



Kim Webber B.Sc. M.Sc.  
Chief Executive  
52 Derby Street  
Ormskirk  
West Lancashire  
L39 2DF

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22 December 2016

**TO: COUNCILLORS I MORAN, Y GAGEN, T ALDRIDGE, J HODSON, J PATTERSON,  
K WILKIE, K WRIGHT AND C WYNN**

Dear Councillor,

A meeting of the **CABINET** will be held in the **CABINET/COMMITTEE ROOM - 52 DERBY STREET, ORMSKIRK L39 2DF** on **TUESDAY, 10 JANUARY 2017** at **7.00 PM** at which your attendance is requested.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Kim Webber', written over a horizontal line.

Kim Webber  
Chief Executive

**AGENDA**  
**(Open to the Public)**

- 1. APOLOGIES**
- 2. SPECIAL URGENCY (RULE 16 ACCESS TO INFORMATION PROCEDURE RULES)/URGENT BUSINESS**

If, by virtue of the date by which a decision must be taken, it has not been possible to follow Rule 15 (i.e. a matter which is likely to be the subject of a key decision has not been included on the Forward Plan) then the decision may still be taken if:

- a) The Borough Solicitor, on behalf of the Leader, obtains the agreement of the Chairman of the Executive Overview and Scrutiny Committee

- that the making of the decision cannot be reasonably deferred,
- b) The Borough Solicitor, on behalf of the Leader, makes available on the Council's website and at the offices of the Council, a notice setting out the reasons that the decision is urgent and cannot reasonably be deferred.

<b>3.</b>	<b>DECLARATIONS OF INTEREST</b>	989 - 990
	If a member requires advice on Declarations of Interest, he/she is advised to contact the Borough Solicitor in advance of the meeting. (For the assistance of members a checklist for use in considering their position on any particular item is included at the end of this agenda sheet.)	
<b>4.</b>	<b>PUBLIC SPEAKING</b>	991 - 994
	Residents of West Lancashire, on giving notice, may address the meeting to make representations on any item on the agenda except where the public and press are to be excluded during consideration of that item. The deadline for submissions is 5.00pm on Thursday 5 January 2017.	
<b>5.</b>	<b>MINUTES</b>	995 - 1000
	To receive as a correct record the minutes of the last meeting of Cabinet held on 8 November 2016	
<b>6.</b>	<b>MATTERS REQUIRING DECISIONS</b>	
6a	Draft Green Infrastructure and Cycling Strategy (Relevant Portfolio Holder: Councillor J Hodson)	1001 - 1064
6b	Community Infrastructure Levy Funding Programme 2017/18 (Relevant Portfolio Holder: Councillor J Hodson)	1065 - 1152
6c	Granville Park Conservation Area - Character Appraisal Review (Relevant Portfolio Holder: Councillor J Hodson)	1153 - 1254
6d	Funding of Voluntary & Other Organisations Working Group (Relevant Portfolio Holder: Councillor Y Gagen)	1255 - 1272
6e	Medium Term Capital Programme (Relevant Portfolio Holder: Councillor C Wynn)	1273 - 1282
6f	Housing Account - Revenue and Capital Programme (Relevant Portfolio Holder: Councillor J Patterson) Report to follow	1283 - 1294
6g	General Revenue Account Budget 2017-2018 (Relevant Portfolio Holder: Councillor C Wynn)	1295 - 1302
6h	Quarterly Performance Indicators Q2 2016-17 (Relevant Portfolio Holder: Councillor I Moran)	1303 - 1312
6i	Government Consultation on Funding for Supported Housing	1313 -



	(Relevant Portfolio Holder: Councillor J Patterson)	1342
6j	Beechtrees Revival - Update (Relevant Portfolio Holder: Councillor J Patterson)	1343 - 1350
6k	Tawd Valley Park Project (Relevant Portfolio Holder: Councillor Y Gagen)	1351 - 1358
6l	New Leisure Facilities and Procurement of Leisure Partnership (Relevant Portfolio Holder: Councillor Y Gagen)	1359 - 1370
6m	Private Sector Housing Strategy 2017-2020 (Relevant Portfolio Holder: Councillor K Wright)	1371 - 1490
6n	Request for Funds - Opposition to extension of Whitemoss Landfill Site, Skelmersdale (Relevant Portfolio Holders: Councillors I Moran & J Hodson) Report to follow	1491 - 1502
6o	Syrian Resettlement Programme (Relevant Portfolio Holder: Councillor K Wright)	1503 - 1508
6p	Proposed surrender and renewal of the Silver Birch Public House, Flordon (Relevant Portfolio Holder: Councillor I Moran)	1509 - 1514
6q	Exemption to Contract Procedure Rules - Digital Inclusion Training and Support (Relevant Portfolio Holders: Councillor I Moran & Councillor J Patterson)	1515 - 1522

## 7. EXCLUSION OF PRESS AND PUBLIC

It is recommended that members of the press and public be excluded from the meeting during consideration of the following item of business in accordance with Section 100A(4) of the Local Government Act 1972 on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 (financial/business affairs) of Part 1 of Schedule 12A to the Act and as, in all the circumstances of the case the public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

(Note: No representations have been received about why the meeting should be open to the public during consideration of the following item of business).

### Part 2 (Not open to the public)

## 8. MATTER REQUIRING DECISION

8a	Ormskirk Pay and Display Parking System (Relevant Portfolio Holder: Councillor J Hodson)	1523 - 1532
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**We can provide this document, upon request, on audiotape, in large print, in Braille and in other languages.**

**FIRE EVACUATION PROCEDURE: Please see attached sheet.**

**MOBILE PHONES: These should be switched off or to 'silent' at all meetings.**

For further information, please contact:-

Sue Griffiths on 01695 585097

Or email [susan.griffiths@westlancs.gov.uk](mailto:susan.griffiths@westlancs.gov.uk)

**FIRE EVACUATION PROCEDURE FOR:  
COUNCIL MEETINGS WHERE OFFICERS ARE PRESENT  
(52 DERBY STREET, ORMSKIRK)**

**PERSON IN CHARGE:** Most Senior Officer Present  
**ZONE WARDEN:** Member Services Officer / Lawyer  
**DOOR WARDEN(S)** Usher / Caretaker

**IF YOU DISCOVER A FIRE**

1. Operate the nearest **FIRE CALL POINT** by breaking the glass.
2. Attack the fire with the extinguishers provided only if you have been trained and it is safe to do so. **Do not** take risks.

**ON HEARING THE FIRE ALARM**

1. Leave the building via the **NEAREST SAFE EXIT**. **Do not stop** to collect personal belongings.
2. Proceed to the **ASSEMBLY POINT** on the car park and report your presence to the **PERSON IN CHARGE**.
3. **Do NOT** return to the premises until authorised to do so by the **PERSON IN CHARGE**.

**NOTES:**

Officers are required to direct all visitors regarding these procedures i.e. exit routes and place of assembly.

The only persons not required to report to the Assembly Point are the Door Wardens.

**CHECKLIST FOR PERSON IN CHARGE**

1. Advise other interested parties present that you are the person in charge in the event of an evacuation.
2. Make yourself familiar with the location of the fire escape routes and inform any interested parties of the escape routes.
3. Make yourself familiar with the location of the assembly point and inform any interested parties of that location.
4. Make yourself familiar with the location of the fire alarm and detection control panel.
5. Ensure that the zone warden and door wardens are aware of their roles and responsibilities.
6. Arrange for a register of attendance to be completed (if considered appropriate / practicable).

**IN THE EVENT OF A FIRE, OR THE FIRE ALARM BEING SOUNDED**

1. Ensure that the room in which the meeting is being held is cleared of all persons.
2. Evacuate via the nearest safe Fire Exit and proceed to the **ASSEMBLY POINT** in the car park.
3. Delegate a person at the **ASSEMBLY POINT** who will proceed to **HOME CARE LINK** in order to ensure that a back-up call is made to the **FIRE BRIGADE**.
4. Delegate another person to ensure that **DOOR WARDENS** have been posted outside the relevant Fire Exit Doors.

5. Ensure that the **ZONE WARDEN** has reported to you on the results of his checks, **i.e.** that the rooms in use have been cleared of all persons.
6. If an Attendance Register has been taken, take a **ROLL CALL**.
7. Report the results of these checks to the Fire and Rescue Service on arrival and inform them of the location of the **FIRE ALARM CONTROL PANEL**.
8. Authorise return to the building only when it is cleared to do so by the **FIRE AND RESCUE SERVICE OFFICER IN CHARGE**. Inform the **DOOR WARDENS** to allow re-entry to the building.

**NOTE:**

The Fire Alarm system will automatically call the Fire Brigade. The purpose of the 999 back-up call is to meet a requirement of the Fire Precautions Act to supplement the automatic call.

**CHECKLIST FOR ZONE WARDEN**

1. Carry out a physical check of the rooms being used for the meeting, including adjacent toilets, kitchen.
2. Ensure that **ALL PERSONS**, both officers and members of the public are made aware of the **FIRE ALERT**.
3. Ensure that **ALL PERSONS** evacuate **IMMEDIATELY**, in accordance with the **FIRE EVACUATION PROCEDURE**.
4. Proceed to the **ASSEMBLY POINT** and report to the **PERSON IN CHARGE** that the rooms within your control have been cleared.
5. Assist the **PERSON IN CHARGE** to discharge their duties.

It is desirable that the **ZONE WARDEN** should be an **OFFICER** who is normally based in this building and is familiar with the layout of the rooms to be checked.

**INSTRUCTIONS FOR DOOR WARDENS**

1. Stand outside the **FIRE EXIT DOOR(S)**
2. Keep the **FIRE EXIT DOOR SHUT**.
3. Ensure that **NO PERSON**, whether staff or public enters the building until **YOU** are told by the **PERSON IN CHARGE** that it is safe to do so.
4. If anyone attempts to enter the premises, report this to the **PERSON IN CHARGE**.
5. Do not leave the door **UNATTENDED**.

# Agenda Item 3

## MEMBERS INTERESTS 2012

A Member with a disclosable pecuniary interest in any matter considered at a meeting must disclose the interest to the meeting at which they are present, except where it has been entered on the Register.

A Member with a non pecuniary or pecuniary interest in any business of the Council must disclose the existence and nature of that interest at commencement of consideration or when the interest becomes apparent.

Where sensitive information relating to an interest is not registered in the register, you must indicate that you have an interest, but need not disclose the sensitive information.

Please tick relevant boxes

Notes

General			Notes
1.	I have a disclosable pecuniary interest.	<input type="checkbox"/>	<i>You cannot speak or vote and must withdraw unless you have also ticked 5 below</i>
2.	I have a non-pecuniary interest.	<input type="checkbox"/>	<i>You may speak and vote</i>
3.	<p>I have a pecuniary interest <b>because</b></p> <p>it affects my financial position or the financial position of a connected person or, a body described in 10.1(1)(i) and (ii) <b>and</b> the interest is one which a member of the public with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice my judgement of the public interest</p> <p>or</p> <p>it relates to the determining of any approval consent, licence, permission or registration in relation to me or a connected person or, a body described in 10.1(1)(i) and (ii) <b>and</b> the interest is one which a member of the public with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice my judgement of the public interest</p>	<input type="checkbox"/>          <input type="checkbox"/>	<p><i>You cannot speak or vote and must withdraw unless you have also ticked 5 or 6 below</i></p> <p><i>You cannot speak or vote and must withdraw unless you have also ticked 5 or 6 below</i></p>
4.	<p>I have a disclosable pecuniary interest (Dispensation 20/9/16) or a pecuniary interest but it relates to the functions of my Council in respect of:</p> <p>(i) Housing where I am a tenant of the Council, and those functions do not relate particularly to my tenancy or lease.</p> <p>(ii) school meals, or school transport and travelling expenses where I am a parent or guardian of a child in full time education, or are a parent governor of a school, and it does not relate particularly to the school which the child attends.</p> <p>(iii) Statutory sick pay where I am in receipt or entitled to receipt of such pay.</p> <p>(iv) An allowance, payment or indemnity given to Members</p> <p>(v) Any ceremonial honour given to Members</p> <p>(vi) Setting Council tax or a precept under the LGFA 1992</p>	<input type="checkbox"/>          <input type="checkbox"/>          <input type="checkbox"/>          <input type="checkbox"/>          <input type="checkbox"/>          <input type="checkbox"/>	<p><i>You may speak and vote</i></p> <p><i>You may speak and vote</i></p> <p><i>You may speak and vote</i></p> <p><i>You may speak and vote</i></p> <p><i>You may speak and vote</i></p> <p><i>You may speak and vote</i></p> <p><i>You may speak and vote</i></p>
5.	A Standards Committee dispensation applies (relevant lines in the budget – Dispensation 20/9/16 – 19/9/20)	<input type="checkbox"/>	<i>See the terms of the dispensation</i>
6.	I have a pecuniary interest in the business but I can attend to make representations, answer questions or give evidence as the public are also allowed to attend the meeting for the same purpose	<input type="checkbox"/>	<i>You may speak but must leave the room once you have finished and cannot vote</i>

**'disclosable pecuniary interest'** (DPI) means an interest of a description specified below which is your interest, your spouse's or civil partner's or the interest of somebody who you are living with as a husband or wife, or as if you were civil partners and you are aware that that other person has the interest.

### **Interest**

Employment, office, trade, profession or vocation

Sponsorship

### **Prescribed description**

Any employment, office, trade, profession or vocation carried on for profit or gain.

Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by M in carrying out duties as a member, or towards the election expenses of M.

	This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
Corporate tenancies	Any tenancy where (to M's knowledge)— (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
Securities	Any beneficial interest in securities of a body where— (a) that body (to M's knowledge) has a place of business or land in the area of the relevant authority; and (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

*"body in which the relevant person has a beneficial interest" means a firm in which the relevant person is a partner or a body corporate of which the relevant person is a director, or in the securities of which the relevant person has a beneficial interest; "director" includes a member of the committee of management of an industrial and provident society;*

*"land" excludes an easement, servitude, interest or right in or over land which does not carry with it a right for the relevant person (alone or jointly with another) to occupy the land or to receive income; "M" means a member of a relevant authority;*

*"member" includes a co-opted member; "relevant authority" means the authority of which M is a member;*

*"relevant period" means the period of 12 months ending with the day on which M gives notice to the Monitoring Officer of a DPI;*

*"relevant person" means M or M's spouse or civil partner, a person with whom M is living as husband or wife or a person with whom M is living as if they were civil partners;*

*"securities" means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.*

**'non pecuniary interest'** means interests falling within the following descriptions:

- 10.1(1)(i) Any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
- (ii) Any body (a) exercising functions of a public nature; (b) directed to charitable purposes; or (c) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union), of which you are a member or in a position of general control or management;
- (iii) Any easement, servitude, interest or right in or over land which does not carry with it a right for you (alone or jointly with another) to occupy the land or to receive income.
- 10.2(2) A decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a connected person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward, as the case may be, affected by the decision.

**'a connected person'** means

- (a) a member of your family or any person with whom you have a close association, or
- (b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;
- (c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (d) any body of a type described in sub-paragraph 10.1(1)(i) or (ii).

**'body exercising functions of a public nature'** means

Regional and local development agencies, other government agencies, other Councils, public health bodies, council-owned companies exercising public functions, arms length management organisations carrying out housing functions on behalf of your authority, school governing bodies.

A Member with a personal interest who has made an executive decision in relation to that matter must ensure any written statement of that decision records the existence and nature of that interest.

**NB** Section 21(13) of the LGA 2000 overrides any Code provisions to oblige an executive member to attend an overview and scrutiny meeting to answer questions.

## **PUBLIC SPEAKING – PROTOCOL**

**(For meetings of Cabinet, Overview & Scrutiny Committees, Audit & Governance Committee and Standards Committee)**

### **1.0 Public Speaking**

1.1 Residents of West Lancashire may, on giving notice, address any of the above meetings to make representations on any item on the agenda for those meetings, except where the public and press are to be excluded from the meeting during consideration of the item.

1.2 The form attached as an Appendix to this Protocol should be used for submitting requests.

### **2.0 Deadline for submission**

2.1 The prescribed form should be received by Member Services by 5.00 pm on the Thursday of the week preceding the meeting. This can be submitted by e-mail to [member.services@westlancs.gov.uk](mailto:member.services@westlancs.gov.uk) or by sending to:

Member Services  
West Lancashire Borough Council  
52 Derby Street  
Ormskirk  
West Lancashire  
L39 2DF

2.2 Completed forms will be collated by Member Services and circulated via e-mail to relevant Members and officers and published on the Council website via the Council's Information System (CoInS). Only the name of the resident and details of the issue to be raised will be published.

2.3 Groups of persons with similar views should elect a spokesperson to speak on their behalf to avoid undue repetition of similar points. Spokespersons should identify in writing on whose behalf they are speaking.

### **3.0 Scope**

3.1 Any matters raised must be relevant to an item on the agenda for the meeting.

3.2 The Borough Solicitor may reject a submission if it:

- (i) is defamatory, frivolous or offensive;
- (ii) is substantially the same as representations which have already been submitted at a previous meeting; or
- (iii) discloses or requires the disclosure of confidential or exempt information.

#### **4.0 Number of items**

- 4.1 A maximum of one form per resident will be accepted for each Agenda Item.
- 4.2 There will be a maximum of 10 speakers per meeting. Where there are more than 10 forms submitted by residents, the Borough Solicitor will prioritise the list of those allowed to speak. This will be dependent on:
  - a. The order in which forms were received.
  - b. If one resident has asked to speak on a number of items, priority will be given to other residents who also wish to speak
  - c. If a request has been submitted in relation to the same issue.
- 4.3 All submissions will be circulated to relevant Members and officers for information, although no amendments will be made to the list of speakers once it has been agreed (regardless of withdrawal of a request to speak).

#### **5.0 At the Meeting**

- 5.1 Speakers will be shown to their seats. An item 'Public Speaking' will be included on the agenda to enable local residents to make their representations within a period of up to 30 minutes at the start of the meeting. Residents will have up to 3 minutes to address the meeting when introduced by the Chairman for that meeting. The address must reflect the issue included on the prescribed form submitted in advance.
- 5.2 Members may discuss what the speaker has said along with all other information, when the item is being considered later on the agenda and will make a decision then. Speakers should not circulate any supporting documentation at the meeting and should not enter into a debate with Councillors.
- 5.4 If residents feel nervous or uncomfortable speaking in public, then they can ask someone else to do it for them. They can also bring an interpreter if they need one. They should be aware there may be others speaking as well.
- 5.5 Speakers may leave the meeting at any time, taking care not to disturb the meeting.





## REQUEST FOR PUBLIC SPEAKING AT MEETINGS

**MEETING & DATE** .....

**NAME** .....

**ADDRESS** .....

Post Code .....

**PHONE** .....

**Email** .....

Please indicate if you will be in attendance at the meeting

**YES/NO\***

\*delete as applicable

Note: This page will not be published.

(P.T.O.)



# Agenda Item 5

**CABINET**

**HELD: Tuesday, 8 November 2016**

Start: 7.00 pm

Finish: 7.10pm

**PRESENT:**

Councillor: I Moran  
(Leader of the Council, in the Chair)

Councillors:		<u>Portfolio</u>
	Councillor Y Gagen	Deputy Leader of the Council and Portfolio Holder for Leisure & Human Resources
	Councillor T Aldridge	Portfolio Holder for Older People
	Councillor J Hodson	Portfolio Holder for Planning
	Councillor J Patterson	Portfolio Holder for Housing and Landlord Services
	Councillor K Wilkie	Portfolio Holder for Street Scene
	Councillor K Wright	Portfolio Holder for Health & Community Safety
	Councillor C Wynn	Portfolio Holder for Finance

In attendance: D Westley  
Councillors

Officers:  
Chief Executive (Ms K Webber)  
Director of Housing and Inclusion (Mr B Livermore)  
Director of Leisure and Wellbeing (Mr D Tilleray)  
Director of Development and Regeneration (Mr J Harrison)  
Borough Solicitor (Mr T Broderick)  
Borough Treasurer (Mr M Taylor)  
Tenant Involvement Manager (Ms T Berry)  
Principal Member Services Officer (Mrs S Griffiths)

44 **APOLOGIES**

There were no apologies for absence.

45 **SPECIAL URGENCY (RULE 16 ACCESS TO INFORMATION PROCEDURE RULES)/URGENT BUSINESS**

There were no items of special urgency.

**46 DECLARATIONS OF INTEREST**

1. Councillors Aldridge (tenant of Council garage) Patterson (tenant of Council accommodation) and Wright (connected person tenant of Council accommodation) declared disclosable pecuniary/pecuniary interests in agenda items 6(b) (Revised Capital Programme and Mid Year Review 2016/17) and 6(d) (Review of Tenant Engagement Arrangements) but considered they were entitled to speak and vote by virtue of an exemption as nothing in these reports relates particularly to their relevant tenancy or lease.

**47 PUBLIC SPEAKING**

There were no items under this heading.

**48 MINUTES**

RESOLVED That the minutes of the Cabinet meeting held on 13 September 2016 be received as a correct record and signed by the Leader.

**49 MATTERS REQUIRING DECISIONS**

Consideration was given to the report relating to the following matters requiring decisions as contained on pages 861 – 918 and 963 – 987 of the Book of Reports.

**50 RIPA ACT - ANNUAL SETTING OF THE POLICY AND REVIEW OF USE OF POWERS**

The Leader introduced the report of the Borough Solicitor which reported upon the Council's use of its powers under the Regulation of Investigatory Powers Act 2000 and presented a revised RIPA policy document.

The Borough Solicitor reported that the updated policy included revisions to reflect current job titles as a result of the 2016 senior management restructure.

In reaching the decision below, Cabinet considered the comments of the Borough Solicitor and the details as set out in the report before it and accepted the reasons contained therein.

RESOLVED That the updated RIPA Policy at Appendix 1 to the report be approved.

**51 REVISED CAPITAL PROGRAMME AND MID YEAR REVIEW 2016/17**

Councillor Wynn introduced the report of the Borough Treasurer which sought agreement of a Revised Capital Programme and provided an overview on the progress against it at the mid-year point.

In reaching the decision below, Cabinet considered the details as set out in the report before it and accepted the reasons contained therein.

RESOLVED (A) That the Revised Capital Programme, including the re-profiling, virements and budget adjustments contained within Appendix A, be approved for consideration by Council.

(B) That the progress against the Revised Capital Programme at the mid-year point be noted.

(C) That call-in is not appropriate for this item as the report is being submitted to the next meeting of the Executive Overview and Scrutiny Committee on 24 November and Council on 14 December 2016.

**52 USE OF SECTION 106 MONIES IN SKELMERSDALE**

Councillor Gagen introduced the joint report of the Directors of Leisure and Wellbeing and Development and Regeneration which considered a proposal regarding the use of Section 106 monies received from housing developers for the enhancement of public open space and recreation provision in Skelmersdale.

In reaching the decision below, Cabinet considered the details as set out in the report before it and accepted the reasons contained therein.

RESOLVED That the use of £6,254 of S106 monies to help fund the proposed project to upgrade public access in Tawd Valley Park be approved.

**53 REVIEW OF TENANT ENGAGEMENT ARRANGEMENTS**

Councillor Patterson introduced the report of the Director of Housing and Inclusion which presented for review and consideration the costs and effectiveness of the current tenant engagement arrangements and a refocus of the approach to tenant engagement using alternative models and proposed updated arrangements in respect of tenant governance models.

Minute no. 25 of the Landlord Services Committee (Cabinet Working Group) held on 3 November 2016 was circulated at the meeting.

A motion from Councillor Patterson was circulated at the meeting.

In reaching the decision below, Cabinet considered the minute of the Landlord Services Committee (Cabinet Working Group), the motion from Councillor Patterson and the details set out in the report before it and accepted the reasons contained therein.

- RESOLVED (A) That the tenant engagement models as outlined in Section 5 of the report be agreed.
- (B) That existing Tenants and Residents Association (TRA) agreement, and financial arrangements in place with the Tanhouse Action Group (TAG), be ended from April 2017.
- (C) That the ending of the Tenants and Residents' Forum (TRF) and changes to the governance structure be noted.
- (D) That the broader nature of resident engagement beyond the focus of tenants be further considered in a report to be submitted to the Executive Overview and Scrutiny Committee and then Cabinet and/or Council as appropriate, the report to include the potential for GRA support to such engagement.

54 **EXCLUSION OF PRESS AND PUBLIC**

RESOLVED That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 (financial/business affairs) of Part 1 of Schedule 12A of that Act and as, in all the circumstances of the case, the public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

55 **MOOR STREET GATEWAY PROJECT**

The Leader introduced the report of the Director of Development and Regeneration which considered the way forward in relation to the redevelopment of the Ormskirk Bus Station site as part of the Moor Street Gateway Project.

In reaching the decision below, Cabinet considered the details as set out in the report before it and accepted the reasons contained therein.

- RESOLVED (A) That authority is delegated to the Director of Development and Regeneration to undertake the tender process and appoint an appropriate development partner for the redevelopment of the Ormskirk Bus Station site, involving a mixed use scheme providing new bus terminus facility, enhanced links with the train station, housing/employment/leisure/culture offer, public realm provision, and able to generate a financial return for the Borough Council.
- (B) That officers consider options for utilising Council space within any proposed development and report them back to Cabinet and/or Council, as appropriate, for further consideration.

- (C) That a further report be brought back to Cabinet and/ or Council, as appropriate, to consider and approve the appointed development partners proposals for redevelopment of the site and any necessary authorisation to enable delivery of agreed proposals.
- (D) That call-in is not appropriate for this item as it was considered by the Executive Overview & Scrutiny Committee on 29<sup>th</sup> September 2016.

Note

No representations had been received in relation to the above item being considered in private.

56 **LEADER'S CLOSING REMARKS**

The Leader announced that it was the last meeting of Cabinet to be attended by Bob Livermore (Director of Housing and Inclusion) and expressed his thanks on behalf of the Cabinet for his service to the Council.

.....  
**Leader**







**CORPORATE AND ENVIRONMENTAL  
OVERVIEW & SCRUTINY COMMITTEE:**  
1 December 2016

**CABINET:**  
10 January 2017

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**Report of:** Director of Development and Regeneration Services

**Relevant Portfolio Holder:** Councillor J Hodson

**Contact for further information:** Peter Richards  
(Email: [peter.richards@westlancs.gov.uk](mailto:peter.richards@westlancs.gov.uk))

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**SUBJECT: DRAFT GREEN INFRASTRUCTURE AND CYCLING STRATEGY**

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Wards affected: All wards

## **1.0 PURPOSE OF THE REPORT**

1.1 To seek Cabinet approval to consult on the draft Green Infrastructure and Cycling Strategy as attached as Appendix A to this report.

## **2.0 RECOMMENDATIONS TO CORPORATE AND ENVIRONMENTAL OVERVIEW & SCRUTINY COMMITTEE**

2.1 That agreed comments from the Committee be recommended to Cabinet for consideration alongside the draft Green Infrastructure and Cycling Strategy.

## **3.0 RECOMMENDATIONS TO CABINET**

3.1 That Cabinet approve the draft Green Infrastructure and Cycling Strategy at Appendix A for public consultation.

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## **4.0 BACKGROUND**

4.1 The vision for a Borough-wide Green Infrastructure and Cycling Strategy follows on from Policy EN3: Provision of Green Infrastructure and Open Recreation Space of the West Lancashire Local Plan 2012-2027, adopted in October 2013.

4.2 The National Planning Policy Framework (NPPF) defines Green Infrastructure as “a network of multifunctional green space, both urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities”. Green Infrastructure is making a positive contribution to creating sustainable communities, improving people’s health and wellbeing, and tackling

climate change, which is becoming increasingly important in the context of balancing housing growth with environmental protection.

- 4.3 Green Infrastructure is a term used to summarise the variety of functions of open spaces around us including parks, sports facilities, play areas, natural and semi natural open spaces, footpaths or green corridors, allotments and the inland waterways and canal network. Good quality Green Infrastructure can help improve where people live and work, mitigate and adapt to climate change, provide alternative modes of transport and assist in regeneration, as well as helping to attract visitors and improve the visitor economy. With this in mind, the development of the Green Infrastructure and Cycling Strategy has a key role in delivering healthy sustainable communities, and is as important as other more 'conventional' forms of infrastructure.
- 4.4 The Strategy sets out the general and policy context for Green Infrastructure and cycling; a vision for Green Infrastructure and cycling in West Lancashire, and a set of objectives through which the vision can be realised. Future plans for improving Green Infrastructure and cycling facilities in West Lancashire are also identified, looking briefly at how the Strategy can be delivered and funded via a series of projects and initiatives. The Strategy also looks beyond the site specific issues and considers the bigger picture, seeking to identify current gaps in provision or linkages, and opportunities for enhancing existing provision and filling gaps.

## **5.0 CURRENT PROPOSALS**

- 5.1 The Strategy proposes a wide-range of potential Green Infrastructure and Cycling projects in West Lancashire, many of which need to be worked up further to identify specific costs and funding in order to bring forward their delivery. As such, the Strategy, at this stage, is very much a list of potential projects that the Council and partners can develop further over the coming years and seek funding for as they develop (and as funding becomes available) to gradually, over a period of years, build-up the Green Infrastructure and cycling networks in West Lancashire.
- 5.2 However, the list of projects, which is necessarily very cycling-based, is not just a random selection of projects but an attempt to co-ordinate and focus effort on establishing a high quality, accessible network for Green Infrastructure and cycling that links up the major settlements in the Borough with one another and with visitor attractions, thus allowing residents of the Borough to use the network for commuting and leisure and allowing visitors / commuters from outside the Borough to travel sustainably by train and then bicycle to attractions and workplaces.
- 5.3 The centre-piece of the network, which delivers a key ask of the West Lancashire Economic Development Strategy, is the creation of a "West Lancs Wheel" by adding to and improving existing cycle routes to create a circular route between Skelmersdale, Ormskirk, Burscough, Parbold and back around to Skelmersdale. This would be achieved by delivering two of the four Linear Parks in the West Lancs Local Plan (Skelmersdale-Ormskirk and Ormskirk-Burscough), improving access along the Leeds-Liverpool Canal between Burscough and Parbold (along a section of the Pier-to-Pier route) and then designating a mixture of on-road and

off-road cycle routes between Parbold and Skelmersdale town centre, incorporating the proposed Tawd Valley Cycle Route.

- 5.4 In addition, it is important that other parts of the Borough, including larger settlements and key visitor attractions such as Martin Mere, are connected to this West Lancs Wheel by cycle routes off the main Wheel. In particular, the long-term aspiration would be to create a primarily off-road route from Top Locks in Burscough along the Rufford Branch Canal up to Tarleton and on to Hesketh Bank, Banks and connecting into the Sefton cycle network into Southport. A key stretch of this connection would be the River Douglas Linear Park in Tarleton and Hesketh Bank.
- 5.5 Other key parts of the network to be created / improved would be more direct links to Southport from Burscough through Scarisbrick on the Pier-to-Pier route and, in the long-term, improving the canal towpath west and south from Burscough into the Western Parishes to be more accessible for cyclists and ultimately linking with the Cheshire Lines Cycle Path which passes through Great Altcar and Downholland and provides connections into Formby and Maghull and beyond.
- 5.6 In relation to non-cycling parts of the network, in particular specific spaces or attractions on the network, projects within the Strategy include improvements to the Tawd Valley Park in Skelmersdale, a Beacon Country Park Visitor Centre, a Mere Sands Wood Visitor Centre and several other improved facilities across West Lancashire, but it is hoped that more projects of this nature can be identified and added into the Strategy going forward.

## **6.0 NEXT STEPS**

- 6.1 If Cabinet approve the draft Green Infrastructure and Cycling Strategy for consultation, the consultation will take place for six weeks from late January until early March 2017. Following consultation, the Strategy will be amended and updated if necessary, in the light of the comments received, and will be brought to Cabinet for adoption in June 2017. However, it is hoped that the Strategy can be a regularly updated document as specific projects develop and progress and as new projects are identified and added in.

## **7.0 SUSTAINABILITY IMPLICATIONS / COMMUNITY STRATEGY**

- 7.1 The Green Infrastructure and Cycling Strategy will help deliver the policies and vision set out within the Local Plan and so will help fulfil objectives within the Sustainable Community Strategy by creating sustainable methods of movement throughout the Borough.

## **8.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 8.1 The preparation of the Green Infrastructure Strategy and Cycling Strategy has been resourced through the Planning Service's revenue budget. Whilst the Strategy identifies capital projects to meet the Council's aspirations, this report does not commit the Council to the funding of any of the projects. Funding of the individual projects will need to be determined on a case-by-case basis as external funding opportunities arise. In particular, while CIL will be one source of funding, there will need to be a wider consideration by the Council of what to prioritise CIL

funding to given the wide range of infrastructure demands that will wish to draw from the finite CIL monies likely to be collected. However, development opportunities in general may well provide opportunities to lever in funding which CIL or other funding sources can match in order to deliver projects within this Strategy.

## **9.0 RISK ASSESSMENT**

9.1 This report seeks authorisation of the Draft Green Infrastructure and Cycling Strategy to go out for a period of consultation with the public. Responses received will help shape the document further before a decision is required in respect of the adoption of the document. As such, no final decision on the strategy is being made at this time and so this report does not require a formal risk assessment and no changes have been made to risk registers.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

There is a direct impact on members of the public. Therefore, an Equality impact Assessment is required. A formal equality impact assessment is attached as Appendix B to this report, the results of which have been taken into account in the Recommendations contained within this report.

### **Appendices**

Appendix A – Draft Green Infrastructure and Cycling Strategy

Appendix B – Equality Impact Assessment

Appendix C – Minute of Corporate and Environmental Overview & Scrutiny Committee –  
1 December 2016 (*Cabinet only*)



Draft Green  
Infrastructure and  
Cycling Strategy

November 2016

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John Harrison DipEnvP, MRTPI  
Director of Development and  
Regeneration

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## 1. Introduction

Green Infrastructure – a network of high quality green spaces and other natural environmental features - is vital to the quality of life and business in West Lancashire and elsewhere. Cycling is an increasingly popular activity that is intrinsically linked to Green Infrastructure and that has the potential to play an important role in contributing towards improved health and general environmental quality. Recognising the importance of Green Infrastructure and cycling in the area, West Lancashire Borough Council has prepared this strategy to retain and enhance Green Infrastructure and to facilitate increased levels of cycling. The strategy identifies the opportunities for planning and implementing Green Infrastructure and cycling provision in the Borough, where investment will support the growth of West Lancashire and deliver the widest public benefits, environmental improvements, and the enhancement of the Borough's economy.

The strategy sits alongside the West Lancashire Local Plan 2012-2027, the Borough's 15 year planning framework, and its Infrastructure Delivery Plan, both of which are available on the Council's website: [www.westlancs.gov.uk/planningpolicy](http://www.westlancs.gov.uk/planningpolicy). It updates and supersedes the 2006 West Lancashire Cycling Strategy.

### Structure of this document

Chapters 2 and 3 of this document set out the general and policy context respectively for Green Infrastructure and cycling. Chapter 4 sets out a vision for Green Infrastructure and cycling in West Lancashire, and Chapter 5 lists a set of objectives through which the vision can be realised. Chapter 6 describes existing Green Infrastructure assets and cycling infrastructure within the Borough; Chapter 7 sets out future plans for improving Green Infrastructure and cycling facilities in West Lancashire. Chapter 8 looks briefly at how the strategy can be delivered and funded. There is also an accompanying 'Key Diagram' showing the main Green Infrastructure assets and proposed / existing cycle routes between these assets.

### Links to other strategies and documents

Document	Link
Lancashire Cycling and Walking Strategy	Still at the evidence gathering stage at the time of preparing this Strategy.
National Coastal Trail	<a href="http://www.nationaltrail.co.uk/england-coast-path">http://www.nationaltrail.co.uk/england-coast-path</a>
WLBC Leisure Strategy (draft)	<a href="http://www.westlancs.gov.uk/news/february-news-2016/the-council-has-adopted-a-new-leisure-strategy-and-playing-pitch-strategy.aspx">http://www.westlancs.gov.uk/news/february-news-2016/the-council-has-adopted-a-new-leisure-strategy-and-playing-pitch-strategy.aspx</a>
Government Cycling and Walking Investment Strategy (draft at present)	<a href="https://www.gov.uk/government/consultations/draft-cycling-and-walking-investment-strategy">https://www.gov.uk/government/consultations/draft-cycling-and-walking-investment-strategy</a>
West Lancashire Highways and Transport Masterplan	<a href="http://www.lancashire.gov.uk/council/strategies-policies-plans/roads-parking-and-travel/highways-and-transport-masterplans/west-lancashire-highways-and-transport-masterplan.aspx">http://www.lancashire.gov.uk/council/strategies-policies-plans/roads-parking-and-travel/highways-and-transport-masterplans/west-lancashire-highways-and-transport-masterplan.aspx</a>

West Lancashire Economic Development Strategy	<a href="http://www.westlancs.gov.uk/media/212212/WL-EDStrategyFinalDoc-v4-lo15Apr.pdf">http://www.westlancs.gov.uk/media/212212/WL-EDStrategyFinalDoc-v4-lo15Apr.pdf</a>
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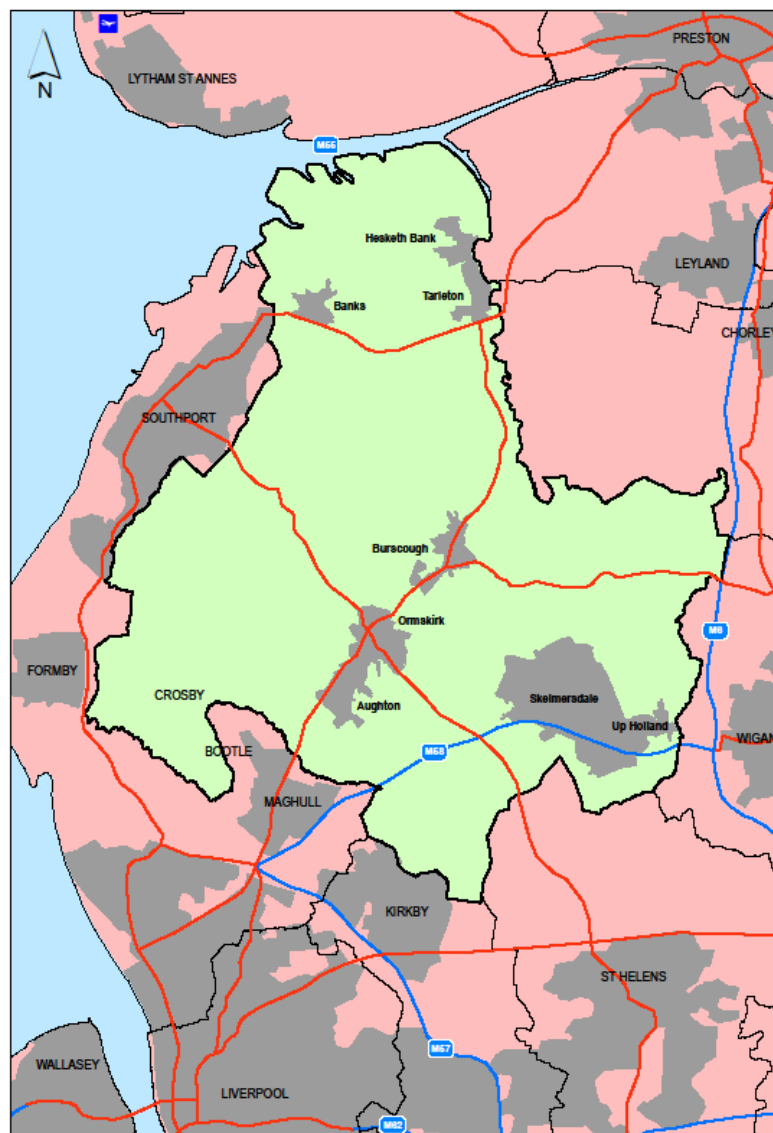


## 2. General context

### West Lancashire

West Lancashire is a predominantly rural area located in the North West of England. The Borough comprises a mix of vibrant towns and villages sitting alongside tranquil countryside and covers an area of 380 square kilometres (147 square miles); it has one of the greatest amount of Green Belt land of any authority in England.

West Lancashire is bordered by the Ribble Estuary to the north and the borough of Sefton to the west and south-west. The boroughs of Knowsley and St Helens lie to the south and south east, with Wigan, Chorley and South Ribble lying to the east and north east. Whilst West Lancashire forms the southernmost district of the county of Lancashire, it has a 'dual identity', being part of the Liverpool City Region on account of its strong economic, social, cultural and transport links to this area, particularly with Southport and Liverpool. The Borough is also influenced by, and has links to, the Central Lancashire and Manchester City Regions, most notably with Wigan.



## ‘Definition’ of Green Infrastructure

Green Infrastructure (Green Infrastructure) is a term used to summarise the variety of types of open spaces and natural environment around us and includes parks, sports facilities, play areas, natural and semi-natural open spaces, footpaths, green corridors, allotments, and the inland waterways and canal network<sup>1</sup>. It acts as an interconnected network of features and the natural systems that these support. National planning practice guidance defines Green Infrastructure as a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities

Green Infrastructure can be a combination of one or several of the following:

- Amenity space
- Green corridor
- Historic parks / gardens
- Public / private gardens
- Natural / semi-natural habitats
- Rivers / streams / other water bodies
- Children’s play areas
- Allotments / Community gardens
- Farmland
- Cycleways / footpaths / bridleways
- Urban parks
- Regional parks
- Village greens
- Nature reserves
- Trees / woodlands
- Sports pitches / playing fields
- Cemeteries / churchyards
- Orchards
- Green roofs / walls
- Civic spaces / public realm



<sup>1</sup> Water-based features are sometimes referred to as ‘blue infrastructure’. This Strategy will incorporate ‘blue infrastructure’ within its general definition of ‘green infrastructure’.

Good quality Green Infrastructure can help improve the places where people live and work, can mitigate and help adapt to climate change, and can assist in regeneration as well as helping to attract visitors and improve the visitor economy. In order for it to best perform in a variety of different roles and deliver multiple benefits, Green Infrastructure requires planning and needs to be managed in a strategic way at different spatial scales.

Natural England adopts the following definition of Green Infrastructure:

*Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multi-functional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.*

*Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to the wider rural hinterland. Consequently, it needs to be delivered at all spatial scales – regional, sub regional, local and neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.*

Natural England (2009) Green Infrastructure Guidance

Green Infrastructure can have many functions, including:

- Formal and informal recreation
- Routes for sustainable travel
- Social venues / meeting places
- Venues for sport, culture and other events
- Outdoor environments for education and training
- Heritage conservation
- Wildlife conservation
- Improving air quality
- Sustainable water management and flood alleviation
- Settings for new development
- Renewable energy production
- Green produce and food production
- A focus for community involvement and engagement

## Cycling

Cycling is an activity that has over recent years enjoyed a significant increase in popularity in the United Kingdom. The reasons for this are varied, and include inspiration from national sporting success (for example, British cyclists winning Olympic gold and the prestigious Tour de France), recognition of health and financial advantages compared with other forms of transport, and increased funding and provision of infrastructure.

Various studies and websites set out a range of benefits associated with cycling. In simplest terms, cycling is an enjoyable activity, a cheap, convenient, sustainable and emission-free form of transport, and it provides various health benefits, such as, for example, those listed on the British Cycling website:

- **Ten Years Younger** - Studies have shown that regular cyclists enjoy the general health of someone approximately 10 years younger
- **Low Impact** - Cycling is a low impact exercise - kinder on your joints than running and other high impact aerobic activities
- **No Stress** - Many cyclists report that cycling regularly reduces their perceived levels of stress and promotes relaxation
- **Tune In** - In cycling, levels of exertion can be much more finely tuned than any other form of exercise. Using speed, wind resistance, gearing, gradient or 'hyper gravity training' (i.e. carrying extra weight), levels of exertion can be tuned to suit current fitness levels or goals.
- **All Body Exercise** - Mountain Biking or 'out of the saddle' riding (e.g. climbing) is an excellent full body exercise. When mountain biking, you're constantly shifting your weight, sometimes carrying your bike, working your arms, chest, abdominals and improving your core stability.
- **Balance** - Regular cycling improves balance and co-ordination
- **Employer benefits** Studies have shown that those who cycle to work suffer less absenteeism than non-cycling employees; workers arrive fresh, relaxed and motivated
- **An Exercise for Every Body** - Cycling has possibly the broadest appeal of all forms of exercise, From toddler to pensioner, able bodied or disabled, practically everyone can enjoy the health benefits of cycling with the right equipment.
- **Calories** - Brisk cycling burns around 500 calories per hour, helping to control weight.
- **Get Fit, Get to Work** - Cycling is one of the easiest ways to fit exercise into your daily routine because it doubles as transport.

(<https://www.britishcycling.org.uk/recreation/article/ww-Wise-Words---Cycling-and-Health-0>)

Cycling is intrinsically linked to Green Infrastructure, as one of the principal forms of Green Infrastructure is cycle routes and / or networks, and as cycling is an activity that often takes place “on” or “through” Green Infrastructure, as the definition of a “cycle network” below demonstrates:

*Traffic-free routes which are attractive, generally well separated from traffic and continuous over obstacles and through road junctions. Quite typically [they] may run along old railways, canal towpaths, riverbanks, forest roads and tongues of open space leading into urban areas. Although [cycle networks] are often rural, many of the most popular and important ones thread their way through the urban fabric.*

### **Benefits of Co-ordinating Green Infrastructure and Cycling**

There are a large number of benefits to having a well-designed Green Infrastructure and cycle network, some of them being identified below:



The vision for West Lancashire is to create a well-designed Green Infrastructure network that incorporates spaces that will perform at least one if not all of these functions. For example, an area of amenity space can be a popular space for recreation, can provide green produce and food, as well as being a focus for community involvement and engagement.

### 3. Policy context

#### National Policy

The National Planning Policy Framework (NPPF) 2012 sets out government policy on planning. The NPPF recognises the importance of planning for Green Infrastructure in mitigating and adapting to the expected impacts of climate change. It states that local authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and Green Infrastructure and should work with Local Nature Partnerships where appropriate. It also sets out a number of other matters, including planning for biodiversity, landscape enhancements and mitigating adverse environmental impacts.

"*Conserving and enhancing the natural environment*" is one of the core planning principles set out in the NPPF.



Under the Localism Act 2011, public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly on those issues identified as strategic priorities, such as the conservation and enhancement of the natural environment. This requirement is reinforced in the NPPF and has implications for the implementation of Green Infrastructure proposals identified within this Strategy, in terms of ensuring collaboration takes place with external partners to deliver the options identified. There is also a duty to co-operate with Local Nature Partnerships<sup>2</sup>. These organisations are designated by the Secretary of State and established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

The NPPF promotes cycling through encouraging sustainable transport, stating that all opportunities should be explored and priority should be given to pedestrians and cycle movements.

National Planning Policy Guidance (NPPG), first introduced in March 2014, expands on NPPF policy. NPPG defines Green Infrastructure as a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. NPPG goes on to state:

*Green Infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open space, playing fields, woodlands but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.*

*Green Infrastructure is important in the delivery of high quality sustainable development, alongside other forms of infrastructure such as transport, energy, waste and water. Green Infrastructure provides multiple benefits, notably ecosystem services, at a range of scales,*

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<sup>2</sup> [The Town and Country Planning \(Local Planning\) \(England\) \(Amendment\) Regulations 2012 \(SI 2613\)](#)

*derived from natural systems and processes for the individual, for society, the economy and the environment. To ensure that these benefits are delivered, Green Infrastructure must be well planned, designed and maintained. Green Infrastructure should, therefore, be a key consideration in both local plans and planning decisions where relevant..*

National Planning Practice Guidance, paragraphs 8-028/029-20160211

As well as promoting healthy communities through providing opportunities for recreation and exercise, Green Infrastructure can also assist in reducing air pollution, noise and the impacts of extreme heat and rainfall events.

The Government published a Draft Cycling Delivery Plan in October 2014, the Plan summarises the government's vision for cycling and walking and the role everyone - government, the wider public sector, stakeholders, business, and individuals - has to play in achieving this vision. The government is committed to giving people a realistic choice to cycle so that anyone, of any age, gender, fitness level and income can make the choice to get on a bike.

### **Local Policy**

The West Lancs Council Plan 2015-2018 contains three priorities for the Borough, including being Ambitious for our Environment and Ambitious for Health and Wellbeing. The former includes enhancing the built and physical environment by working with the community and partners and the latter includes improving the health and wellbeing of local communities by encouraging opportunities for leisure.

The West Lancashire Local Plan was adopted in October 2013. The policies of greatest relevance to the Green Infrastructure and Cycling Strategy are policy EN3: Provision of Green Infrastructure and Open Recreation Space, and policy IF2: Enhancing Sustainable Transport Choice.

Extracts from the two policies are provided below:

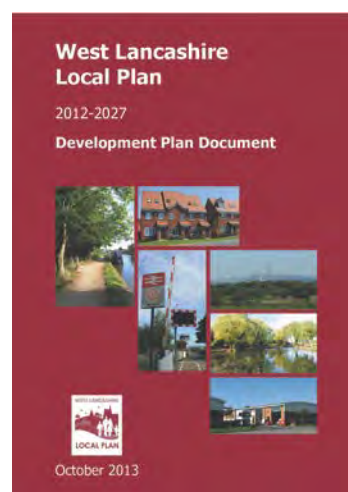
### **Policy EN3**

#### **Provision of Green Infrastructure and Open Recreation Space**

##### Green Infrastructure

The Council will provide a Green Infrastructure strategy which supports the provision of a network of multi-functional green space including open space, sports facilities, recreational and play opportunities, allotments, flood storage, habitat creation, footpaths, bridleways and cycleways, food growing and climate change mitigation. The network will facilitate active lifestyles by providing leisure spaces within walking distance of people's homes, schools and work.

In order to support this Green Infrastructure strategy, all development, where appropriate, should:





- Contribute to the Green Infrastructure strategy by enhancing and safeguarding the existing network of green links, open spaces and sports facilities, and securing additional areas where deficiencies are identified - this will be achieved through contributions to open space as outlined within Policy IF4;
- Provide open space and sports facilities in line with an appraisal of local context and community need, with particular regard to the impact of site development on biodiversity;
- Seek to deliver new recreational opportunities, including the proposed linear parks between Ormskirk and Skelmersdale, between Ormskirk and Burscough, along the River Douglas at Tarleton and Hesketh Bank and along the former railway line in Banks;
- Support the development of new allotments and protect existing allotments from development; and
- Support the Ribble Coast and Wetlands Regional Park and associated infrastructure.

## **Policy IF2**

### **Enhancing Sustainable Transport Choices**

The Council will support the delivery of, and not allow development which could prejudice the delivery of, the following schemes:

- The provision of 4 linear parks between Ormskirk and Skelmersdale, Ormskirk and Burscough, Tarleton and Hesketh Bank and along the former railway line at Banks;
- A comprehensive cycle network for commuter and leisure journeys providing links across the Borough and linking in with cross boundary cycle networks;
- Any potential green travel improvements associated with access to the Edge Hill University campus on St Helens Road, Ormskirk.

### **Other policy considerations**

West Lancashire borders with seven other local authorities (Sefton, Knowsley, St Helens, Wigan, Chorley, South Ribble, and Fylde) and it is important to bear in mind that Green Infrastructure networks take no account of administrative boundaries. The cross-boundary characteristics vary according to each local authority; opportunities may be available to use funds arising from development and infrastructure projects to repair and rebuild connective habitat networks.

The Mersey Forest covers the Liverpool City Region and Warrington. The Mersey Forest Green Infrastructure Action Plan identifies a number of priorities, including:

- Plan and deliver Green Infrastructure to help overcome 'pinch points' that undermine investment potential.
- Use Green Infrastructure to help adapt our areas to projected climate change and assist in the creation of a low carbon economy.
- Deliver The Mersey Forest Plan, increasing woodland cover in areas of greatest need, delivering 'more from trees' and achieving a 'woodland culture'.
- Use Green Infrastructure planning, delivery and management to reduce health inequalities, promote positive wellbeing and reduce the prevalence of poor mental and physical health.
- Build the Green Infrastructure Framework into cross boundary plans and strategies.



Although West Lancashire is not part of the Mersey Forest area, it is located adjacent to Knowlsey, Sefton and St Helens, and can build upon cross boundary plans and strategies.

Within West Lancashire the Council seek to facilitate on-going connectivity for wildlife to move around the borough; this is also emphasised within the Lancashire Ecological Network which seeks to identify linkages between known wildlife sites.

#### 4. Vision

The vision for the future of Green Infrastructure and Cycling within the Borough is set out below:

**The identity and distinctive landscape of West Lancashire will be valued, sustained and enhanced, enabling people to access and enjoy all that it offers whilst protecting the assets that make the landscape and environment so valuable.**

**This will incorporate Green Infrastructure such as:**

- **Wildlife, habitats, and sites of biodiversity value.**
- **Agriculture.**
- **Green Spaces and waterways.**
- **Attractive countryside, including the “Ribble Coast and Wetlands Regional Park” and other Linear Parks.**

**The identification of new and existing Green Infrastructure will require actions in order to assist in delivering its full potential such as:**

- **Reductions in the effects of climate change.**
- **The widespread use of sustainable modes of transport, in particular cycling, and a corresponding reduction in the use of private vehicles.**
- **Maintained and improved safe pedestrian and cycle routes to provide easier access to education, employment and other key services, as well as providing a leisure and tourism offer, and offering opportunity for exercise as part of a healthier lifestyle.**
- **Maintenance of the Borough’s recreational features and extensive areas of green open space, in order to increase access to, and enjoyment of, Green Infrastructure and cycling by residents of the Borough and visitors. Stewardship of the distinctive landscape and varied biodiversity of rural West Lancashire for its natural environment and as a recreational resource.**
- **Sustainable tourism, which will be based on the attractive countryside and local heritage including the Leeds-Liverpool Canal and the Ribble Coast and Wetlands Regional Park.**

## 5. Objectives

In order to achieve the Vision set out in Chapter 4, a number of objectives have been identified:

### General Green Infrastructure-related Objectives

1. Protect and enhance the unique character, heritage, function, quality and sense of place of West Lancashire's Green Infrastructure network.
2. Provide a network of interconnected Green Infrastructure and spaces rich in habitat and home to a diverse range of wildlife.
3. Improve the health of residents through providing attractive opportunities for recreation and sustainable travel.
4. Promote the preservation, restoration and re-creation of priority habitats, ecological networks and where possible linking habitats together in West Lancashire.
5. Ensure ancient woodland and trees and hedgerows which are of local amenity and ecological value are protected wherever possible.
6. Integrate planting schemes within all new developments and, on larger housing schemes, encourage the creation of new areas of woodland.
7. Involve users, including "friends of" groups, and neighbours of Green Infrastructure in its design, ensuring usability and helping to create a sense of stewardship, ownership and pride.
8. Support economic growth, attract inward investment and support redevelopment of brownfield land by improving the setting of industrial and commercial areas through the delivery and enhancement of quality, distinctive and attractive Green Infrastructure.
9. Create a quality, distinctive and productive Green Infrastructure network to support rural diversification and tourism.
10. Protect and enhance a wide range of high quality opportunities for safe and accessible formal and informal sport, recreation and leisure facilities, to encourage the community and visitors to undertake a variety of healthy exercise within attractive settings.

### Cycling-specific objectives

11. Capitalise on any opportunities to provide or enhance provision for cycling, whether through planning obligations, or specific funded projects.
12. Ensure key green hubs, such as parks, play spaces and woodlands, are linked by means of safe and easily accessible green networks and cycle paths and footpaths that together form a high quality Green Infrastructure grid across the whole of the Borough.

## 6. West Lancashire – Current Green Infrastructure and Cycling Resource

This chapter sets out ‘what we currently have’ in terms of Green Infrastructure and cycling provision in the Borough – effectively the ‘baseline’ for this Strategy.

As explained in chapter 2, types of Green Infrastructure are wide ranging. West Lancashire’s most significant Green Infrastructure assets include

- Nature conservation sites;
- Open / recreational space, both formal and informal;
- Accessible waterways and other ‘blue infrastructure’;
- Linear parks – cycle routes, footpaths and bridleways;

### Nature Conservation Sites

West Lancashire has a range of nature conservation sites, covering all levels of the hierarchy from local through to international importance: local nature reserves, local nature conservation sites, County Biological Heritage Sites, Sites of Special Scientific Interest, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, and Ramsar Sites.

The locations of the principal nature conservation sites in West Lancashire are shown on the following page.

### Ramsar sites / Special Protection Areas / National Nature Reserves

West Lancashire has two Special Protection Areas (SPAs) / Ramsar Sites. These are home to some of the country’s most valuable wildlife and are of international significance, in particular on account of migratory birds.

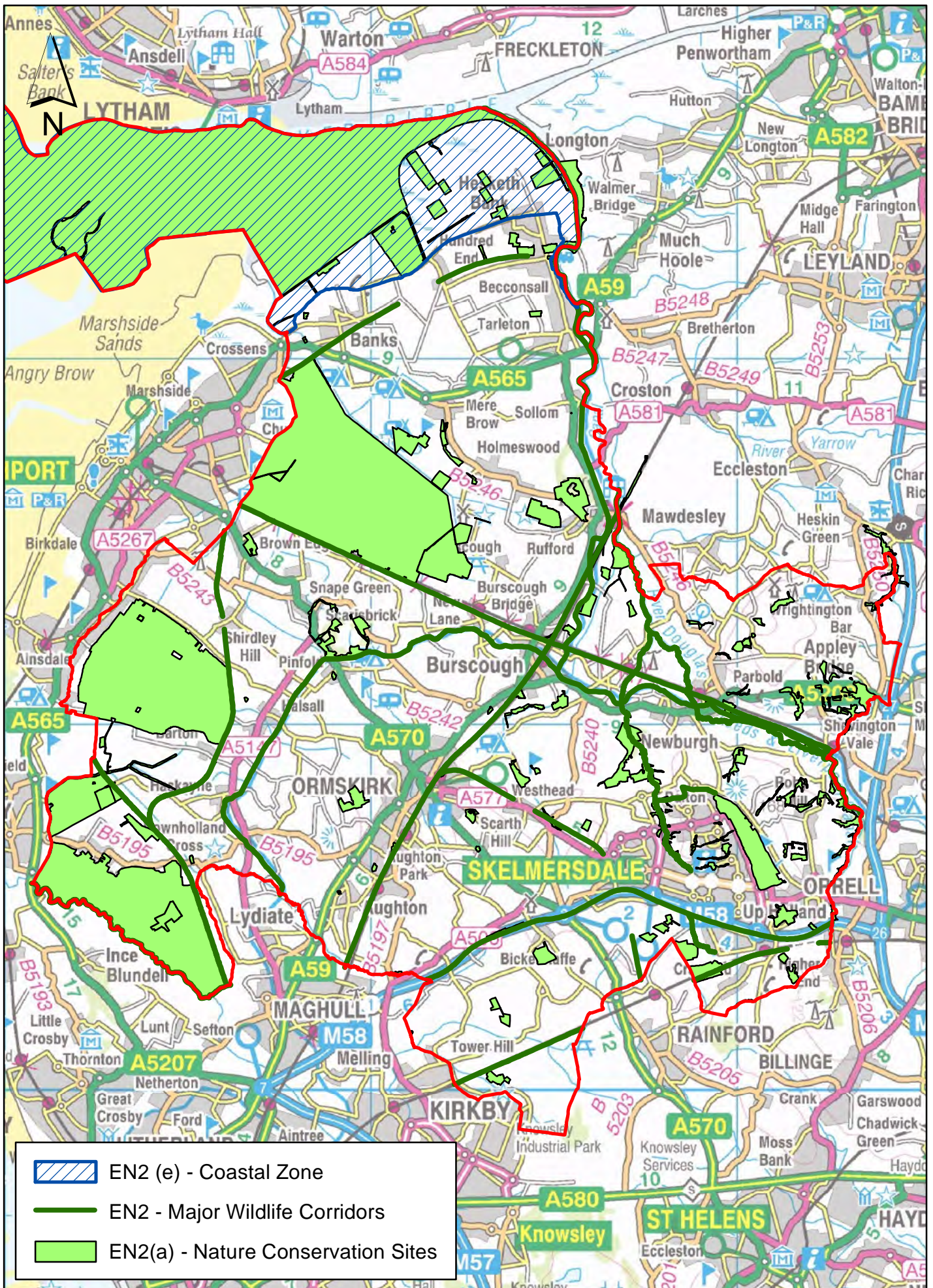
#### *Ribble Estuary*

The Ribble Estuary SPA / Ramsar Site (also a National Nature Reserve and Site of Special Scientific Interest) combined covers approximately 12,360ha, consisting of extensive sand and mud flats, and areas of coastal grazing marsh. The Estuary supports high densities of grazing wildfowl, and provides high tide roosts. Important populations of water birds are present in particular over winter time.

#### *Martin Mere*

Martin Mere SPA / Ramsar Site (also a Site of Special Scientific Interest), is located north west of Burscough, and covers approximately 120ha. It is important on account of its large and diverse wintering passage and breeding bird community. It contains ponds / lakes, marshland, reed beds, rough damp pasture, and wet woodlands.







## Sites of Special Scientific interest (SSSI)

There are six SSSIs within West Lancashire:

- *Ribble Marshes*

The Ribble Marshes SSSI (also containing a National Nature Reserve) comprises mudflats, saltmarsh and sandbanks, providing feeding ground and roosting sites for a variety of wading birds and wildfowl.

- *Martin Mere*

As mentioned above, Martin Mere supports nationally important numbers of a variety of migratory and wintering birds, as well as two locally important plant species.



- *Mere Sands Wood*

Mere Sands Wood is situated approximately 1 km west of the village of Rufford and is a planted oak wood, now substantially modified by sand extraction. Sand extraction has created several large pools which attract a number of bird species. This is a nature reserve, and is managed by The Wildlife Trust.

- *Wrightington Bar Pasture*

Wrightington Bar Pasture lies to the south-west of Chorley and is important as one of the few remaining species-rich unimproved grasslands in Lancashire.

- *Downholland Moss*

Downholland Moss is situated approximately 2 km east of Formby, and consists of an arable field and small birch woodland. It is a key reference site for establishing relative sea level changes in north-west England over the past few thousand years.

- *Ravenhead Brickworks*

Ravenhead Brickworks, south of Up Holland, forms part of the active Ravenhead Quarry and is of importance for the understanding of the environment and the deposition of the Productive Coal Formation.

### Lancashire County Biological Heritage Sites

Biological Heritage Sites are the most important non-statutory wildlife sites in Lancashire. Biological Heritage Sites contain valuable habitats such as ancient woodland, species-rich grassland, and bogs. Many provide a refuge for rare and threatened plants and animals. Biological Heritage Sites form an irreplaceable part of West Lancashire's environment and play an important part in the strategy to conserve the biological richness of Lancashire. In West Lancashire there are 81 Biological Heritage Sites; these are listed in Appendix I of this Strategy.

Haskayne Cutting, a Biological Heritage Site close to Halsall, is also a nature reserve managed by The Wildlife Trust.

### Local Nature Conservation Sites

There are 32 Local Nature Conservation Sites in West Lancashire that, apart from the Ribble Estuary, take up a relatively small part of the Borough's land area. These 32 sites are listed in Appendix 1 of this Strategy.

Work is currently being undertaken by Lancashire County Council and Lancashire Wildlife Trust to map the County's Ecological Network. This will incorporate local and county nature conservation sites and wildlife corridors.

### **Open Space / Playing Fields / Sports Provision**

Existing open spaces have been assessed as part of the work for the Council's 2016 Leisure Strategy. Types of open space have been broken down into the following categories:

- Built Sports Provision
- Playing Pitches
- Play Provision
- Countryside Sites, Parks, Green Spaces and Allotments

The Local Plan and Open Space Assessment / Playing Pitch Strategy identify the existing provision and provide a forecast of under- /over-supply of each of the above categories of open space.

The Strategy identifies that football is overwhelmingly the most popular sport with 163 teams using 87 pitches within the Borough. Just over 90% of grass football pitches are available at some level for community use. Half of these are good quality, a further third are considered to be standard and one in six is classed as poor quality. There are also 12 cricket clubs using 13 squares, 2 rugby union clubs playing on 9 pitches, 1 rugby league club with access to 2 pitches and 30 crown green bowling clubs occupying 25 greens. The vast majority of pitches and greens are located at the Borough's main settlements of Skelmersdale and Up Holland, Ormskirk and Aughton, Burscough, Tarleton and Hesketh Bank.

Play provision within West Lancashire is generally only catered for within the main settlements of Ormskirk, Skelmersdale and Burscough, with gaps in provision especially to the north of Appley Bridge, and for older age ranges between Aughton Park and Ormskirk. Two notable areas of open recreational space in West Lancashire are

- Beacon Country Park, situated on the eastern edge of Skelmersdale. This country park contains *inter alia* play areas, woodland, picnic areas, a network of paths, and a golf course / driving range.
- Coronation Park, Ormskirk, situated adjacent to Ormskirk Town Centre. This park contains sports pitches, playgrounds, a skate park, duck pond, natural / wooded area, and bandstand / grassed area often used for community events.

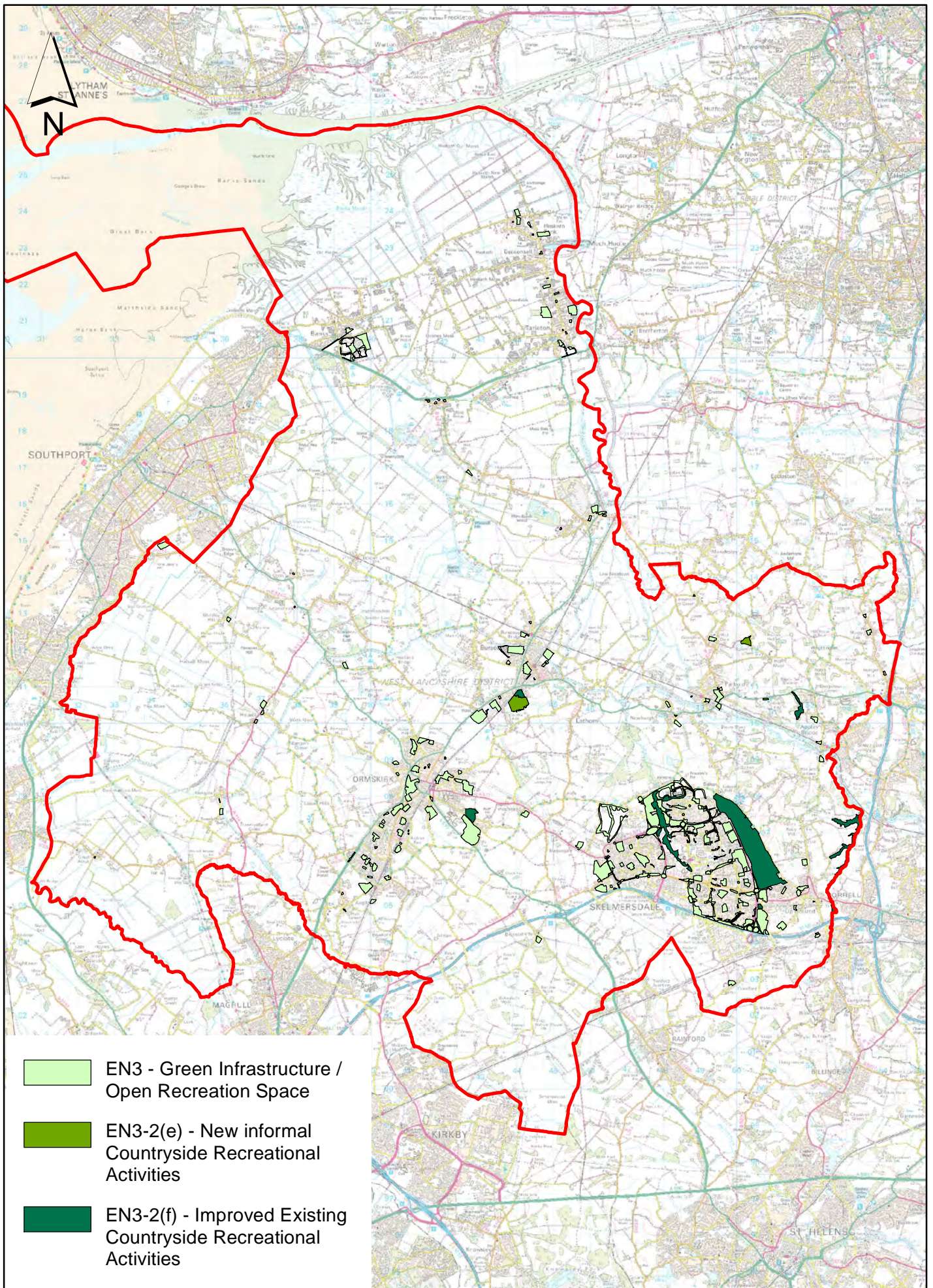


Coronation Park, Ormskirk ([www.visitlancashire.com](http://www.visitlancashire.com))

Both these parks enjoy the prestigious ‘Green Flag’ status, and serve the residents of the two largest settlements of the Borough, as well as visitors from further afield.

- Tawd Valley Park is a hidden jewel in the heart of Skelmersdale. The site surrounds the River Tawd as it meanders its way from Yewdale across a large section of the historic town of Skelmersdale through to Cobbs Clough Brow.







## Waterways / 'Blue Infrastructure'

### Leeds – Liverpool Canal

The Leeds Liverpool Canal runs from the south-west of the Borough at Lydiate, northwards towards Scarisbrick Hall, then eastwards to Burscough. The Rufford Branch runs northwards from the Burscough Top Locks junction past Rufford, Tarleton and Hesketh Bank towards the Ribble Estuary. The main canal continues eastwards from Burscough past Parbold and Appley Bridge towards Wigan. The canal provides an important wildlife corridor and significant leisure resource, for boaters, anglers, walkers and cyclists. The towpath along the Leeds – Liverpool Canal has already seen significant upgrading at various points, improving access for cyclists and wheelchairs. Sections of the towpath comprise part of the Pier to Pier cycle route (see below).



### River Douglas

The River Douglas flows westwards from the M6 at Shevington / Gathurst (at which point it comprises the Borough boundary), following the line of the Leeds Liverpool Canal to Parbold, before heading north towards Rufford, Tarleton and the Ribble Estuary. Whilst the river does not have a public footpath alongside it, the Douglas Valley south of Parbold and Appley Bridge is a very attractive landscape criss-crossed by public footpaths.

### River Tawd

The River Tawd runs northwards through Skelmersdale, providing an important green corridor through the town, continuing through Lathom, joining the River Douglas near Hoscarr.

There are various other minor watercourses throughout the Borough, of varying amenity and biodiversity value. One significant Green Infrastructure asset is Fairy Glen, a very attractive wooded area west of Appley Bridge flanking Sproddley Brook, which is a Biological Heritage Site.

There are a limited number of small lakes in the Borough, including Leisure Lakes, a privately-run commercial facility near Mere Brow; Mere Sands Wood, and Martin Mere, both nature conservation sites (see above section).

## Cycling Infrastructure

Much of West Lancashire has a mostly flat or gently undulating topography, as well as an extensive network of attractive and generally quiet lanes, several railway stations, and easy access to facilities such as cafes, public houses, and small scale tourist attractions. As such, the Borough is very well suited to cycling.

Currently West Lancashire has around 25 km of designated cycle routes, the majority of which are off-road. Part of the Trans-Pennine Trail runs through the south west of the Borough between Southport (Woodvale) and Maghull, following an off-road path along the line of the former Cheshire Lines railway. At present, this is the only complete “linear park” in the Borough (see next chapter). The Trans-Pennine Trail as a whole runs from Southport to Hornsea on the east coast and is part of European Long Distance Route 8 which runs all the way to Istanbul in Turkey. This route also forms part of the Sustrans National Cycle Network (NCN) (Route 62).

In addition there is a section of the Lancashire Cycle Way (NCN Regional Route 91) which is a signed on-road route for leisure cycling which meanders through the Borough. The route as a whole is a 130 mile (220km) figure of eight route extending into much of Lancashire. There are also some segregated cycle lanes adjacent to some of the major roads in the Borough (A59 Aughton, A565 Banks – Mere Brow), and cycling is permitted on certain stretches of the Leeds-Liverpool Canal towpath.

However, there is at present limited co-ordination between all the various existing routes in the Borough and therefore one of the main aims of this Strategy will be to develop a comprehensive cycle network for the Borough, based around a circular cycle route referred to as the West Lancs Wheel.

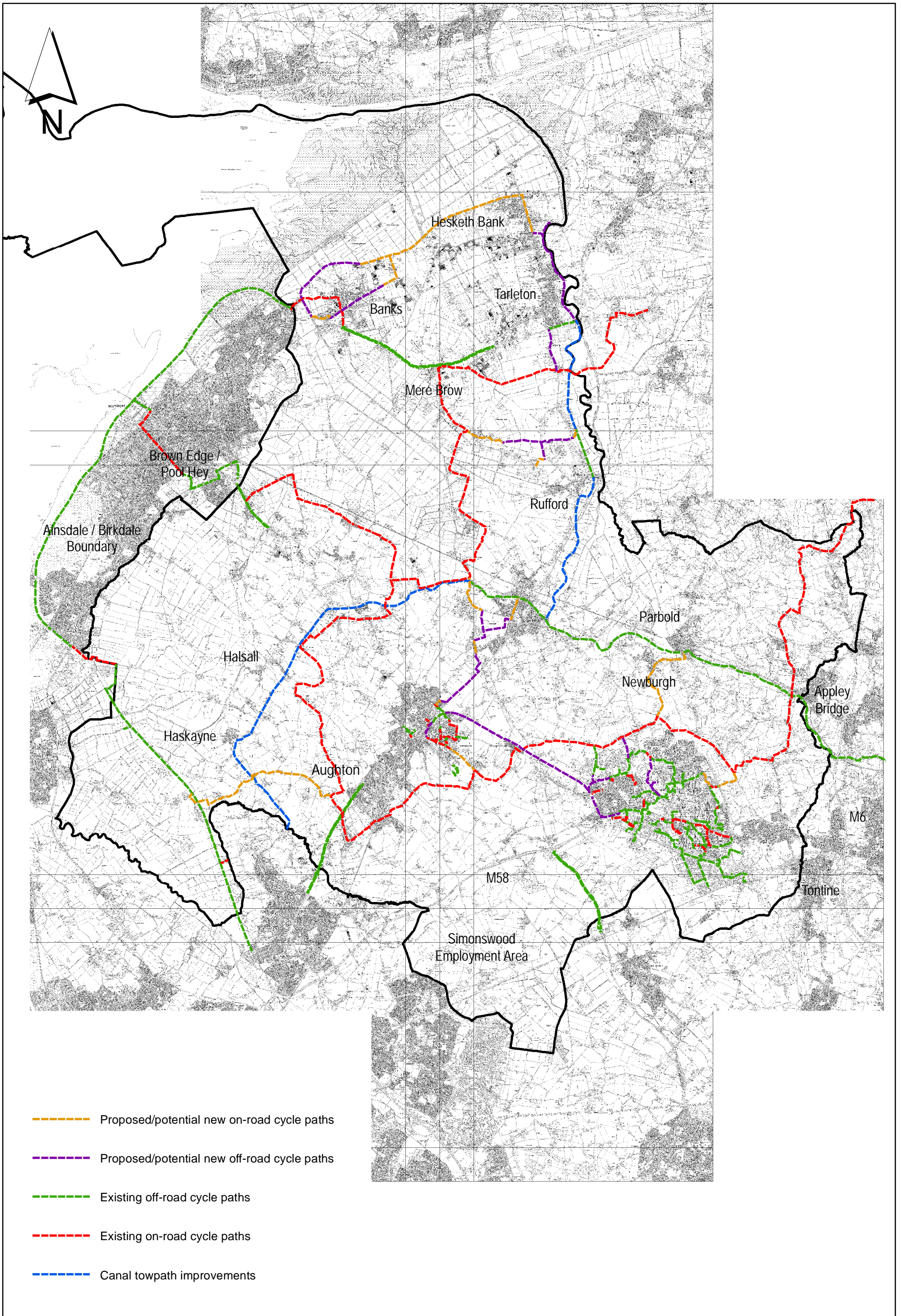
The West Lancashire Highways and Transport Masterplan (October 2014) identifies that links in between settlements and further strategic connections are lacking. If these are implemented they would facilitate travel to work and education by cheap and sustainable means. The links would also attract visitors and leisure use, and offer health benefits to all users.

VISIT (Visitors In Sustainable Integrated Transport) Sefton and West Lancs is a partnership between Sefton and West Lancashire Councils covering the area across both authorities. Over the last few years VISIT has been involved with a number of “themed” cycling and walking routes (including the Hesketh Bank Trail, the War Horse Walk, the Moorhen and Lapwing cycle routes), various cycle hire points over the Borough and bike service checks. Although this funding stopped in 2015, the facilities created by this project are still currently available and form an important piece of the Green Infrastructure and Cycling network.

One of the most successful VISIT projects is the Pier to Pier route, a medium distance route which extends from Southport to Wigan, passing through Burscough and covering some 34km (21 miles), utilising quiet lanes and the Leeds-Liverpool Canal towpath.

Cycle storage facilities have been installed or improved at various locations in West Lancashire (including railway stations), and cycle hire is available at Ormskirk station via the national “Bike and Go” scheme. The diagram overleaf shows the different cycle routes across the Borough.







## 7. West Lancashire - Future Green Infrastructure and Cycling Resource

West Lancashire aspires to create a comprehensive and wide-ranging Green Infrastructure and cycling network offering safe and convenient access around the Borough for people, as well as for wildlife. In order to achieve this there are a number of actions and measures that need to be undertaken in order to link together the existing quality green assets in West Lancashire, and to fill in any 'gaps'.

### Linear Parks and 'The West Lancashire Wheel'

One significant 'gap' in cycling provision in West Lancashire is a high quality, attractive and safe cycle route offering 'seamless' connectivity between the main settlements of the Borough. The idea of creating a looped cycle network around the Borough is promoted within the West Lancashire Highways and Transport Masterplan and is a priority in the Council's Economic Development Strategy 2015-2025. This cycle network would be made up of a combination of existing and proposed cycle links:

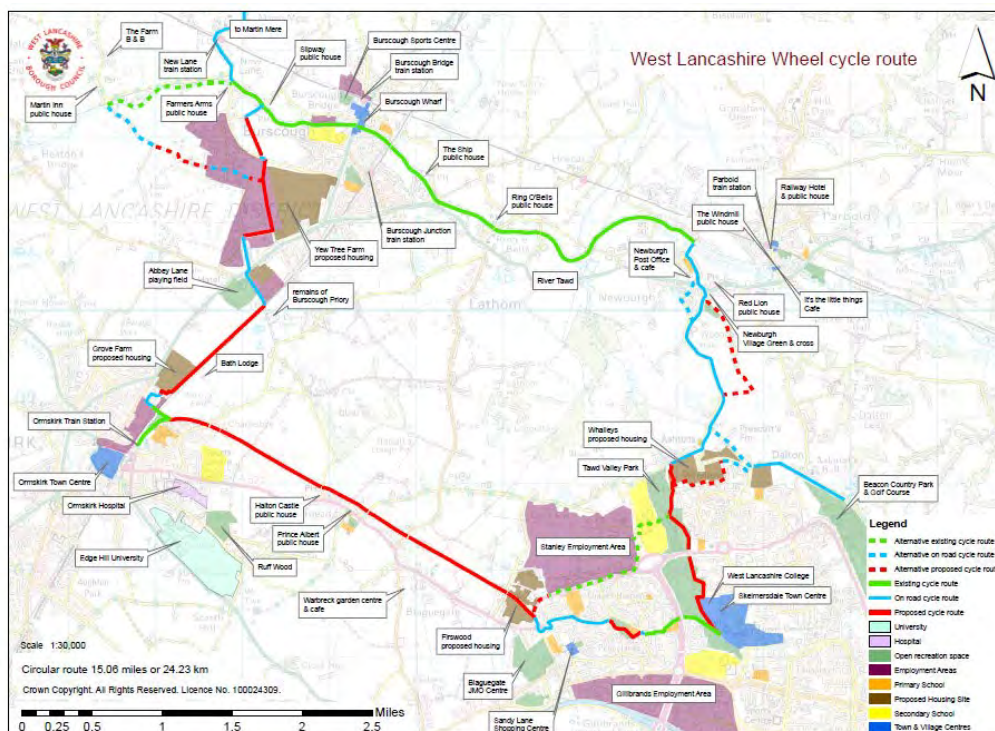
#### Theme 5 – A Better Connected West Lancashire

##### Key Ask

*Delivery of a circular cycling and walking route connecting major settlement, employment areas, visitor destinations, transport modes and educational establishments in the Borough. Entry points accessible by rail from Preston, Southport, Wigan / Manchester and Liverpool. This could be a major visitor draw to the Borough whilst helping to support and grow businesses along its route.*

West Lancashire Economic Development Strategy 2015-25, p56

### Indicative West Lancashire Wheel



The 'West Lancashire Wheel' (inspired by Preston's 'Guild Wheel'<sup>3</sup>) will form approximately 15 miles (24km) of cycle routes. A significant part of the Wheel will be made up of two proposed 'Linear Parks' (see below). The largest new addition to the "West Lancashire Wheel" will be the proposed Ormskirk to Skelmersdale Linear Park; this will then join existing cycling routes into Skelmersdale Town Centre, then onto the Tawd Valley Cycle Route (Barry Nolan Way) northwards towards Whalleys where the Wheel will join the existing on-road cycle route to Newburgh. From Newburgh the "Wheel" will follow the "Pier to Pier" route along the canal towpath through to Burscough. The Burscough to Ormskirk Linear Park which will pass through the Yew Tree Farm and Grove Farm development sites will meet existing on- and off-road routes to complete the "Wheel" in Ormskirk Town Centre.

The Council envisage four Linear Parks as set out in policy EN3 of the 2012 Local Plan: Ormskirk – Burscough, Ormskirk – Skelmersdale, River Douglas (Tarleton and Hesketh Bank), and Banks. It is intended that the proposed linear parks provide a variety of off-road transport corridors (footpaths, cycle routes, bridleways), as well as forming important wildlife corridors and providing opportunities for informal recreation. These proposals have been supported in the Lancashire Local Transport Plan 2011-2021 ('LTP3') and the West Lancashire Highways and Transport Masterplan.

Benefits of the Linear Parks would include:

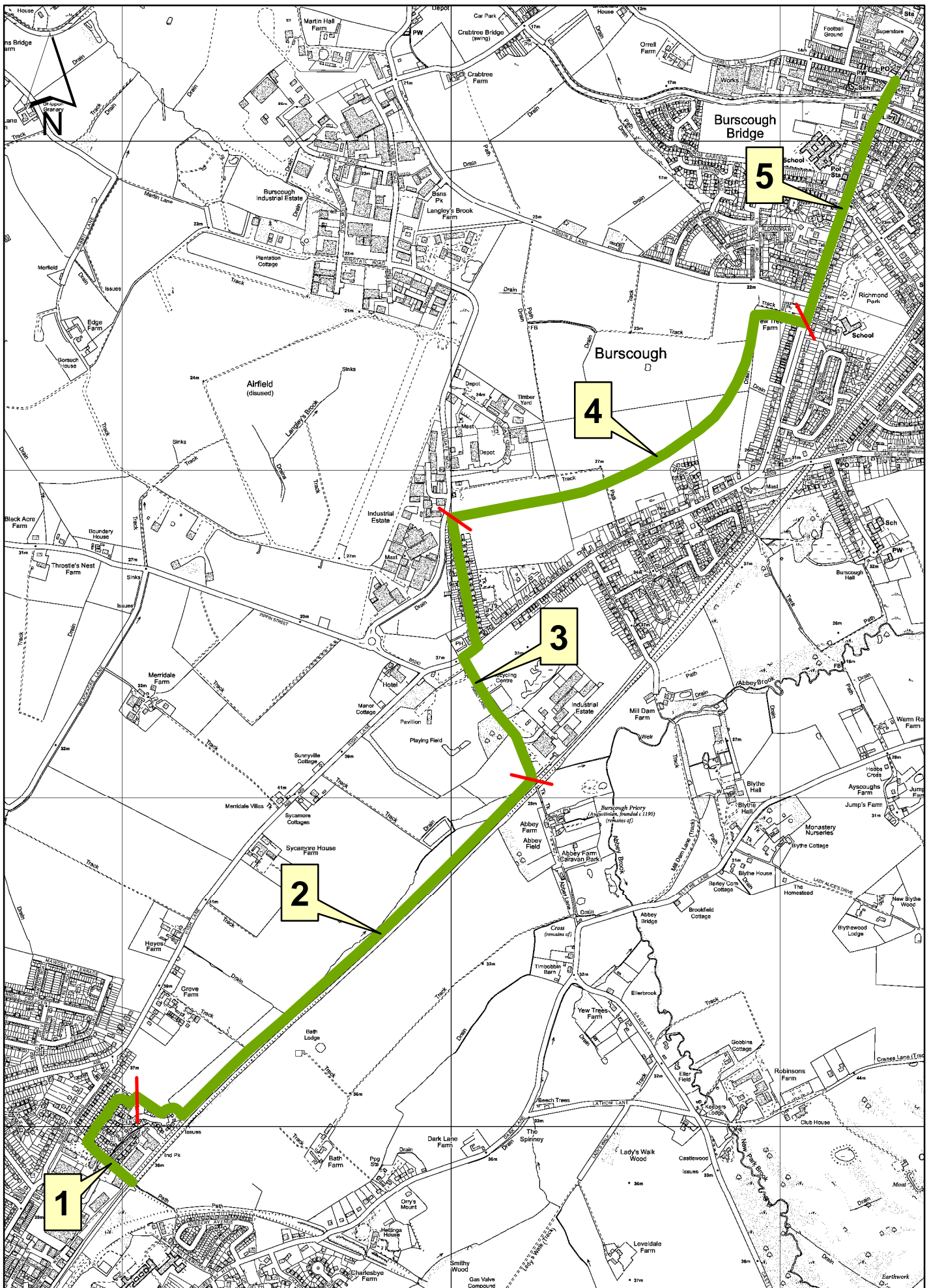
- Providing connected, alternative off-road routes and safer options for sustainable travel, particularly for non-car owners.
- Together with other cycle routes, creating a connected 'West Lancashire Wheel', making a significant contribution towards a network reaching the main population centres of the Borough.
- Capitalising on existing features in the Borough, for example the proposed River Douglas Linear Park from Tarleton to Hesketh Bank.
- Provision or enhancement of wildlife corridors
- Encouraging access to, and appreciation of, the countryside.
- Opportunities for links to public transport, particularly to rail stations, including the proposed new Skelmersdale station, and Burscough Interchange.

Details of the four proposed Linear Parks which will form the major elements of the West Lancashire Wheel, connecting settlements together are set out in the tables and maps below. **Please note that costs are indicative.** Timescales are: short term = up to 10 years, longer term = greater than 10 years.

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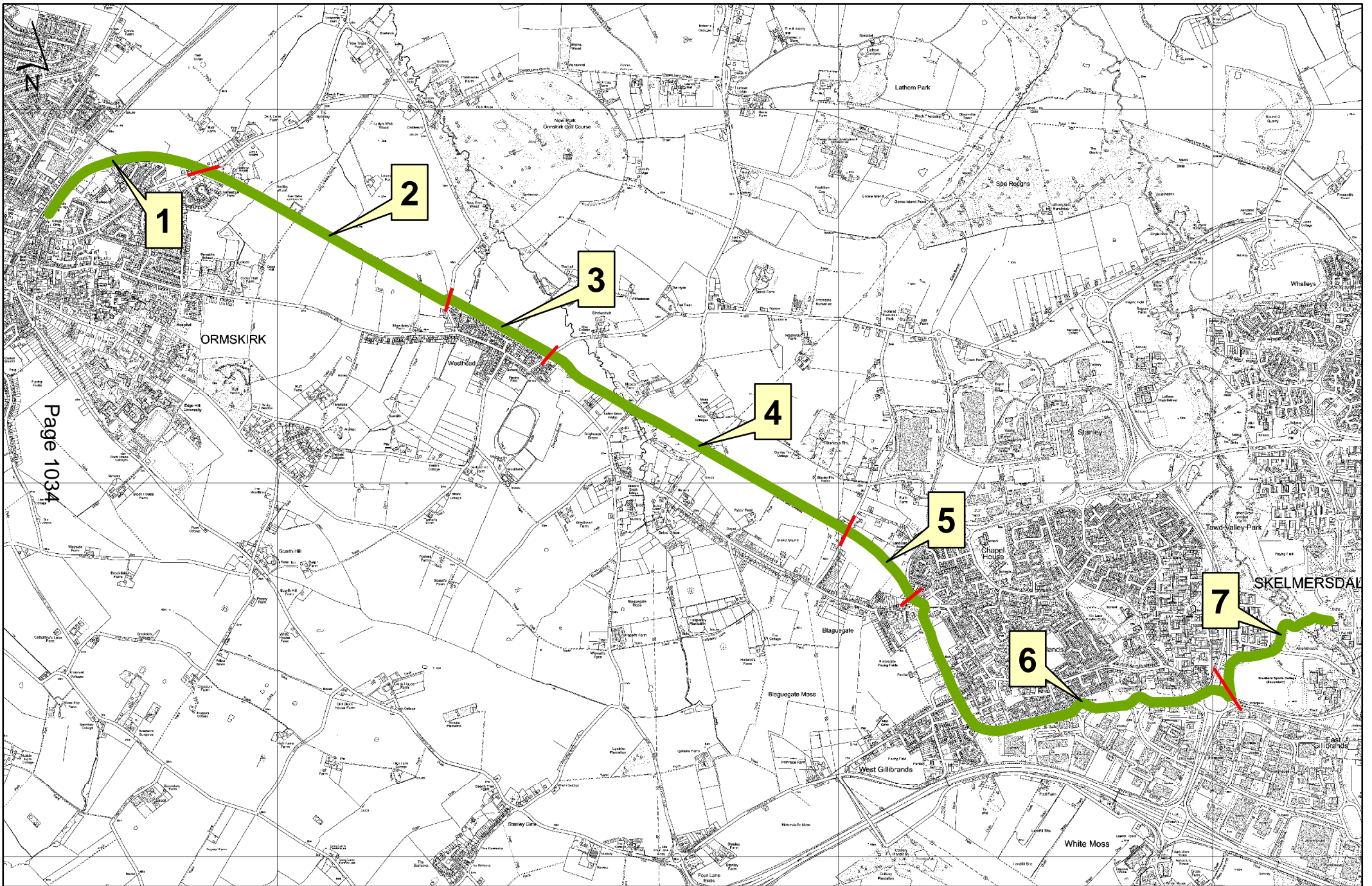
<sup>3</sup> <http://www3.lancashire.gov.uk/corporate/web/?siteid=5989&pageid=34335>

<b>A. Ormskirk – Burscough Linear Park</b>				
<b>Project / Section</b>	<b>Description</b>	<b>Delivery Partner</b>	<b>Priority</b>	<b>Indicative Cost</b>
1. Pine Avenue/ Pine Grove Cycle Route Designation	On-road Cycle route designation and signage to link existing cycle routes to Linear Park.	LCC, WLBC	Short term	£10,000
2. Grove Farm section	Delivery of section of Linear Park on-site within Grove Farm housing development.	Developers	Short term	£186,000
3. Abbey Lane / Lordsgate Drive Link section	Creation of link section to Linear Park from Grove Farm site to Yew Tree Farm site, mixture of off-road and on-road.	LCC, WLBC	Short term	£400,000
4. Yew Tree Farm section	Delivery of section of Linear Park on-site within Yew Tree Farm development.	Developers	Short term	£981,000
5. Yew Tree Farm to Burscough Town Centre access improvements	Provide widened footway to cater for cyclists on the west side of Liverpool Road between the new access junction (south of Higgins Lane) to Smithy Walk / Victoria Street to connect with Canal Towpath and to include pedestrian improvements at the Trevor Road traffic signals.	LCC	Longer term	£192,000



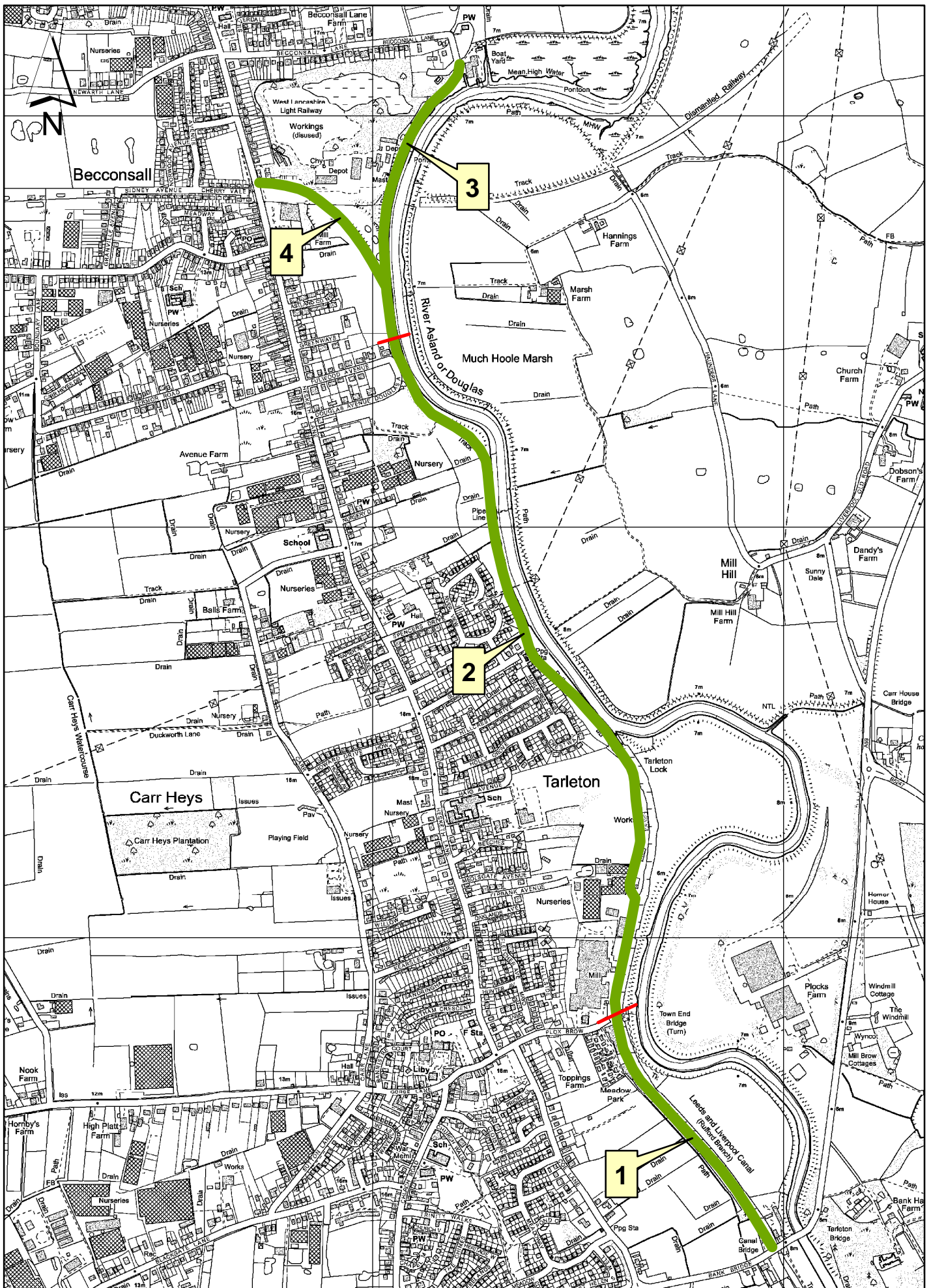


<b>B. Ormskirk – Skelmersdale Linear Park</b>				
<b>Project / Section</b>	<b>Description</b>	<b>Delivery Partner</b>	<b>Priority</b>	<b>Indicative Cost</b>
1. Station Approach to Dark Lane	Creation of a green link with off-road cycle path on the old railway line in Ormskirk, between Station Approach open space and Greetby Hill / Nursery Avenue open space and to Dark Lane.	LCC, WLBC	Longer term	£40,000
2. Dark Lane to Castle Lane section	Creation of Linear Park, including off-road cycle route, along former railway line.	LCC, WLBC	Longer term	£477,000
3. Castle Lane to Dicks Lane	Creation of Linear Park, including off-road cycle route, to the north of Westhead.	LCC, WLBC	Longer term	£208,000
4. Dicks Lane to Firwood Road	Creation of Linear Park, including off-road cycle route and crossing of Plough Lane, along former railway line.	LCC, WLBC	Longer term	£791,000
5. Firwood Road to Neverstitch Road	Delivery of section of Linear Park on-site within Firwood Road housing development	Developers	Longer term	£145,000
6. Neverstitch Road to Glenburn Road	Completion of off-road cycle path along Railway Road and through to Glenburn Road.	LCC, WLBC	Longer term	£452,000
7. Glenburn Road to Skelmersdale Town Centre	Glenburn Road through to the southern end of Tawd Valley to Skelmersdale Town Centre.	LCC, WLBC	Longer term	£162,000



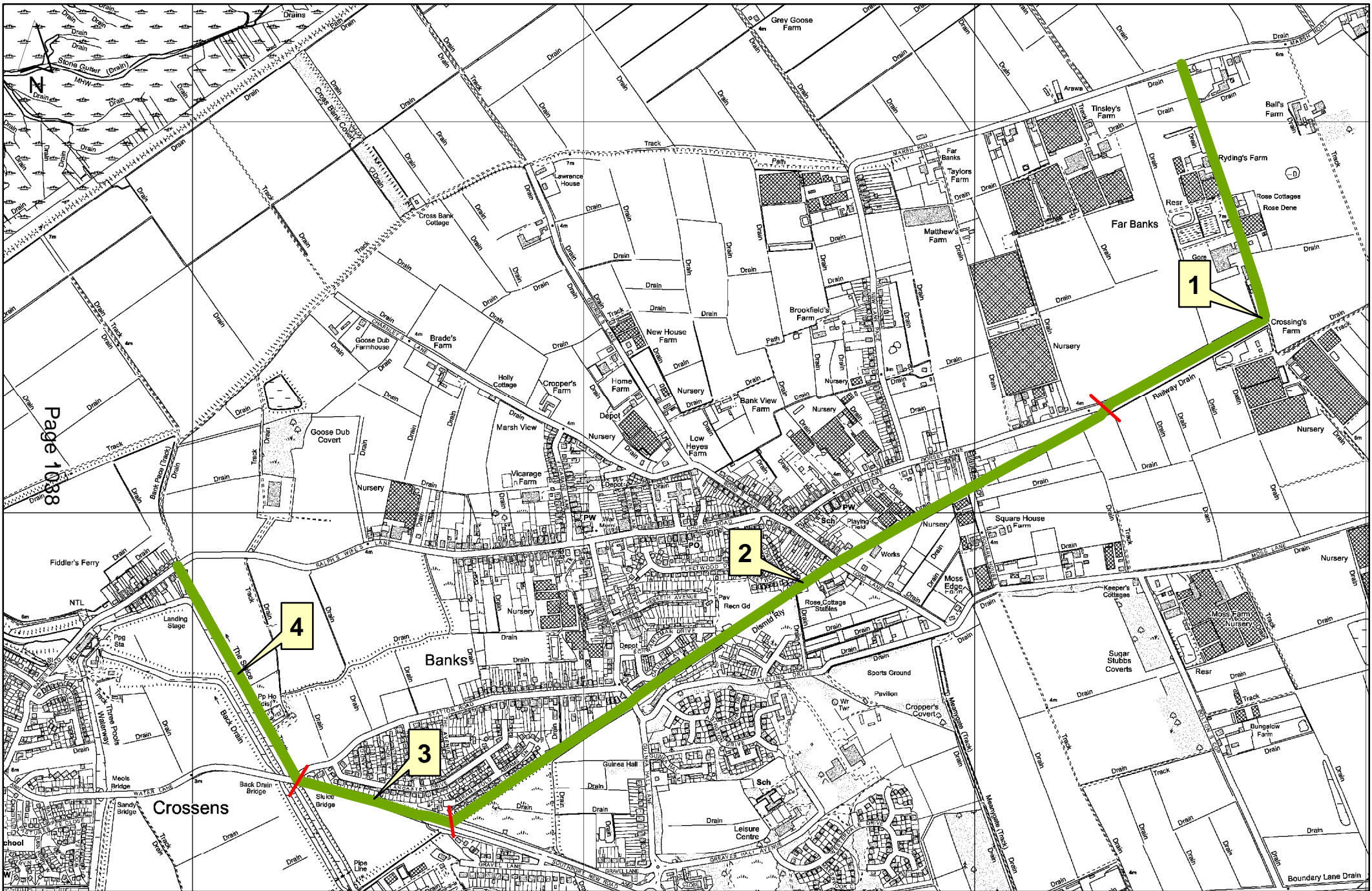
<b>C. River Douglas Linear Park</b>				
<b>Project / Section</b>	<b>Description</b>	<b>Delivery Partner</b>	<b>Priority</b>	<b>Indicative Cost</b>
1. Bank Bridge to Plox Brow	Creation of Linear park, including off-road cycle route, alongside Canal / River Douglas, and providing a connection into Tarleton High School.	LCC, WLBC and Canal and River Trust	Long term	£141,000
2. Plox Brow to Fulwood Avenue	Creation of Linear Park, including off-road cycle route, alongside River Douglas	LCC, WLBC, and Canal and River Trust	Short term	£352,000
3. Fulwood Avenue to Beconsall Lane	Delivery of section of Linear Park on-site within Alty's Brickworks housing development, providing connection into Hesketh Bank Village centre. Creation of Linear Park through the Boatyard to Beconsall Lane, including off-road cycle route, alongside River Douglas.	Developers, Boatyard, LCC, WLBC and Canal and River Trust	Short term	£240,000
4. Alty's Brickworks Site	Delivery of section of Linear Park on-site within Alty's Brickworks housing development.	Developers	Short term	£91,000



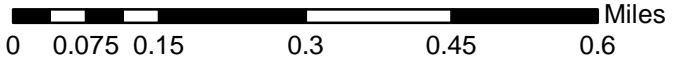


<b>D. Banks Linear Park</b>				
<b>Project / Section</b>	<b>Description</b>	<b>Delivery Partner</b>	<b>Priority</b>	<b>Indicative Cost</b>
1. Ryding's Lane / Gorsey Lane Cycle Route Designation	On-road Cycle Route designation to link Marsh Road to Linear Park	LCC, WLBC	Longer term	£11,000
2. Old railway line section	Creation of Linear Park, including off-road cycle route, along former railway line from Gorsey Lane to Lancaster Drive, with three road crossings and link into Schwartzman Drive open space.	LCC, WLBC	Longer term	£830,000
3. Lancaster Drive / Station Road Cycle route Designation	On-road Cycle Route designation to linear park to the Sluice.	LCC, WLBC	Longer term	£12,000
4. The Sluice Section	Creation of Linear Park, including off-road cycle route, along eastern side of the Sluice and across field to Banks Road	LCC, WLBC	Longer term	£209,000





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## Strategic Projects for the Borough

In addition to the creation of Linear Parks there are a number of strategic projects that could assist with the delivery of an enhanced cycle network and Green Infrastructure throughout the Borough. These are set out below by geographical area:

### Skelmersdale

Strategic Projects for Skelmersdale				
Project	Description	Delivery Partner	Priority	Indicative Cost
Tawd Valley Park Improvements	Improvements to enhance the environment and facilities in the Tawd Valley Park.	WLBC Leisure & Cultural Services	Short term	£300,000
Tawd Valley Cycle Link	Improvement of footpaths in Tawd Valley to provide off-road cycle and footpath link from Ashurst to West Lancashire College and Skelmersdale Town Centre	LCC, WLBC	Short term	£472,000
New Visitor Centre at Beacon Country Park	New Visitor Centre at Beacon Country Park.	WLBC Leisure & Cultural Services	Longer term	£750,000
Off road Glenburn Road to Southern Loop cycle route	Completion of off-road cycle route to enable alternative cycle link for West Lancs Wheel between Ormskirk – Skelmersdale Linear Park and The North of the Tawd Valley Route.	LCC, WLBC	Longer term	£627,000
Completion of off-road cycle route on Neverstitch Road	Complete off-road cycle route to enable alternative cycle link for West Lancs Wheel between Ormskirk- Skelmersdale Linear Park and southern Skelmersdale.	LCC, WLBC	Longer term	£449,000
Elmers Green Lane Cycle Route Designation	Extension of on-road Cycle Route designation on Elmers Green Lane in Tanhouse to provide complete cycle route connection from Skelmersdale Town Centre to Beacon Country Park and on to join with Southern Loop Cycle Route on Beacon Lane.	LCC, WLBC	Longer term	£387,000

## Ormskirk

Strategic Projects for Ormskirk				
Project	Description	Delivery Partner	Priority	Indicative Cost
Station Approach Open Space	Improvement works to open space and car parking facilities.	WLBC Leisure & Cultural Services	Short term	£60,000
Edge Hill Cycle Link	Provision of cycle link between Ormskirk rail and bus stations and Edge Hill University, mixture of off- and on-road.	LCC,WLBC	Short term	£705,000
Ruff Lane Cycle route Designation	Extension of on-road Cycle Route designation on Ruff Lane to connect Edge Hill Cycle Link with Southern Loop Cycle Route to the east of Ormskirk.	LCC, WLBC	Short term	£10,000

## Eastern Parishes

Strategic Projects for Eastern Parishes				
Project	Description	Delivery Partner	Priority	Indicative Cost
Hunters Hill Country Park, Hilldale	Improvements to enhance the environment and facilities of the Country Park.	WLBC Leisure & Cultural Services	Short term	£60,000
Chequer Lane Lake Improvements, Up Holland	Environmental improvements and new recreational facilities including play area, seating and picnic tables, and new fishing platforms.	WLBC Leisure & cultural Services	Short term	£62,000
Glover's Swing Bridge, Lathom – Windmill Bridge, Parbold canal towpath improvements	Improvement works to the Leeds – Liverpool Canal towpath between Burscough and Parbold , in particular the sections between Ring O'Bells Lane and Spencer's Bridge and between Newburgh and Parbold (Pier-to-Pier route), to facilitate cycling as well as walking and so form a section of the West Lancs Wheel.	Canal & River Trust	Short term	£768,000
Cobbs Brow Lane / Ash Brow/ Alder Lane Cycle Route Designation	Designation of on-road Cycle route on Cobbs Brow Lane/ Ash Brow/ Alder Lane (Newburgh) to form section of West Lancs Wheel between Skelmersdale and Parbold.	LCC, WLBC	Longer term	£109,000



## Burscough and Western Parishes

Strategic Projects for Burscough and Western Parishes				
Project	Description	Delivery Partner	Priority	Indicative Cost
Burscough Wharf – Glover’s Swing Bridge	Canal towpath improvements to facilitate cycling as well as walking.	Canal and River Trust	Short term	£180,000
Haskayne Cutting Nature Reserve	Installing a boardwalk to allow people to access the wet woodland, creating and installing on site and internet interpretation.	Wildlife Trust, Forestry Commission	Short term	£12,000
Cheshire Lines Path	Improvements to access, signage, surfacing and interpretation in Great Altcar/ Downholland area.	WLBC Leisure & Cultural Services	Short term	£40,000
Higgins Lane / New Lane Cycle Route Designation, Burscough	Designation of on-road Cycle Route on Higgins Lane / New Lane, Burscough to connect Yew Tree Farm development site with Southern Loop Cycle route to the west of Burscough, the Pier-to-Pier Cycle Route and the Leeds – Liverpool Canal.	LCC, WLBC	Short term	£10,000
B5195 Cycle Route Designation	Designation of on-road Cycle route on B5195 in Aughton/Downholland/Great Altcar to connect Southern Loop Cycle Route to the south –west of Aughton to the Leeds-Liverpool Canal at Downholland Cross, the Cheshire Lines Path (Trans-Pennine Trail) and Formby (Sefton)	LCC, Sefton MBC, WLBC	Longer term	£288,000
Burscough – Rufford Canal Towpath Improvements	Improvement works to the towpath on the Rufford Branch Canal between Junction Bridge, Burscough and Station Road, Rufford to provide off- road cycle path.	Canal & River Trust, WLBC	Longer term	£896,000
Burscough – Lydiate Canal Towpath Improvements	Improvement works to the towpath on the Leeds-Liverpool Canal between New Lane Bridge, Burscough and Lydiate (Sefton) to provide off-road cycle path.	Canal & River Trust, Sefton MBC, WLBC	Longer term	£2,688,000

## Northern Parishes

Strategic Projects for Northern Parishes				
Project	Description	Delivery Partner	Priority	Indicative Cost
Mere Sands Wood Visitor Centre.	Extension and refurbishment of Mere Sands Wood Visitor Centre to improve public facilities and financial sustainability of the attraction.	Lancashire Wildlife Trust	Short term	£400,000
Station Road/ Shore Road/ Marsh Road Cycle Route Designation	Designation of on-road cycle route on Station road, Shore Road and Marsh Road to connect Hesketh Bank Village Centre with Banks.	LCC, WLBC	Longer term	£201,000
Bridleway Upgrade, Rufford	Upgrade of Bridleways 28, 29, 31 and 33 in Rufford and improvements to Spark Lane to provide off-road cycle path between Rufford Branch Canal and Mere Sands Wood Nature Reserve.	LCC, WLBC	Longer term	£1,346,000
Holmeswood Road Cycle Route Designation	Extension of on-road Cycle Route designation on Holmeswood Road to connect Mere Sands Wood Nature Reserve with Southern Loop Cycle Route to the west of Holmeswood.	LCC, WLBC	Longer term	£101,000
Bridleway Upgrade, North Meols	Upgrade of Bridleways 47,48 and 49 in North Meols to provide off-road cycle path between Marsh Road and Banks Road.	LCC, WLBC	Longer term	£763,000
Liverpool Road Cycle Link, Tarleton	Creation of off-road cycle path alongside A59 Liverpool Road between Windgate and Green Lane, Sollom to provide link between cycle routes in Tarleton and Southern Loop Cycle Route (and Canal Towpath at Lock Lane) at Sollom.	LCC, WLBC	Longer term	£531,000
Sollom – Town Meadow Swing Bridge Canal Towpath Improvements	Improvement works to the towpath on the Rufford Branch Canal between Sollom and Rufford to provide off-road cycle path.	LCC, Canal & River Trust	Longer term	£463,000

## Other Cycle Links

West Lancashire Borough Council, working with Lancashire County Council and other partners such as the Canal and River Trust, will seek to progress a strategic network of multi user paths (comprising the projects listed above, plus other, smaller-scale and / or site-specific schemes) to facilitate travel by bicycle and on foot around the Borough. Important considerations will include safety, convenience, and year-round usefulness, as well as the extent to which the network will be maintained.

It is important that all new developments plan from the outset to accommodate cycle infrastructure to create sustainable development.

Section 106 Agreements (Town and Country Planning Act) and conditions will be used, where justified, for site-specific works or projects. Larger items of infrastructure are likely to be funded through CIL.

Section 38 Agreements (Highways Act) will continue to be used to ensure quality cycle infrastructure is provided within the development.

## Other Green Infrastructure

### Green Space and Sports Facilities

With regards to projects not listed above, the Council will also actively encourage the safeguarding and enhancement of the existing network of green space and sports facilities, including providing open space and sports facilities in line with an appraisal of local context and community need, with particular regard to the impact of site development on biodiversity.

### Allotments

The Council will support the development of new allotments and protect existing allotments from development, encouraging sustainable food production and healthy lifestyles. 34 new allotments have recently been provided in Skelmersdale, and more are planned.

### Ribble Coast and Wetlands Regional Park

The Council will support the Regional Park in achieving its vision to be an internationally recognised destination based on its environmental significance.

## 8. Delivery and Funding

West Lancashire's ambitious vision, set out in general terms in Chapter 4 and itemised in Chapter 7, requires a coordinated approach to ensuring its delivery.

This can be through one or more of the following means:

- Partnerships between public, private and third sector parties;
- Delivery through new development, facilitated by the Local Plan and the Open Space SPD;
- Parish Councils;
- Local resident and community groups; and
- Utilisation of funding opportunities and other delivery mechanisms.

However, it is recognised that this Strategy does involve some significant long-term aspirations for projects which are very costly and for which, at this stage no funding can be identified and no timescales can be committed to by delivery partners. Therefore, the detail provided below in relation to delivery and funding is focused on the short-term projects (delivery within 10 years) and this Strategy will be reviewed periodically going forward to update timescales and details on delivery and funding for the projects within it.

### Funding Mechanisms

A wide range of funding sources and delivery mechanisms may be used to deliver new and improved Green Infrastructure and support its sustainable long-term management, including:

- Community Infrastructure Levy (CIL);
- Planning obligations – developer contributions (site-specific);
- Public and private sector funding for regeneration projects;
- Programmes funded by central government;
- Lottery funding;
- Local authority funds;
- Government agencies

Wherever possible, the use of CIL and Developer Contributions (be they financial or actual delivery of the infrastructure) will be used to lever in other sources of funding and part of the purpose of this Strategy is to have a clear plan with indicative costs against projects to enable the Council and Partners to bid for external funding when opportunities arise.

The Council will also need to balance its priorities carefully with regard the spending of CIL given the competing projects of a wide variety of infrastructure types in the Council's Infrastructure Delivery Schedule, of which Green Infrastructure and Cycling projects are only a part.

In addition to the above, a number of alternative funding and management models may be explored in the future:

- Establishment of new Charitable Trusts – to manage individual projects or a range of facilities. They can be funded through a variety of sources, e.g. Section 106 monies, bequests or charitable giving.

- Endowments – provision of an income generating fund or asset to assist with on-going operating costs.
- Service charges – where a charge is levied on a property owner and paid to a private management company to meet the costs of Green Infrastructure maintenance.
- Asset transfer – where appropriate consideration might be given to transferring ownership and management of an asset to voluntary organisations, social enterprises or other organisations. There are several potential benefits to this approach. For example, third sector organisations may be able to access funding streams not available to public or private sector landowners, and they can also be very effective at generating other types of income, through sponsorship, private donations and other fundraising activities.

However, this Green Infrastructure & Cycling Strategy in and of itself does not commit the Council (or any other partner) to funding any of the projects itemised in the Strategy at this time. Each Council and infrastructure funding stream has its own approval mechanisms and so, as and when a suitable opportunity arises to deliver a project in this Strategy, the most appropriate funding will be identified and approval sought through those mechanisms.

### Summary of Short-term Projects

The following draws out the short-term projects from the lists in Section 7 of this Strategy and provides more detail on Funding and Delivery, based on information available at the time of writing the Strategy.

Project	Delivery & Funding	Indicative Cost
<b>Ormskirk – Burscough Linear Park</b>		
<b>1. Pine Avenue / Pine Grove Cycle Route Designation</b>	Once Sections 2 and 3 are complete, WLBC will work with LCC to designate an on-road cycle route from the southern edge of the Grove Farm site through Pine Avenue / Pine Grove to link with the existing cycle network on Old Boundary Way. A small amount of funding would be required for signage which could, potentially, be funded through CIL.	£10,000
<b>2. Grove Farm section</b>	This section through the Grove Farm housing development site will be delivered and funded entirely by the Developers of the site.	£186,000
<b>3. Abbey Lane / Lordsgate Drive Link section</b>	Section 3, providing the Linear Park link between two development sites and crossing the A59 will be delivered in partnership between LCC and WLBC, funded through Developer Contributions (£106 monies).	£400,000
<b>4. Yew Tree Farm section</b>	This section through the Yew Tree Farm development site will be delivered and funded entirely by the Developers of the site.	£981,000

Project	Delivery & Funding	Indicative Cost
<b>River Douglas Linear Park</b>		
<b>2. Plox Brow to Fulwood Avenue</b>	WLBC will work with the Canal & River Trust to create a shared cycleway/footway along the existing track from Town End Bridge to Tarleton Lock (known as Canal Bank) and the existing public footpath by the River Douglas from Tarleton Lock to the southern tip of the Alty's Brickworks development site, utilising a combination of Developer Contributions (£106 monies) and, if necessary, CIL monies.	£352,000
<b>3. Fulwood Avenue to Beconsall Lane</b>	WLBC will work with the Developers of the Alty's Brickworks site, the Boatyard and the Parish Councils to upgrade the existing public footpath by the River Douglas to a shared cycleway / footway from the southern tip of the Alty's Brickworks site to Beconsall Lane. Funding is to be determined but potentially utilising CIL funding to lever in external sources of funding.	£240,000
<b>4. Alty's Brickworks section</b>	This section of the Linear Park through the Alty's Brickworks development site will link the River Douglas path with Station Road (and the Village Centre) and will be delivered and funded entirely by the Developers of the site.	£91,000
<b>Other Strategic Projects</b>		
<b>Tawd Valley Park Improvements</b>	WLBC Leisure & Cultural Services are preparing plans to enhance the environment and facilities in the Tawd Valley Park. Funding is to be determined but could potentially utilise CIL monies and/or WLBC funding to lever in external funding.	£300,000
<b>Tawd Valley Cycle Link</b>	WLBC are working with LCC to upgrade footpaths in the Tawd Valley to provide a shared cycle and footpath linking Ashurst to West Lancashire College and the Town Centre. Funding has been provided through Developer Contributions (£106 monies) and LCC funding.	£472,000
<b>Station Approach Open Space</b>	WLBC Leisure & Cultural Services have recently completed improvement works to create a public open space and car parking facilities utilising a combination of Developer Contributions (£106 monies) and CIL monies allocated for spend in 2016/17.	£60,000
<b>Edge Hill Cycle Link</b>	WLBC are working with LCC to provide a cycle link between Ormskirk rail and bus stations and Edge Hill University, through a mixture of off- and on-road cycle paths. Funding is provided through Developer Contributions (£106 monies) and LCC funding.	£705,000

Project	Delivery & Funding	Indicative Cost
<b>Ruff Lane Cycle route Designation</b>	Once the Edge Hill Cycle Link is created, WLBC would liaise with LCC to designate an on-road cycle route on Ruff Lane to connect the Edge Hill Cycle Link with existing Cycle Routes to the east or Ormskirk. A small amount of funding would be required for signage which could, potentially, be funded through CIL.	£10,000
<b>Mere Sands Wood Visitor Centre.</b>	Lancashire Wildlife Trust proposes to extend and refurbish the Visitor Centre at Mere Sands Wood Nature Reserve to improve the public facilities and financial sustainability of the attraction. Funding is to be determined but could potentially utilise CIL monies to lever in external funding.	£400,000
<b>Hunters Hill Country Park, Hilldale</b>	WLBC Leisure & Cultural Services to undertake improvements to enhance the environment and facilities of the Country Park utilising Developer Contributions (S106 monies).	£60,000
<b>Chequer Lane Lake Improvements, Up Holland</b>	WLBC Leisure & Cultural Services to undertake Environmental improvements and new recreational facilities including play area, seating and picnic tables, and new fishing platforms utilising Developer Contributions (S106 monies).	£62,000
<b>Glover's Swing Bridge, Lathom – Windmill Bridge, Parbold canal towpath improvements</b>	WLBC would work with the Canal & River Trust to make improvement works to the Leeds – Liverpool Canal towpath between Lathom and Parbold to facilitate use for cycling and walking and to form a section of the West Lancs Wheel. Funding is to be determined but could potentially utilise CIL monies and/or WLBC funding to lever in external funding.	£436,000
<b>Burscough Wharf – Glover's Swing Bridge</b>	Canal & River Trust propose to upgrade the canal towpath to facilitate cycling and walking, potentially utilising CIL monies and CRT funding.	£180,000
<b>Higgins Lane / New Lane Cycle Route Designation, Burscough</b>	Once the Yew Tree Farm section of the Ormskirk-Burscough Linear Park is created, WLBC would liaise with LCC to designate an on-road cycle route on Higgins Lane / New Lane in Burscough to connect the Yew Tree Farm development site with existing cycle routes to the west of Burscough, including the Pier-to-Pier Cycle Route, and to the Leeds – Liverpool Canal. A small amount of funding would be required for signage which could, potentially, be funded through CIL.	£10,000
<b>Haskayne Cutting Nature Reserve</b>	Lancashire Wildlife Trust and the Forestry Commission are installing a boardwalk to allow people to access the wet woodland, as well as creating and installing on site and internet interpretation, utilising CIL monies allocated for spend in 2016/17 together with funding from the Parish Council.	£12,000

Project	Delivery & Funding	Indicative Cost
<b>Cheshire Lines Path</b>	WLBC Leisure & Cultural Services propose to make improvements to access, signage, surfacing and interpretation in Great Altcar / Downholland area to facilitate access to, and improve the use of, the Cheshire Lines Path for cycling. Funding would potentially be provided through CIL monies.	£40,000



## Appendix 1

### Nature Conservation Sites in West Lancashire

#### Ramsar sites / Special Protection Areas / National Nature Reserves

West Lancashire has two SPA / Ramsar sites. These are home to some of the country's most exquisite wildlife and geological features:

##### *Ribble Estuary*

The Ribble and Alt Estuary SPA / Ramsar site (also a National Nature Reserve) combined is approximately 12,360ha, consisting of extensive sand and mud flats, particularly in the Ribble Estuary. Areas of coastal grazing marsh are located behind the sea embankments. The saltmarshes, coastal grazing marshes and intertidal sand and mud flats all support high densities of grazing wildfowl and are used as high – tide roosts. Important populations of water birds occur in winter, including swans, geese, cuckus and waders. The highest densities of feeding birds are located on the muddier substrates of the Ribble.

##### *Martin Mere*

Martin Mere SPA and Ramsar site consists of approximately 120 of land, located north west of Burscough. Martin Mere is an area of outstanding importance for its large and diverse wintering passage and breeding bird community.

The site occupies part of a former lake and mine that extended over some 1,300ha of the Lancashire Coastal Plain during the 17<sup>th</sup> century. In 1972 the Wildfowl and Wetlands Trust purchased 147 ha of the former Holcrofts Farm, consisting mainly of rough damp pasture, with the primary aim of providing grazing and roosting opportunities for wildfowl. Since the acquisition, the rough grazed pastures have been transformed by means of positive management into a wildfowl refuge of international importance. Areas of open water within associated muddy margins have been created, whilst maintaining seasonally flooded marsh and reed swamp habitats via water level control. The size of Martin Mere increased by 63ha in 2002 as additional land was purchased in the southernmost part of the refuge at Woodend Farm, with assistance from the Heritage Lottery Fund, to restore arable land to a variety of wetland habitats including seasonally flooded grassland, reed bed, wet woodland and open water habitats.

#### Sites of Special Scientific interest (SSSI)

SSSIs are internationally important for their wildlife, and. Many SSSIs are also designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites, National Nature Reserves (NNRs) or Local Nature Reserves (LNRs).

SSSIs are the country's very best wildlife and geological sites. They include some of our most spectacular and beautiful habitats and are important as they support plants and animals that find it more difficult to survive in the wider countryside. The unique and varied habitats of SSSIs have developed over hundreds of years through management practices such as grazing and forestry, and

need active management to maintain their conservation interest. Protecting and managing SSSIs is a shared responsibility, and an investment for the benefit of future generations.

Within West Lancashire, there are six SSSIs:

- *Ribble Marshes*

The estuary is of international importance for the passage and wintering waterfowl it supports, being a major link in the chain of estuaries down the west coast of Britain used by birds on migration between the breeding grounds in the far north and their wintering grounds further south. The Ribble Marshes National Nature Reserve is located in the centre of the SSSI and most of the foreshore in Sefton outside the NNR is covered by the Southport Sanctuary which provides a protected low tide roost for pink footed geese.

The mudflats are rich in invertebrates on which the waders and many of the wildfowl, especially shelduck, feed and the sandbanks also provide low tide roosting sites for pink footed geese. The saltmarshes consist mainly of saltmarsh grass/red fescue sward with a belt of cordgrass (*Spartina*) at the seaward edge. They provide roosting sites for the waders at high tide and support large numbers of wildfowl such as mallard, teal, wigeon and pink-footed geese.

- *Martin Mere*

Martin Mere supports nationally important numbers of Bewick's swan, whooper swan and shoveler with numbers regularly in excess of 1% of the total British wintering population. Nationally exceptional numbers of snipe, lapwing and black-tailed godwit have been recorded, and the wintering flock of ruff (350 on average) is believed to be the largest in Britain. The breeding community is diverse, totalling over 35 species, and includes important breeding populations of greylag goose (representing over 1% of the British breeding population), gadwall, mallard and snipe.

In total, over 150 species of birds have been recorded at the site and this includes several unusual species, such as avocet, lesser yellowlegs, pratincole, marsh sandpiper and white-winged black tern which have been recorded on passage. Martin Mere is, thus, of exceptional value for the wealth and diversity of its avifauna.

Additional scientific interest is provided by the presence of two locally important plant species: water dropwort *Oenanthe fistulosa* which is regionally scarce and whorled caraway *Carum verticillatum* found here in abundance in its only Lancashire locality, and one of very few sites in the north of England.

- *Mere Sands Wood*

Mere Sands Wood is situated approximately 1 km west of the village of Rufford and is a planted oak wood now substantially modified by sand extraction. Sand extraction has created several large pools which attract a number of bird species. The site is a nature reserve run by the Lancashire Wildlife Trust.

- *Wrightington Bar Pasture*

Wrightington Bar Pasture lies in the valley of Syd Brook, which flows between the villages of Wrightington Bar and Eccleston to the south-west of Chorley. It is important as one of the few remaining species-rich unimproved grasslands in Lancashire and represents the largest flushed example of this community type in the county. This vulnerable habitat is becoming increasingly rare both nationally and in Lancashire due primarily to agricultural intensification.

The pasture is situated on the south-facing slope and flood plain of a small valley. Soils vary from free-draining sands at the top of the valley slopes to alluvium in the valley floor. Numerous flushes exist throughout the site and a high water table in the vicinity of the brook results in a small permanently wet area.

- *Downholland Moss*

Downholland Moss is situated approximately 2 km east of Formby, and consists of an arable field and small birch woodland. It is a key reference site for establishing relative sea level changes in north-west England during the period from about 6000 - 4000 BC.

Alternating organic and inorganic deposits represent a sequence of changing tidal flat, lagoonal and perimarine palaeoenvironments. These have been the subject of detailed stratigraphic, micro- and macro-palaeontological analyses supported by radiocarbon dating. The results have provided a detailed record of transgressive and regressive overlaps in northern England, a partial chronology of tendencies of sea-level movement in north-west England and sea-level index points. Downholland Moss is also noted for its surface microtopography which demonstrates roddons, sandbanks and tidal creek features.

- *Ravenhead Brickworks*

Ravenhead Brickworks is located immediately south of Up Holland, near Wigan and forms part of the active Ravenhead Quarry.

The successions at Ravenhead Brickworks are of vital importance for the understanding of the environment and the deposition of the Productive Coal Formation, not only within the Pennine Basin, but also within the UK as a whole.

## Lancashire County Nature Sites: Biological Heritage Sites

Biological Heritage Sites are the most important non-statutory wildlife sites in Lancashire. Biological Heritage Sites contain valuable habitats such as ancient woodland, species-rich grassland and bogs. Many provide a refuge for rare and threatened plants and animals. Biological Heritage Sites form an irreplaceable part of our environment and are a major part of the strategy to conserve the biological richness of Lancashire. In West Lancashire there are 81 Biological Heritage Sites; these are listed in Appendix I of the Local Plan 2012-2027.

<b>Site Name</b>	<b>Parish</b>	<b>Grid Ref</b>
Haskayne Cutting	Downholland /Halsall	SD 357 089
Downholland and Associated Brooks	Downholland /Great Altcar	SD 326 086
Formby Moss	Downholland	SD 326 095
Moss Heath and Wood	Great Altcar	SD 336 072
Cheshire Lines & Moss Lane Ditches	Downholland	SD 331 082
White Grass and Barton Gorse	Downholland	SD 331 096
Orritt's Wood	Downholland	SD 343 078
Little Wood	Downholland	SD 341 091
*Downholland Moss	Downholland	SD 320 080
*Altcar Withins	Great Altcar	SD 340 050
Carr Wood and Carr Wood Rushes	Great Altcar	SD 345 047
Brook Farm Bridge Drains	North Meols	SD 371 168
The Sluice	North Meols	SD 386 196
Halsall Marsh	Halsall	SD 366 107
Scarisbrick Hall Woods & Dam Wood	Scarisbrick	SD 395 120
High Brows Covert	Scarisbrick	SD 367 149
Plex Moss Covert	Halsall	SD 336 104
King's Covert	Halsall	SD 337 129
Twig Beds, Halsall Moss	Halsall	SD 347 119
*Halsall and Plex Mosses	Halsall	SD 340 110
Banks Marsh Embankments	North Meols	SD 376 217
Dicket's Brook Wood	Skelmersdale	SD 450 073
Stanley's Firs	Skelmersdale	SD 459 073 149
Tawd Valley Woods	Lathom /Newburgh	SD 470 090
Tawd Valley Park	Skelmersdale	SD 481 069
Westheads Clough	Skelmersdale	SD 488 067
Delph Clough	Skelmersdale	SD 493 062
Elmer's Green Common and Clough	Skelmersdale	SD 497 065
Ram's Close Wood	Dalton	SD 499 088
Ruff Wood	Ormskirk	SD 427 075

New Park Wood	Lathom	SD 440 086
Copy Wood	Lathom	SD 446 087
Ferny Knoll Bog	Bickerstaffe	SD 476 042
Nipe Lane	Skelmersdale	SD 479 044
Holland Moss	Up Holland	SD 487 037
Cunscough Brook Grassland	Aughton	SD 407 032
Bickerstaffe Moss	Bickerstaffe	SD 437 020
Rufford Park	Rufford	SD 456 162
Rufford Railway Hollows	Rufford	SD 464 150
Mere Brow (Leisure Lakes)	Tarleton	SD 408 178
Nuck's Wood	Tarleton	SD 416 166
Holmeswood Woodlands	Rufford /Tarleton	SD 420 178
Mere Sands Wood	Rufford	SD 447 157
Windmill Farm Drain	Burscough	SD 429 156
*Martin Mere Mosslands	Burscough /North Meols /Scarisbrick	SD 400 160
Windmill Fields	Burscough	SD 425 154
Leeds-Liverpool Canal, Rufford Branch	Burscough /Rufford /Tarleton	SD 456 13
Rufford Boundary Sluice	Rufford	SD 464 148
Low Meadows, North and Wham Ditch	Lathom	SD 468 146
Wood Lane Pasture	Parbold	SD 498 105
Eller Brook and Hoscar Moss Fields	Burscough /Lathom	SD 459 131
Abbey Lane Brick Pits	Burscough	SD 433 104
Burscough North West Curve	Burscough	SD 448 124
Platts Lane Pits	Burscough	SD 441 107
River Douglas Estuary	Hesketh-with-Becconsall /Tarleton	SD 456 245
River Douglas Embankment	Hesketh-with-Becconsall	SD 452 249
Hesketh Old Marsh Embankment	Hesketh-with-Becconsall	SD 422 236
Camp Fields	Hesketh-with-Becconsall	SD 441 230
Hesketh Bank Brickworks South	Hesketh-with-Becconsall /Tarleton	SD 449 227
Hesketh Bank Brickworks North (Alty's)	Hesketh-with-Becconsall	SD 448 230
Marsh Farm Fields	North Meols	SD 408 232
Hesketh Old and New Marsh Fields	Hesketh-with-Becconsall	SD 415 248
Rough Park and College Woods	Up Holland	SD 513 065
Lees Wood	Up Holland	SD 517 077

Lees Brook Pasture	Up Holland	SD 518 077
Dingle Quarry and Dalton Quarry	Dalton	SD 516 085
Holland Lees Wood	Dalton /Up Holland	SD 517 084
Green Alley Wood	Up Holland	SD 529 079
Haldren Wood	Up Holland	SD 523 081
Coppice Bank Wood	Up Holland	SD 526 082
Dean Wood	Up Holland	SD 534 073
Black Brook Woodland	Up Holland	SD 502 024
Pimbo Lane Pit	Up Holland	SD 515 046
Alder Lane Brook	Parbold	SD 502 108
Bramble Way	Parbold	SD 497 103
Hunter's Hill Delf and Hawett Hill Delf	Wrightington	SD 503 122
Fairy Glen and Delf House Wood	Parbold /Wrightington	SD 517 106
Harrock Hill	Wrightington	SD 513 133
Big Wood and Wrightington Ponds	Wrightington	SD 534 106
Syd Brook Valley	Wrightington	SD 544 140
Counce's Road Ditch	Scarisbrick	SD 401 160

### Local Nature Conservation Sites

There are 32 local nature conservation sites in West Lancashire that, apart from the Ribble Estuary, take up a relatively small part of the Borough's land area; these are listed below:

Site Name	Parish	Grid Ref
Rabbit Hill	Great Altcar	SD 351 063
Acre Lane Fields Ponds	Great Altcar	SD 355 052
Scarisbrick Park	Scarisbrick	SD 387 130
Goose Dub Covert, Banks	North Meols	SD 383 212
Banks Sewage Works	North Meols	SD 381 205
Woodland in Simonswood	Bickerstaffe	SD 412 015
Ox Hey Plantation	Bickerstaffe	SD 437 044
Bickerstaffe Wood	Bickerstaffe	SD 447 037
Woodwards Plantation, Simonswood	Bickerstaffe	SD 435 003
Prescot Road Quarry	Aughton	SD 407 066
Greetby Hill Railway Cuttings	Ormskirk	SD 427 086
Ormskirk Sidings	Ormskirk	SD 420 087
Manor Farm, Hesketh Bank	Hesketh-with-Beaconsall	SD 430 231
Carr Heys Plantation, Hesketh Bank	Hesketh-with-Beaconsall	SD 445 212
Skellow Clough	Bispham	SD 488 128
Dock Brook	Parbold	SD 492 106

Tontine Road Pit	Up Holland	SD 521 045
Abbey Lakes	Up Holland	SD 527 048
Dennet's House, Lower Pimbo	Skelmersdale	SD 512 036
Appley Lock Pasture	Parbold	SD 517 096
Old Varnish Works, Appley Bridge	Parbold	SD 519 094
North Hawsclough Quarry	Dalton	SD 500 090
Beacon Park	Up Holland	SD 500 100
Smith Croft Delph	Parbold	SD 504 124
Wrightington Hall and Park	Wrightington	SD 528 112
Abbey Lane Brick Pits	Burscough	SD 433 104
Platts Lane Pits	Burscough	SD 442 108
Pimbo Bushes, Pimbo	Skelmersdale	SD 516 032
Gaw Hill /Gorse Hill	Aughton	SD 396 079
Eller Brook /Sutches Woods	Lathom	SD 452 106
Moss Delf	Aughton	SD 401 061
Pinfold Quarry	Scarisbrick	SD 390 114





# Equality Impact Assessment Form



<b>Directorate: Transformation</b>		<b>Service: Planning &amp; Development</b>	
<b>Completed by: K Brindley</b>		<b>Date: 02/11/2016</b>	
<b>Subject Title: Green Infrastructure and Cycling Strategy</b>			
<b>1. DESCRIPTION</b>			
Is a policy or strategy being produced or revised:		Yes  Green Infrastructure and Cycling Strategy	
Is a service being designed, redesigned or cutback:		No	
Is a commissioning plan or contract specification being developed:		No	
Is a budget being set or funding allocated:		No	
Is a programme or project being planned:		Yes	
Are recommendations being presented to senior managers and/or Councillors:		Yes	
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty ( <b>Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations</b> ):		Yes	
Details of the matter under consideration:		The Draft Green Infrastructure and Cycling Strategy identifies existing and proposed areas of Green Infrastructure and Cycling in order to assist in the delivery of the West Lancs Local Plan aspirations. This matter is requesting the approval for consultation on the Draft Green Infrastructure and Cycling Strategy.	
<p><i>If you answered <b>Yes</b> to any of the above <b>go straight to Section 3</b></i>  <i>If you answered <b>No</b> to all the above <b>please complete Section 2</b></i></p>			
<b>2. RELEVANCE</b>			
Does the work being carried out impact on service users, staff or Councillors (stakeholders):		No* <span style="float: right;"><i>*delete as appropriate</i></span>	
If <b>Yes</b> , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered <b>Yes</b> go to <b>Section 3</b></i>			
If you answered <b>No</b> to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>			
<b>3. EVIDENCE COLLECTION</b>			
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?		The Green Infrastructure and Cycling Strategy will affect the entire Borough with benefits for the residents and potential impacts upon	

	developers and Infrastructure providers.
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	n/a.
Which of the protected characteristics are most relevant to the work being carried out?  Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity	<i>*delete as appropriate</i>  No No No No No No No No No
<b>4. DATA ANALYSIS</b>	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	All existing and proposed Green Infrastructure will be accessible to residents of the Borough and further afield.
What will the impact of the work being carried out be on usage/the stakeholders?	The impact of the Strategy will allow for a cohesive and fluent network of green infrastructure and a cycling network around the Borough. This will assist in sustainable transport and implementing policies within the West Lancs Local Plan 2012-2027
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	The Draft Green Infrastructure and Cycling Strategy is seeking the views of the public and stakeholders through this consultation.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	Guidance provided through the Town and Country planning Act 1990.
If any further data/consultation is needed and is to be gathered, please specify:	To seek approval of the Green Infrastructure and Cycling Strategy
<b>5. IMPACT OF DECISIONS</b>	
In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	The Green Infrastructure and Cycling Strategy will impact positively on the residents of the Borough by increasing the access to Green Infrastructure and increasing opportunities for cycling.
<b>6. CONSIDERING THE IMPACT</b>	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).	The only negative impact is obtaining funding to delivery and implementation of the strategies in the document.

What actions do you plan to take to address any other issues above?	No actions.  <i>If no actions are planned state no actions</i>
<b>7. MONITORING AND REVIEWING</b>	
When will this assessment be reviewed and who will review it?	The Green Infrastructure and Cycling Strategy will be monitored on an annual basis.



**MINUTE OF CORPORATE AND ENVIRONMENTAL OVERVIEW AND SCRUTINY  
COMMITTEE  
1 DECEMBER 2016**

**43 DRAFT GREEN INFRASTRUCTURE AND CYCLING STRATEGY**

Consideration was given to the report of the Director of Development and Regeneration, as contained on pages 241 to 299 of the Book of Reports that gave details of the draft Green Infrastructure and Cycling Strategy that sought comments, prior to consideration by Cabinet at its meeting on 10 January 2017.

The Strategic Planning and Implementation Manager, who attended the meeting, provided an overview of proposals in relation to the adoption of the Strategy, its content and aspirations, referring to details as down in the report and appendices.

In discussion comments and questions were raised in relation to:

- Proposed projects (including linking canal paths, parks, linear parks and other areas of West Lancashire)
- The proposed “route” of the “West Lancashire Wheel” (effect on nearby residences; expectations of users; safety; inclusive access)
- The cycling / walking focus of the proposals.
- The methodology / processes related to project selection; submissions; consultation.
- Summary of longer term projects (saving / investment for 5 to 10 year “proposals”)
- The cost of investment (future proofing particular projects; mitigating against smaller projects)

The Director of Development and Regeneration, who also attended the meeting, provided additional clarification in relation to comments raised.

**RESOLVED:** That as a consequence of the discussion on this item, it was agreed that the comments be:

- (1) “That the recommendation to Cabinet, be supported.
- (2) That Cabinet recognises the importance of the contribution that the Green Infrastructure Strategy will make towards addressing impacts of climate change within West Lancashire.
- (3) That the benefits linked to health and wellbeing (a Council priority), be noted.”





Agenda item 6(a)

Draft Green Infrastructure and Cycling Strategy

Revised Recommendations

- 2.1 That the draft Green Infrastructure and Cycling Strategy at Appendix A to the report be approved for public consultation.
- 2.2 That the Director of Development and Regeneration in consultation with the Portfolio Holder for Planning be authorised to make any necessary minor amendments to the Draft Green Infrastructure and Cycling Strategy before the document is published for consultation.





**CORPORATE AND  
ENVIRONMENTAL OVERVIEW &  
SCRUTINY COMMITTEE:  
1 DECEMBER 2016**

**CABINET:  
10 JANUARY 2017**

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**Report of:** Director of Development and Regeneration Services

**Relevant Portfolio Holder:** Councillor J Hodson

**Contact for further information:** Mr Peter Richards (Extn. 5046)  
(E-mail: [peter.richards@westlancs.gov.uk](mailto:peter.richards@westlancs.gov.uk))

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**SUBJECT: COMMUNITY INFRASTRUCTURE LEVY (CIL) FUNDING PROGRAMME  
2017/18**

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Wards affected: Borough wide

## **1.0 PURPOSE OF THE REPORT**

1.1 To report on the consultation held in autumn 2016 on the options for the CIL Funding Programme 2017/18 and propose final recommendations for the CIL Funding Programme in 2017/18 based on the CIL monies anticipated to have been collected by the Council by 31 March 2017.

## **2.0 RECOMMENDATIONS TO CORPORATE AND ENVIRONMENTAL OVERVIEW & SCRUTINY COMMITTEE**

2.1 That the explanation provided within this report of how recommendations are arrived at by officers for the spending of "strategic" CIL monies be noted.

2.2 That Agreed Comments on the projects recommended at section 6 be referred to Cabinet for its consideration.

## **3.0 RECOMMENDATIONS TO CABINET**

3.1 That the consultation feedback report and updated Infrastructure Delivery Schedule (IDS) provided at Appendices 1 and 2 be noted.

3.2 That the Agreed Comments provided by the Corporate and Environmental Overview & Scrutiny Committee (Appendix 5) be noted and considered.

3.3 That £150,000 of CIL monies be allocated to the delivery of the Canal Towpath Improvements at Burscough (described at paragraph 6.1 below) in 2017/18.

- 3.4 That the remaining “strategic” CIL monies collected by 31 March 2017 (i.e. those not allocated on the projects agreed under recommendation 3.3 or spent on projects in the 2016/17 CIL Funding Programme) be “saved” and allocated toward more significant strategic infrastructure projects to be drawn down from as necessary as such significant projects are identified and approved.
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## **4.0 BACKGROUND**

### The Community Infrastructure Levy (CIL)

- 4.1 The Council adopted a CIL Charging Schedule in July 2014, and has been charging CIL since 1 September 2014. In March 2015, the Council approved a CIL Governance Framework which set out how decisions would be made on the spending of CIL monies by the Council, amongst other matters. Key to this Framework is the production each year of a CIL Funding Programme to prioritise how the CIL funds raised in a given financial year will be spent the following financial year. A draft of this CIL Funding Programme must be publicly consulted upon before Cabinet make a final decision on it in January of any given year in readiness for spending the monies from April that year.
- 4.2 This report follows up on the public consultation held in autumn 2016 on the options for the CIL Funding Programme 2017/18. It reports back on the responses received and recommends which schemes should be incorporated into the 2017/18 CIL Funding Programme.

### The Infrastructure Delivery Schedule (IDS)

- 4.3 A key document that informs the process of preparing a CIL Funding Programme is the Infrastructure Delivery Schedule (IDS). The IDS is a database of infrastructure projects that are planned or desired to take place during the current Local Plan period. It originally formed part of the evidence base for the Local Plan and the CIL Charging Schedule but has become more of a “live” document now, allowing monitoring of all infrastructure projects in the Borough and concurrent measuring of how the Local Plan is performing in delivering this key aspect of sustainable development.
- 4.4 Many projects on the IDS have a connection to new development in that they are needed or demanded because of the new development proposed and being delivered through the Local Plan. However, other projects are not necessarily linked to new development in this way, but are still needed to upgrade existing infrastructure provision or reflect aspirations that infrastructure providers have and which, in some cases, may enable further new development in the future.
- 4.5 In relation to CIL, therefore, the IDS provides the basis for assessing which infrastructure projects CIL monies should be spent on. Not all projects on the IDS will be eligible for and / or need CIL monies. This is discussed further below.
- 4.6 Infrastructure providers, ward councillors, parish councils and relevant council officers have all been given opportunity to input ideas and suggestions on schemes that could go into the latest version of the IDS, and to update details of schemes that are already in the IDS. This is a vital part of the process and the more specific and detailed the information provided, the better the Council can

assess the projects. However, ultimately this works both ways, as the Council can only assess a project based on what information is submitted. If the information is inadequate or incorrect, this will inevitably affect the assessment, particularly in relation to deliverability of a project.

- 4.7 To this end, all contributors are invited to comment on the draft CIL Funding Programme when it is published for public consultation and can update the information provided as they see necessary. Further updates have been provided through the most recent consultation exercise, including revised information on costing and delivery, and this has affected the shortlist of projects that officers ultimately recommend in this report. The IDS (Appendix 2) has subsequently been updated to reflect the additional information provided by stakeholders during the consultation.

#### Consultation

- 4.8 Another key requisite of the governance process is public consultation, which, following Cabinet approval in September 2016, was undertaken between 6 October and 4 November 2016. Following the close of the consultation, the stakeholder updates and all the representations received through the public consultation have been used to further assess the suitability of schemes and inform recommendations as to how CIL monies should be spent. The comments received on the CIL Funding Programme, and the Consultation Feedback Report, can be found at Appendix 1. This report sets out how the final recommendations have been reached, and the justification for them.

#### Available CIL Funding

- 4.9 In terms of CIL monies collected thus far or anticipated to be collected by 31 March 2017:
- £45,703 was collected in 2014/15
  - £144,959 was collected in 2015/16
  - £400,460 has thus far been collected in 2016/17 (at the time of writing)
  - A further £158,971 is anticipated to be collected by 31 March 2017
- 4.10 This therefore provides a current total CIL income of £591,122 (as of end of October 2016) since CIL began to be collected in 2014, and this is anticipated to rise to £750,093 by 31 March 2017. This anticipated total may however increase if a development comes forward sooner which was not anticipated to come forward this year or decrease if development does not go ahead as expected or a developer fails to pay the required CIL charge when it is due.
- 4.11 Of this total, 5% is allocated to the Council's administrative costs of running CIL and 15% is allocated in accordance with statutory requirements to the Parish Councils in which the developments paying CIL take place. We call this the "Neighbourhood Portion", as it is designed to ensure that some CIL monies are spent directly in those areas where development takes place. Where there is no Parish Council, the Borough Council must spend this neighbourhood portion within the non-parished areas it has derived from, in consultation with local communities. No CIL income has thus far been received from developments in



non-parished areas and none is anticipated by 31 March 2017. The remaining 80% of CIL is retained by the Borough Council for use on strategic infrastructure and we call this the “StrategicPortion”. Of the £591,122 of CIL revenue received at the time of writing this report, the 80% “strategic” portion equates to **£473,742**.

- 4.12 Members will recall that in January 2016, Cabinet approval was given for the allocation of £43,000 of CIL monies for expenditure during 2016/17. The three projects to receive funding were: Skelmersdale allotments, Station Approach car park, Ormskirk and Haskayne Cutting Nature Reserve.
- 4.13 Subtracting the £43,000 of strategic CIL monies previously allocated through the 2016/17 CIL Funding Programme means that there is currently **£430,742** of CIL monies available to spend by the Council across the Borough in 2017/18 from the StrategicPortion.
- 4.14 This should rise to over half a million pounds if all that is anticipated to be collected through CIL between now and 31 March 2017 is realised. Table 1 illustrates the actual, and anticipated, CIL revenue.

	CIL collected in period	CIL due in period	Strategic (80%)*	CIL previously allocated	(Cumulative) CIL balance available
2014/15	£45,703	-	£36,562	£43,000	£110,083
2015/16	£144,959	-	£116,521		
2016/17 (Apr-Oct)	£400,460	-	£320,659	-	£430,742
<b>Sub-total</b>	<b>£591,122</b>	-	<b>£473,742</b>		<b>£430,742</b>
2016/17 (Nov-Mar)	-	£158,971	£127,404		£558,146
<b>Total</b>	<b>£750,093</b>		<b>£601,146</b>		<b>£558,146</b>

Table 1 CIL Income by year

\* Please note that the figures for the StrategicPortion sometimes come to slightly more than 80% of the CIL collected. This is because the CIL regulations only allow the surcharges collected as a result of missed / late payments to be split between the “strategic” and the administrative portions (95%:5%).

## 5.0 PROPOSED FUNDING PRIORITIES FOR 2017/18

### The Assessment Process

- 5.1 The IDS now contains over 100 potential projects but the vast majority are not deliverable within the next year. However, many of those that are not immediately deliverable are projects that will deliver infrastructure that is needed and that might become deliverable in the near future. Therefore, a balance must be struck between funding appropriate and deliverable projects now with the CIL monies available and consideration for “saving” CIL monies to contribute to bigger, more beneficial projects that the infrastructure provider can work towards making deliverable while the necessary CIL monies are “saved up”.

- 5.2 The IDS also serves to function as a “living” evidence base to support monitoring and delivery of the current Local Plan. The IDS will also inform the preparation of the next Local Plan, and so it includes all suggested infrastructure projects in the Borough, regardless of whether that infrastructure is directly related to new development or requires CIL monies to fund it. Therefore, some IDS projects will not meet a local need or demand that has arisen from new development, which is a key test of whether CIL monies can be spent on a project, and / or may not require CIL monies as the scheme has secured funding from another source or mechanism.
- 5.3 To help inform deliberation on whether a project is eligible for CIL funding and then to assist in prioritising those eligible projects, council officers have used the information collated on each project to assess schemes against six key criteria:
1. Are CIL monies needed to deliver the project?
  2. Does the project meet a local need or demand that has arisen from, or been exacerbated by, new development?
  3. Does the infrastructure fall under the Regulation 123 list, which sets out what type of infrastructure the Council will spend CIL monies on?
  4. When can the infrastructure be delivered?
  5. Does the project help meet at least one of the Council’s Corporate Priorities?
  6. Is the project identified within a relevant local strategy, e.g. the Local Plan, the Highways & Transport Masterplan and the Leisure Strategy?
- 5.4 The first criterion ensures that all infrastructure projects on the IDS which do not require CIL monies are separated off at the outset, reducing unnecessary assessment of projects. The second and third criteria are essential as CIL monies can only be spent on infrastructure that meets a local need or demand that has arisen from new development and on types of infrastructure that are on the Regulation 123 list (<http://www.westlancs.gov.uk/media/132578/Regulation-123-list.pdf>). At this point, we have effectively ruled out all infrastructure projects from further assessment which would never receive CIL monies based on the current information. However, it must be understood that, while the second criterion appears clear-cut, assessing whether an infrastructure need or demand has arisen from, or been exacerbated by, new development is not always straight forward and so the commentary on shortlisted projects in the CIL Funding Programme reflects this as necessary.
- 5.5 The fourth criterion is necessary to understand whether the project is deliverable by 31 March 2018 and so might benefit from having CIL monies allocated to it for spending in the next financial year. This is important as the Council does not want to allocate much sought after CIL funding to a project only to see it fail to be delivered (and the funding spent) and so many projects on the IDS fail this criterion. The fifth and sixth criteria are necessary to help differentiate and prioritise between projects, where several meet all of the first four criteria.
- 5.6 While not a criterion within the assessment, a further consideration in the judgement that Cabinet must ultimately make should also be the cost of the

project and what CIL monies are required to deliver it, so as to encourage greater value for money by using CIL monies to lever in other funding. This is not a criterion because sometimes an important project simply cannot be funded from another source and it would be inappropriate to limit a project's assessment just because of that, but clearly, where a project essentially uses CIL monies to lever in other funding, this is an efficient use of monies and should be welcomed.

- 5.7 It is also important to consider the availability, or future availability, of neighbourhood CIL funds. As time progresses, and development occurs throughout the Borough, then the 15% Neighbourhood Portion of CIL that Parish Councils hold (or that the Council holds in unparished areas to be spent in that area) will grow and could be utilised on lower cost projects. It may therefore be more appropriate for Parish Councils to await such receipts to deliver some lower cost projects. The larger portion of CIL monies that the Council retains can then be spent on costlier, more strategic projects thereby ensuring maximum efficiency and value for money. At the current time, a number of Parish Councils have received CIL receipts although, with the exception of Burscough, these could not yet be described as 'significant'. However, given a number of major housing allocations in the Local Plan that are anticipated to come forward through the planning process shortly, it is reasonable to assume that the areas of Burscough, Ormskirk and Halsall may have Neighbourhood Portion CIL monies available in the next few years.
- 5.8 The initial sieving process identified a number of infrastructure projects that have the potential to be delivered in the 2017/18 financial year within available funding levels (supported by any necessary match funding) and which involve infrastructure that is on the Regulation 123 list. The most recent assessment (post-consultation) of these projects (of which there are 24) is provided at Appendix 3.
- 5.9 From the original (pre-consultation) assessment of this list, four projects were shortlisted and included in the draft CIL Funding Programme (draft CFP). The draft CFP proposed four options for the spending of CIL monies in 2017/18. Together, these were:

Option One	Prioritise one project	Canal towpath improvements between Burscough Wharf & Glovers Swing Bridge (£150,000)
Option Two	Prioritise several smaller projects	Stanley Coronation Park Play Area (£20,000) Whittle Drive changing facilities (£60,000) Cheshire Lines cycle/footpath improvements (£40,000)
Option Three	Hybrid of Option One and Two	Combination of projects; cost dependent on those selected
Option Four	Save CIL	All CIL monies received by 31 March 2017 are saved for spending in future years

*Table 2 Shortlisted schemes and options proposed through the draft CFP*

## Public consultation

- 5.10 Public consultation plays an important part in helping to identify those schemes with the greatest priority for local people. The draft CIL Funding Programme was put out to public consultation between 6 October and 4 November 2016. Thirty-three representations were received from the public and stakeholders, and all their comments have been considered in making the final recommendations regarding CIL funding in 2017/18. The CIL Funding Consultation Feedback Report details and summarises the comments received, and explains how the project recommendations have been amended as a result.
- 5.11 Through the consultation, some stakeholders provided additional information on their infrastructure proposals, which have been updated in the IDS. This included information relating to project costs at Mere Sands Wood Visitor Centre, delivery assurance with regard the Burscough canal towpath improvements, updated costs for the Tanhouse Community Leisure Complex and a new proposal for improvements at Hilldale Jubilee playing fields. The agents acting on behalf of the Yew Tree Farm, Burscough strategic site also confirmed their intention to deliver allotments through the development of the site, meaning that CIL monies will not be required for that scheme. This updated information has been considered in making the final recommendations for CIL expenditure in 2017/18.
- 5.12 Through the consultation, the greatest amount of support was received for the canal towpath improvements between Burscough and Glovers Swing Bridge on the grounds that it would encourage use of the canal, promote health and wellbeing, promote sustainable / environmentally friendly transport modes, encourage access of facilities and services within Burscough, would extend those towpath improvements works already undertaken on the Wigan and Sefton stretches of the canal and would support that new development which has occurred, and is due to occur, in Burscough. The Canal and River Trust have confirmed that, should £150,000 of CIL monies be allocated to this scheme, the project would be deliverable by March 2018, with the Canal and River Trust contributing at least £30,000 to the cost of the scheme based on their original cost estimate.
- 5.13 There was also support for the use of CIL monies to deliver a number of projects during 2017/18, with backing for the Cheshire Lines cyclepath/footpath improvements and more limited support for both Whittle Drive changing facilities and Stanley Coronation Park play area. However, some respondents considered that such a split of funding would serve to dilute the benefits of CIL and instead recommended that the Council spend CIL on the Burscough canal towpath improvements with the remainder saved for medium-long term schemes. Lancashire County Council suggested that a long-term strategic approach should be adopted, considering a period at least 3-5 years in the future, whilst allocating some small amounts of money to short-term schemes. It considered this would support constructive discussions on what infrastructure can or should be delivered with this money and would facilitate a discussion on the long-term benefits of saving some or all of the CIL money to deliver larger schemes.

## **6.0 RECOMMENDATIONS OF THE DIRECTOR OF DEVELOPMENT AND REGENERATION**

6.1 Given the feedback from the consultation and the positive assessment of the project by officers even before the public consultation, I recommend at 3.3 above that one project should certainly have CIL monies allocated to it for spending in 2017/18:

- **Canal Towpath Improvements between Burscough Wharf and Glovers Swing Bridge (CIL expenditure: £150,000)**

*This project would upgrade a key section of a strategic route for cycling and walking on the Pier-to-Pier route and on the West Lancs Wheel and so sits within wider proposals contained and supported by the Leisure Strategy, Economic Development Strategy and LCC's West Lancashire Highways & Transport Masterplan. The project could be delivered by 31 March 2018 by the Canal and River Trust, who would contribute £30,000 to the project as well. The project received wide support through the consultation responses.*

6.2 Given the logic of saving CIL funds to contribute to the significant strategic infrastructure projects on the IDS which are on the horizon and given that the smaller projects gained limited support in the public consultation, I would not recommend allocating any further CIL monies to any other projects at this time, and instead would recommend "saving" the remaining CIL funds towards those more significant projects in the future.

6.3 However, if Cabinet were to disagree with me on this point and would wish to provide support for smaller-scale infrastructure projects as well, I would recommend that Cabinet limit their allocation of CIL monies on smaller-scale projects to a maximum of £60,000 (in total) on one or more of the following shortlisted projects (CIL monies required in brackets):

- **Stanley Coronation Park play area (£20,000)**

*The Stanley Coronation Park play area serves a fairly wide part of Skelmersdale (particularly as it sits alongside the Sandy Lane local centre) and development is anticipated in the area in the near future, most notably from the Firwood Road housing allocation in the Local Plan. The project would also enhance a priority site in the Council's Play Area Strategy and could be delivered by 31 March 2018. The CIL monies would be matched by £20,000 of funding from the Council's Capital Programme. The project received a mix of views in the public consultation.*

- **Tanhouse Community Leisure Complex (£33,000)**

*The Tanhouse Community Leisure Complex involves the upgrade / creation of a leisure complex around the Tanhouse Community Centre, including the construction of a new bowling green, upgrading of outdoor football pitch, skate-park, teenage shelter, MUGA and landscape surrounds. Tanhouse ward has seen the most housing development since 1 April 2012 of all Skelmersdale wards (and over half of all such development in Skelmersdale) but the actual quantum of new housing is not especially large and Tanhouse is not expected to see significantly more housing development in the coming years. The additional information submitted during the public consultation by Tanhouse Community Leisure confirms that CIL monies would be used to lever in £20,000 of match funding to deliver the project by 31 March 2018.*

- **Changing facilities at Whittle Drive playing fields, Ormskirk (£60,000)**

*This project would deliver new changing facilities to serve well-used playing pitches in an area (Ormskirk) that has seen significant new development and will see more in the coming years. The project could be delivered by 31 March 2018. The project received a mix of views in the public consultation but generally more positive.*

- **Mere Sands Wood Visitor Centre Phase 1 (£3,000)**

*This project seeks the extension and refurbishment of Mere Sands Wood Visitor Centre to improve public facilities and financial sustainability of attraction. The Wildlife Trust has submitted this project and would deliver it. While little development has been delivered recently in Rufford, a housing development at Sluice Lane is currently under construction, but, in any event, Mere Sands Wood Nature Reserve is a strategic facility that attracts visitors from across West Lancashire and beyond.*

*Through the public consultation, the Wildlife Trust submitted more information to support their earlier submissions and have clarified that there are two phases to the project. Phase 1 would be the creation of a “Cabin in the Woods” to be used for education activities, evening talks and other events and would enable parts of the existing Visitor Centre to therefore be re-used. Phase 1 is anticipated to cost £80,000 and the majority of this would be provided through funding from Greenbank Trust, the Lancashire Environmental fund and funds from an appeal and so only £3,000 of CIL monies would be required. Phase 1 would be completed by 31 March 2018.*

*Phase 2 is the construction of a café and activity room at a cost of £200,000 with £20,000 of CIL monies anticipated to lever in £180,000 from other potential funders. However, given the timescales of Phase 2 and uncertainty over the funding at this time, Phase 2 should be considered next year.*

- **Improvements to Cheshire Lines (£40,000)**

*This project would invest in improvements to an existing strategic cycle / footpath which provides connections into the wider sub-regional and national cycling network. The project could be delivered by 31 March 2018 and serves a strategic function.*

- **Refurbishment of Haskayne Pavilion (£13,500)**

*The Haskayne Pavilion project is to refurbish the disused pavilion building to acceptable standards to provide a safe environment for young people’s activities in a very rural area. Part of the proposed usage is a youth club and a rehearsal studio for local musicians. Haskayne has seen some development in recent years (former LO Jeffs site) and there are number of small residential developments with permission in the parish/ward. The Parish Council would deliver the project by 31 March 2018.*

6.4 Depending on which (if any) of the above projects Cabinet might choose to allocate funding to, together with the Burscough Canal Towpath project this would provide a total spend of between **£150,000 and £210,000**.



- 6.5 In this way, the Council will ensure a substantial sum from the current and anticipated balance of CIL monies available can be “saved” and set aside for a future significant strategic infrastructure project (likely to be between £250,000 and £350,000 based on anticipated CIL receipts by 31 March 2017). To this end, I make recommendation 3.4 above, which would see the remaining “strategic” CIL monies received as of 31 March 2017 (and not required to fund recommendations 3.3 above) allocated to a separate fund for significant strategic infrastructure projects.
- 6.6 Looking further ahead, predicting exactly how much CIL income may be collected in future years is extremely difficult given the number of variables involved, not least uncertainty over when sites will actually commence on site (which is when CIL can begin to be collected). However, based on the anticipated delivery of CIL-chargeable housing to 2021 in West Lancashire and a conservative average house size of 80m<sup>2</sup>, a rough estimate of income over the next five years would be in excess of £3million.
- 6.7 If the majority of this were to be “saved” and allocated for significant strategic infrastructure projects (in the same way I am recommending should be done in this report for the 2017/18 CIL Funding Programme), it can be seen that a reasonably large capacity will hopefully be built-up to contribute to one or more significant strategic infrastructure project. Some of the more significant projects in the medium-term delivery category of the IDS that the Council may ultimately wish to allocate some of this funding to are (total estimated project cost in brackets):
- A new Skelmersdale Leisure Centre (£12million, CIL funding could only provide a small proportion of this)
  - Improvements to, or replacement of, Park Pool, Ormskirk (£12million, CIL funding could only provide a small proportion of this)
  - Improvements to Burscough Sports Centre (£5million, CIL funding could only provide a small proportion of this)
  - Improvements to enhance open space provision in the Tawd Valley in Skelmersdale (£300,000)
  - Redevelopment of Birleywood Health Centre, Skelmersdale (unknown, but Health funding likely to provide majority of funds)
  - Investment in health facilities in Burscough (unknown, but Health funding likely to provide majority of funds)
  - Investment in health facilities in Northern Parishes (unknown, but Health funding likely to provide majority of funds)
  - Ormskirk to Skelmersdale Linear Park (unknown)
  - River Douglas Linear Park, Tarleton / Hesketh Bank (unknown, but Section 106 funding and on-site delivery within a development site will provide some of the funding needed)

## **7.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

7.1 The delivery of new infrastructure funded by CIL monies will have positive implications for sustainability and contribute to the delivery of the development allocated in the West Lancs Local Plan 2012-2027 in a sustainable manner. The projects recommended in this report will contribute towards various objectives of the Council's Sustainable Community Strategy.

## **8.0 FINANCIAL AND RESOURCE IMPLICATIONS**

8.1 There is no additional cost to Council resources of preparing and consulting on a CIL Funding Programme given that any projects prioritised for funding will be funded by CIL monies and, in some cases, match-funding identified by the infrastructure provider from other sources. The administration of CIL (including the CIL Funding Programme) is covered by the 5% administration fee retained by the Council from CIL receipts together with the Planning Services revenue budgets.

## **9.0 RISK ASSESSMENT**

9.1 There are no significant risks related to this report, but it must be stressed that the availability of CIL funds towards projects in 2017/18 beyond that currently collected and available to allocate cannot be guaranteed at this time because the Council does not control when development that has permission will commence (and so be required to pay their CIL liability) or that payments will be received on time. There are however various enforcement routes permitted through the CIL Regulations to pursue a timely recovery of any such receipts that are not paid in line with payment due dates.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

There is a direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

### **Appendices**

Appendix 1 – Consultation Feedback Report on the draft CIL Funding Programme 2017/18

Appendix 2 – Infrastructure Delivery Schedule

Appendix 3 – Assessment Matrix for Projects for infrastructure on R123 list and potentially deliverable in 2017/18

Appendix 4 – Equality Impact Assessment

Appendix 5 – Minutes from Corporate and Environmental Overview & Scrutiny Committee on 1 December 2016 (*Cabinet only*)





## **CIL FUNDING PROGRAMME 2017/18**

# **CONSULTATION FEEDBACK SUMMARY REPORT**

**NOVEMBER 2016**

## **CIL Funding Programme – Consultation Feedback**

West Lancashire Borough Council invited comments on the CIL Funding Programme proposals between 7 October and 4 November 2016. The consultation sought comments on how the unallocated strategic CIL monies received 2014-2017 should be spent in 2017/18, and on what projects they should be spent on.

**33** responses were received. A summary of the comments, and results, of the consultation are outlined through this feedback report, whilst the actual responses received can be viewed through the appendix.

To assist with the feedback, non-structured general comments have been combined with those received through the structured consultation proformas.

### **Which option do you support most? Do you agree with that proposed?**

#### ***Option One (Prioritise one strategic project)***

Respondents gave strong support to the canal towpath improvements, proposed along a stretch of canal at Burscough, on the grounds that it would encourage use, promote health and wellbeing, promote sustainable /environmentally friendly transport modes, and would extend those towpath improvements works already undertaken on the Wigan and Sefton stretches of the canal. Consultees stated that it would establish the 'Pier to Pier' cycle route between Southport and Wigan, which is also part of the National Cycle Network (Route 562). Representors confirmed that the towpath section is already very popular with walkers and cyclists but surface improvements are needed so all users can enjoy it. Consultees suggested that, ideally, the project will need to be followed by further investment in future to improve other substandard sections, including that in the Parbold area.

Some respondents argued that visiting boaters would be more likely to moor to access the facilities and services within the village, thereby supporting businesses within Burscough. They stated that the existing permanent moorings are sited along the next stretch of canal towpath which serves to discourage boaters to moor to use Burscough village. There was a further request that the Canal and River Trust install mooring bollards or rings, through this project, in order to protect the towpath as boaters would then not have to knock mooring pins into the new towpath.

The canal towpath improvements were supported because of the recent and anticipated levels of development over future years in Burscough, and representors considered use of CIL monies on this project would therefore be appropriate and in line with the CIL regulations. The project sits within the draft Green Infrastructure Strategy and brings benefits to a wide area. Surveys for the emerging Burscough Neighbourhood Plan also expressed general support for canal improvements and recognised its green space value. The project is considered to improve the environment and enhance the canal as a visitor attraction.

The Canal and River Trust have confirmed that, should £150,000 of CIL monies be allocated to this scheme, the project would be deliverable by March 2018.

One objection was received to the canal towpath because the project was “not in my area”.

### ***Option Two (Prioritise several smaller projects)***

Some respondents supported the Cheshire Lines improvement proposals but others also judged the project to be lower priority than the towpath at Burscough which they considered had a larger number of users/visitors.

Limited support was received for Whittle Drive. One representor considered that the project should be delivered as the current changing rooms “are an eyesore, as are other aspects on the Scott Estate”. Sport England noted that it is an action within the Council’s 2015 Playing Pitch Strategy and has the support of Sport England and the pitch sport national governing bodies. Others considered that the scheme would benefit too few people generally to be considered viable or appropriate use of monies.

Whilst the Stanley Coronation Park play areas might be deliverable before 2018, some respondents considered that there has been insubstantial development in the area over recent years to warrant improvements and therefore the project would not be supporting new development in the short term. Similarly, the consultee queried whether use of monies on the Cheshire Lines scheme would be an appropriate use of CIL monies in the short term given their distance from any development.

Some representors considered that prioritising several smaller projects would be a good use of CIL monies, allowing for a distribution of funds and projects. Others considered that the split would serve to dilute the benefits of CIL and instead recommended that the Council spend CIL on the Burscough canal towpath improvements with the remainder saved for medium-long term schemes. One consultee highlighted that the proposed projects all appear to be weighted towards the central and southern areas of the Borough, with no schemes proposed in the northern parishes.

### ***Option Three (A hybrid)***

The Burscough canal towpath improvement project was supported along with the Cheshire Lines as they both provide a facility to support health and wellbeing. There was a small level of support for Whittle Drive changing rooms.

Some respondents considered that other options would be a more appropriate approach.

### ***Option Four (Save CIL for future years)***

A number of respondents considered that CIL funds should begin to be used so that the benefits of developments could start to be seen as being delivered in local areas. As development is being delivered across the Borough in the short term, it would be appropriate to begin to use some monies on projects now, with the remaining monies saved for medium-long term schemes.



Other respondents considered that CIL monies should be saved to enable greater amounts of money to be built up and to give sufficient time for any match-funding sources to be identified. Lancashire County Council suggested that a long-term strategic approach should be adopted, considering a period at least 3-5 years in the future, whilst allocating some small amounts of money to short-term schemes. They considered this would support constructive discussions on what infrastructure can or should be delivered with this money and would facilitate a discussion on the long-term benefits of saving some or all of the CIL money to deliver larger schemes.

#### Council comments

Opinion varies on the most suitable option, or projects, with which to spend CIL monies upon in 2017/18. However, the largest consensus of opinion appears to support use of CIL monies for the Burscough canal towpath improvements on the justification they deliver a strategic project which promotes sustainable transport, environmental betterment and health and wellbeing whilst being supported by a range of policies and strategies and in an area which has had, and is anticipated to have, relatively large levels of development.

The Canal and River Trust have confirmed that, should £150,000 of CIL monies be allocated to this scheme, the project would be deliverable by March 2018.

Therefore, the Council should take this project forward for spending in 2017/18. In addition, the Council could allocate some monies to smaller projects although this should be limited so that a significant portion of the CIL monies thus far collected can be “saved” and set aside for more significant strategic infrastructure projects in the future. Registrations of support were received for the Cheshire Lines, and, although limited, Whittle Drive changing facilities. The Stanley Coronation Park play area did not have any specific registrations of support (although there was support for options which included this project), but did receive an objection.

#### **Do you agree with our shortlist of projects?**

Of those respondents who chose to answer this questions, all agreed with the shortlist of projects and some offered other schemes for suggestion. These are detailed below.

#### **Are there any other projects on the IDS you think should be considered?**

Two respondents suggested that greater consideration should be given to using CIL funding on library provision, particularly given the recent closures or relocations of some libraries in the Borough. Burscough library and Up Holland library schemes are already included in the IDS.

### Council comments

WLBC are aware of the decision of LCC to close, or relocate, libraries across the Borough due to financial constraints. However, CIL monies must be used to support new development, and so, given that libraries are pre-existing services, CIL cannot be spent on extending current library provision without significant justification for the growth of a local area. That said, Burscough library is identified as a project on the IDS, to support the anticipated growth of Burscough as a result of development in the settlement, including that at the strategic site at Yew Tree Farm. Therefore, the Council will be liaising with the developer and County Council at that time to identify need and respond accordingly. Similarly, Up Holland library has recently closed and there are early suggestions that the library could be run by the community. There has been sufficient development in Up Holland to justify use of CIL monies in the area, but discussions are at a too early stage and therefore the project will be retained on the IDS for consideration across future years.

### **Can you suggest any other infrastructure schemes for inclusion on the IDS?**

The following projects were suggested / supported:

- Mere Sands Wood Visitor Centre (#8)
- Canal towpath improvements from Burscough to Wigan boundary (#76, #96)
- Haskayne Pavilion (#116)
- Hilldale Jubilee Playing field and footpath (#127)
- Tanhouse Community Leisure Complex (#118)
  
- Road safety improvements in Burscough
- Rail crossings and rail station facilities
- Skelmersdale cemetery
- Flood defences
- Footpath alongside A5209 (Moss Bridge Lane- Tawd Vale Scout Camp)

### Council comments

Mere Sands Wood Visitor Centre, the canal towpath to the Wigan boundary and Haskayne Pavilion are already included on the IDS. Hilldale Jubilee playing field was submitted by Hilldale Parish Council and accompanied by a proforma providing further details of the project. This has now been included on the IDS.

Road safety improvements and rail crossing and rail station facilities are feasible uses for CIL monies, and are both required as a result of new development. However, more detailed descriptions of exact projects and their requirements are needed before they can be included on the IDS. The comments on road safety improvements will be passed to Lancashire County Council, as the

highways agency, for their consideration. As they identify appropriate projects, they should notify WLBC so the schemes can be included on the IDS and assessed through the CIL funding exercise. Alternatively, it may be that such improvements can be delivered through S278 agreements, or planning conditions, secured through planning applications. Similarly, it will be for Network Rail to identify precise requirements and update WLBC accordingly.

The adopted CIL Regulation 123 list sets out those infrastructure items CIL monies can be spent on. The purpose of this is to prevent 'double-charging' of developers through both CIL and planning obligations. Flood defences are excluded from the R123 list and so CIL monies cannot be used to deliver flood mitigation, instead it must be secured through planning conditions or planning obligations on specific sites.

A Skelmersdale Cemetery has been a long-standing request and is, therefore, arguably not required as a result of new development and so unsuitable for CIL funding. Similarly, whilst traffic may have increased alongside the A5209, the need for a footpath has been long-standing and therefore cannot be identified as a need arising from new development. However the suggestion will be passed onto Lancashire County Council for their consideration. If they consider it to be an appropriate and feasible project, they can request its inclusion on the IDS.

#### **Other comments**

- Developers of YTF intend to provide allotments through development proposals for the site.

#### Council comments

Comments noted. The Yew Tree Farm Masterplan requires the developer(s) of the site to provide allotments through the development. Whilst allotments are listed as an infrastructure type on the IDS, it is anticipated that this delivery mechanism will mean that CIL monies are not required and can be used for alternate schemes.

#### Council comments

We would like to thank all respondents responding to this consultation.

#### **Recommendations resulting from consultation:**

Option 1 or Option 3 should be taken forward so that, as a minimum, the Burscough Canal Towpath Improvements are prioritised and have CIL monies allocated to them. While some comments are sought to see this improvement extended all the way to the Wigan boundary, it would be better to take these improvements section by section and, over several years, gradually upgrade the canal towpath.

In addition, a limited amount of CIL monies could be allocated in 2017/18 to one or more smaller projects but the majority of the remaining CIL receipts should be “saved” and allocated to significant strategic infrastructure projects in the future.

The smaller projects which should be considered for this limited additional CIL allocation in 2017/18 are:

- Stanley Coronation Park Play Area (#114)
- New Changing Facilities, Whittle Drive Playing Fields (#80)
- Cheshire Lines Path (#70)
- Mere Sands Wood Visitor Centre (#8)
- Haskayne Pavilion (#116)
- Tanhouse Community Leisure Complex (#118)

**Actions resulting from consultation:**

- Hilldale Jubilee Playing field and footpath added to IDS (#127)
- Update IDS with new information submitted regarding:
  - New Allotments in Burscough (#81)
  - Mere Sands Wood Visitor Centre (#8)
  - Haskayne Pavilion (#116)
  - Tanhouse Community Leisure Complex (#118)



## CIL Funding Programme Consultation (October 2016)

### Representations received

Rep Number	1
Name	Joanne Harrison
Organisation	-
Response method	Email
Date received	5-10-2016
Comments	After looking at all the options I think OPTION 4 would be the best, as this will enable to build the amount for another 12 months and be able to look at some match funding for some of the projects and the money go further
WLBC Response	Comments noted

Rep Number	2
Name	Marcus Dunning
Organisation	-
Response method	Email
Date received	5-10-2016
Comments	<p>Would just like to add to the refurbishment of the Haskayne Pavilion. A lot of local residents are really happy about this project going ahead, as the children/youth and some adults around Haskayne do not have much in facilities to do anything. The Youth club would bring back youth from sitting in their houses on iPads, xbox, playstation etc. and get them out and about like the days before internet etc. came about.</p> <p>As for the Rehearsal music studio, people are coming forward in there droves asking about the possibilities of playing there music in a private studio and not pester their neighbours with guitars, drums and singing noises, having this studio on their own doorstep is a massive boost to our community, as the nearest studios are in Ormskirk and some are charging disastrous prices for just a few hours, where as the Haskayne Music Studio is a community run project, and is a non-profit organisation.</p> <p>The former L.O Jeff site has 88 plus homes, with 78% of them having children/youths. We recently hear that more homes could be built next to Chisnall Brook in the coming years, at least 60 more homes, so the population will increase in the future when this development finally arises.</p>
WLBC Response	Support for Haskayne Pavilion noted.

Rep Number	3
Name	Diane Clarke
Organisation	Network Rail
Response method	Email
Date received	5-10-2016
Comments	<p>Thank you for the opportunity to provide feedback to the proposed policy.</p> <p>Network Rail is the public owner and operator of Britain's railway infrastructure, which includes the tracks, signals, tunnels, bridges, viaducts, level crossings and stations – the largest of which we also manage. All profits made by the company, including from commercial development, are reinvested directly back into the network.</p> <p>Network Rail would comment as follows:</p> <p>The Regulation 123 list includes:  <i>Strategic transport and highways improvements or provision to include:</i></p> <ul style="list-style-type: none"> <li>- cycle network provision and improvements</li> <li>- footpaths</li> <li>- bus stops</li> </ul> <p>Network Rail would request that the Regulation 123 list going forward includes the following within the Strategic Transport and Highways provision:</p> <ol style="list-style-type: none"> <li>1. CIL contributions for facilities at railway stations required due to increased patronage from developments</li> <li>2. CIL contributions for mitigation measures at level crossings required due to increased usage from developments</li> </ol>
WLBC Response	<p>At this time we are NOT consulting on the Regulation 123 statement (adopted July 2014). We ARE consulting on the CIL Funding Programme for 2017/18. As your comments relate to the R123 list and not the CIL Funding Programme they cannot be considered through this consultation.</p> <p>To clarify, the R123 list supports the expenditure of CIL on strategic transport improvements and provision and the listed example infrastructure is not exhaustive. Therefore your suggestions could be considered for CIL funding without the need to revise the R123 list.</p>



Rep Number	4
Name	Warren Hilton
Organisation	Highways England
Response method	Email
Date received	6-10-2016
Comments	Thank you for offering us the opportunity to comment upon the proposed expenditure of CIL monies within West Lancashire. Having reviewed the documentation, there are no comments that we feel we need to make.
WLBC Response	Comments noted

Rep Number	5
Name	Jacqui Salt
Organisation	Natural England
Response method	Email
Date received	12/10/2016
Comments	<p>Natural England has no specific comments to make on the draft CIL Charges, however would like to make the following general comments, which we hope are helpful.</p> <p>Natural England is not a service provider, nor do we have detailed knowledge of infrastructure requirements of the area concerned. However, we note that the National Planning Policy Framework Para 114 states “Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.” We view CIL as playing an important role in delivering such a strategic approach.</p> <p>As such we advise that the council gives careful consideration to how it intends to meet this aspect of the NPPF, and the role of the CIL in this. In the absence of a CIL approach to enhancing the natural environment, we would be concerned that the only enhancements to the natural environment would be ad hoc, and not deliver a strategic approach, and that as such the local plan may not be consistent with the NPPF.</p> <p>Potential infrastructure requirements may include:</p> <ul style="list-style-type: none"> <li>• Access to natural greenspace.</li> <li>• Allotment provision.</li> <li>• Infrastructure identified in the local Rights of Way Improvement Plan.</li> <li>• Infrastructure identified by any Local Nature Partnerships and or BAP projects.</li> <li>• Infrastructure identified by any AONB management plans.</li> <li>• Infrastructure identified by any Green infrastructure strategies.</li> <li>• Other community aspirations or other green infrastructure projects (e.g. street tree planting).</li> <li>• Infrastructure identified to deliver climate change mitigation and adaptation.</li> <li>• Any infrastructure requirements needed to ensure that the</li> </ul>

	Local Plan is Habitats Regulation Assessment compliant (further discussion with Natural England will be required should this be the case.)
WLBC Response	West Lancashire are NOT consulting on the draft CIL charges. CIL has already been adopted and is not subject to a review of the charges at this time. The natural environment is included within our adopted R123 list. Comments noted.

Rep Number	6
Name	Margaret Heslegrave
Organisation	-
Response method	Email (via customer services)
Date received	13/10/2016
Comments	Would like the council to spend the available money on dropping the kerbs on the roads leading to Ormskirk town centre, Chapel Street, St Helens Road Altys Lane and in the town centre, for people accessing the town centre on disability scooters.
WLBC Response	CIL must be spent on new infrastructure, required to support new development. Dropping of kerbs is not a requirement of new development.

Rep Number	7
Name	Gillian Laybourn
Organisation	Historic England
Response method	Email
Date received	17/10/2016
Comments	Thank you for sending this to Historic England. We have no comment to make on how CIL monies should be spent.
WLBC Response	Comments noted.

Rep Number	8
Name	Alan Fleming
Organisation	-
Response method	Letter
Date received	14/10/2016
Comments	Thank you for the information in this letter. As I am 78 years young, I would like to stay in Skem even after I leave this world, so how about a cemetery to rest my head. We do need one, close to home and no transport needed for visits. Please!
WLBC Response	Support for a Skelmersdale cemetery noted.

Rep Number	9
Name	John B Gray
Organisation	-
Response method	Comments proforma
Date received	14/10/2016
Comments	<p>I would like to express my appreciation of the WLBC's action in giving us this opportunity to make our feelings known.</p> <p><b>Which option do you support most? Do you agree with that proposed?</b>  Support Option Three: Having walked the towpath and observed its use, on a number of occasions, I appreciate the need for its improvement, and its utility for residents and visitors. Though I have not myself used the Cheshire Lines path, comments I have heard, suggest similar reasons apply here as to the Canal suggestion.</p> <p><b>Do you agree with our shortlist of projects?</b>  Having read the consultation documents, I would judge all the projects listed to be worthy of serious consideration, but I agree that a selection has to be made. I agree with the choice suggested in Option 3, with the addition suggested below.</p> <p><b>Are there any other projects on the IDS you think should be considered?</b>  I would like to see support given also the Mere Sands Wood Visitor Centre, to encourage greater use of this potentially very valuable amenity, not least, on grounds of public health.</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b>  -</p>
WLBC Response	Support for Option 3 (Canal towpath and Cheshire Lines) noted. Support for Mere Sands Wood Visitor Centre noted.

Rep Number	10
Name	Mrs S Burns & Mr J Dolan
Organisation	-
Response method	Comments proforma
Date received	17/10/2016
Comments	<p><b>Which option do you support most? Do you agree with that proposed?</b>  Support Option Two: I feel as a user of the towpath in question that this type of project is long overdue. Ideally I would like the whole of the towpath from the wharf to Parbold and beyond be improved right to the boundary of Wigan. This will encourage more people to use it as at the moment the path is often boggy and overgrown. I cycle regularly the path from Burscough to Wigan and many people from Wigan cycle it to Burscough. There is a marked difference in the towpath on the West Lancs side – the Wigan side is paved and is a pleasure to walk and ride it. If it was paved like Wigan it could be promoted as alternative eco-</p>

	<p>friendly transport link between the villages along its route.</p> <p>Option three comments: Would prefer the money to be invested in the one big project.</p> <p><b>Do you agree with our shortlist of projects?</b> Agree with the shortlisted projects</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> IDS Project 22 New Library for Burscough</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b> -</p>
WLBC Response	<p>Support for Option two (canal towpath) noted. Support for a new library in Burscough noted.</p> <p>Lancashire County Council have recently announced the relocation of the existing Burscough library to The Grove due to County funding restrictions. The Borough Council will continue to work with LCC to identify need and the ability to deliver a new library.</p>

Rep Number	11
Name	Margaret Atherton
Organisation	Hilldale Parish Council
Response method	Email/IDS proforma
Date received	18/10/2016
Comments	Submission of proposal for IDS – Hilldale Jubilee Playing field and footpath
WLBC Response	Added to IDS as project number 127

Rep Number	12
Name	JW Rothwell
Organisation	-
Response method	Phone call
Date received	19/10/16
Comments	No objection in principle to raising of funds through CIL. Council should make decision and declare any interests. Council should keep some of the CIL money in a 'reserve' pot for emergencies.
WLBC Response	Comments noted.

Rep Number	13
Name	Julie Bell
Organisation	Lancashire County Council (Libraries)
Response method	Email
Date received	20/10/16
Comments	We have no comments to add . Thank you for the opportunity to comment.
WLBC Response	Comments noted.

Rep Number	14
Name	Deborah Smith
Organisation	-
Response method	Letter
Date received	24/10/2016
Comments	Concerning CIL monies, I would like you to consider a footpath of some description on the A5209 road in between Moss Bridge Lane and the Tawd Vale Scout Camp. This is a notoriously busy road and incredibly dangerous to walk down. To watch all the children and young scouts and guides walking along this stretch of the road your heart is in your mouth, and I would like one of the Councillors just to try it for themselves. I have complained about the litter along this stretch of the road only to be told it is just too dangerous for a council worker to pick up the litter. If that isn't straight from the horses mouth I don't know what is. I will leave this with you to consider this suggestion.
WLBC Response	CIL monies must be used to fund infrastructure required to support NEW development. Whilst new development may increase the volume of traffic using the borough's roads, this issue relating to pedestrian safety along the A5209 is a pre-existing problem and one that occurs in other areas of the Borough. Your letter will be passed onto Lancashire County Council for their consideration. If they consider it to be an appropriate and feasible project, they can request its inclusion on the IDS.

Rep Number	15
Name	Nick Eckersley
Organisation	NRE Surveyors Ltd
Response method	Email
Date received	25/10/2016
Comments	We refer to the CIL consultation document which refers to the above. We act for the owners of the Yew Tree Farm Strategic Development site and there is a resolution to grant planning for allotments on this site. Our client, Crompton Property Developments Ltd are currently in discussions with West Lancs Borough Council and the S.106 Agreement and we can confirm that we have every intention of providing new allotments as part of our development proposals for

	the site.
WLBC Response	Comments noted.

Rep Number	16
Name	Bryan Pready
Organisation	-
Response method	Email / proforma
Date received	25/10/2016
Comments	<p><b>Which option do you support most? Do you agree with that proposed?</b></p> <p><b>Do you support Option ONE?</b></p> <p>YES. This is an important project because it helps to fully establish the “Pier to Pier” cycle route between Southport and Wigan, which is also part of the National Cycle Network under the designation Route 562. Both Sefton and Wigan Councils have upgraded the route within their boundaries and another section, within West Lancs, has already been upgraded using a government grant. Improvement is needed on this section because it is very popular with both walkers and cyclists. A better surface is needed so all users can fully enjoy it. The project will need to be followed up in future years with further investment to improve other substandard sections, such as in the Parbold area, where the surface is often very muddy after rain.</p> <p><b>Do you support Option TWO?</b></p> <p>No . RE: Improvements at Cheshire Lines: Yes but I would judge that this rural route is a lower priority than the tow path at Burscough, which is used by large numbers of visitors to the Borough, as well as locals.</p> <p><b>Do you support Option THREE?</b></p> <p>YES. In addition to the Canal Towpath improvements at Burscough, I would choose Improvements to cycle path / footpaths at Cheshire Lines, Great Altcar / Downholland.</p> <p><b>Do you support Option FOUR?</b></p> <p>No. I think it is important to start using the CIL fund so that local people can see that some benefit has come from recent planning approvals. Too often in the past has money that the council has received from developers remained unused for years on end.</p> <p><b>Do you agree with our shortlist of projects?</b></p> <p>Yes.</p> <p><b>Are there any other projects on the IDS you think should be considered?</b></p> <p>No.</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b></p> <p>The whole length of the Canal towpath from Burscough to the</p>

	boundary with Wigan needs to be improved. Wigan Council put in place an all-weather surface many years ago that has stood the test of time, whereas much of the towpath in West Lancashire gets very muddy and slippery in wet weather. The route is used by many walkers and cyclists from inside and outside the Borough. It is level and suitable for all ages and abilities, and there is potential for it to be developed as a “spine” for other off-road routes, linking to destinations such as Martin Mere, Rufford and Ormskirk.
WLBC Response	Support for the canal towpath option noted.

Rep Number	17
Name	Fiona Pudge
Organisation	Sport England
Response method	Email / proforma
Date received	27/10/2016
Comments	<p><b>Which option do you support most? Do you agree with that proposed?</b></p> <p><b><i>Do you support Option ONE?</i></b> -</p> <p><b><i>Do you support Option TWO? -</i></b></p> <p><b><i>Do you support Option THREE?</i></b> New changing facilities at Whittle Drive playing fields, Ormskirk – this is contained as an action within the current 2015 Playing Pitch Strategy and has the support of Sport England and the pitch sport national governing bodies</p> <p><b><i>Do you support Option FOUR?</i></b> -</p> <p><b>Do you agree with our shortlist of projects?</b> -</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> CIL 123 lists should only include defined projects and not use generic statements such as 'Indoor Sports Provision' and 'Outdoor Sports Provision'. Our understanding of the legal position is that where a generic statement is used for a facility type then all provision is caught within CIL and therefore none can be delivered via S106 (to avoid double dipping). Whilst there is some clarity re. what S106 will cover (providing clarity in those instances only) the fact that no projects have been listed under the CIL column for CIL funding will mean all outdoor sports projects not listed in the S106 column will by default be expected to be funded by CIL therefore the LA will be prevented from seeking S106 funding for anything other than clear mitigation on those sites listed. Sport England therefore suggests the CIL column is revised in terms of both Indoor and Outdoor Sports Provision to include <b>ONLY SPECIFIC PROJECTS THAT CAN REASONABLY BE FUNDED THROUGH CIL.</b></p>



	<p>Reference should be made to both the Playing Pitch Strategy Action Plan and the Leisure Strategy to identify “big ticket” items. Clarification needed that S106 agreements will be used to secure new sports facilities needed to meet new demand arising from development for sports facilities (indoor and outdoor) where not already sought through the CIL (e.g. CIL may be used to fund a new leisure centre to meet growth in demand for swimming pool BUT S106’s would be used to fund all outdoor sport).</p> <p>CIL 123 lists should be kept to a list of major key priority projects and not seek to deliver all infrastructure. These projects should be the big ticket items where S106 pooling restrictions prevent S106 agreements being a practical tool and where CIL receipts are sufficient to deliver within a reasonable timescale. The project list should exclude smaller projects/improvement schemes that are simpler/quicker/more enforceable for developers/LAs to deliver on or off site via S106 agreements where delivery can become a planning requirement.</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b></p> <p>-</p>
WLBC Response	<p>Support for Whittle Drive playing fields noted.</p> <p>It is the Council’s intention for CIL to fund those items as set out by the R123 list and this includes generic provision, rather than listing individual projects.</p>

Rep Number	18
Name	Gemma Jackson
Organisation	Environment Agency
Response method	Email
Date received	2/11/2016
Comments	<p>We have no comments to make on the proposed shortlisted projects and the division of funding. However, for future CIL shortlisting and allocating funding you may wish to consider the following:</p> <p><b>CIL Regulation 123 list September 2013</b></p> <p>We know that this document dictates that flood alleviation measures are not part of the regulation 123 list and that going forward it is proposed that funding for flood alleviation measures will be secured through section 106 agreements on a site by site basis. Considering the recent flooding in December 2015 which affected parts of the borough, you may wish to consider the use of CIL funding for wider more strategic flood alleviation schemes where appropriate.</p> <p>We would welcome opportunities for working together in partnership on such projects.</p> <p><b>CIL Funding Programme 2017/18 Consultation October 2016 document</b></p>

	We note that within this document there are several medium-term delivery projects that were not shortlisted. Included within this are the Ormskirk to Skelmersdale linear park and the River Douglas linear park. Whilst these are not shortlisted there may be opportunities to bring them forward through partnership working and again we would welcome opportunities to work together on such projects.
WLBC Response	Comments noted.

Rep Number	19
Name	Wilf MacDonald
Organisation	-
Date received	1/11/2016
Comments	<p><b>Which option do you support most? Do you agree with that proposed?</b></p> <p><b><i>Do you support Option ONE?</i></b> No. Not in my area.</p> <p><b><i>Do you support Option TWO?</i></b> Stanley Park – No Whittle Drive – YES Cheshire Lines – No</p> <p><b><i>Do you support Option THREE?</i></b> Whittle Drive changing rooms are an eyesore, as are other aspects on Scott Estate.</p> <p><b><i>Do you support Option FOUR?</i></b> -</p> <p><b>Do you agree with our shortlist of projects?</b> -</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> -</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b> -</p>
WLBC Response	Support for Whittle Drive noted.

Rep Number	20
Name	Mr Leslie Jones
Organisation	-
Date received	31/10/2016
Comments	<b>Which option do you support most? Do you agree with that proposed?</b>

	<p><b>Do you support Option ONE?</b> -</p> <p><b>Do you support Option TWO?</b> I support Option Two</p> <p><b>Do you support Option THREE?</b> -</p> <p><b>Do you support Option FOUR?</b> -</p> <p><b>Do you agree with our shortlist of projects?</b> -</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> -</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b> -</p>
WLBC Response	Support for Option Two noted.

Rep Number	21
Name	Jane Thompson
Organisation	-
Date received	31/10/2016
Comments	<p><b>Which option do you support most? Do you agree with that proposed?</b></p> <p><b>Do you support Option ONE?</b> -</p> <p><b>Do you support Option TWO?</b> Yes. Option Two.</p> <p><b>Do you support Option THREE?</b> -</p> <p><b>Do you support Option FOUR?</b> -</p> <p><b>Do you agree with our shortlist of projects?</b> I support Option Two.</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> -</p>

	<b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b> -
WLBC Response	Support for Option Two noted.

Rep Number	22
Name	Richard Sharples
Organisation	Lancashire County Council
Response method	Email
Date received	2/11/2016
Comments	<p>Thank you for consulting Lancashire County Council on the proposed use of West Lancashire CIL monies.</p> <p>I would support an option where some of the money was used now to deliver quick win projects, but saves most of the money for later. The infrastructure delivery schedule lists a significant amount of infrastructure, and there is a very large finding [sic.] [funding] gap threatening the delivery of these schemes.</p> <p>I would suggest West Lancashire adopt a more long term strategic approach to identifying their spending priorities for CIL money, considering a period at least 3-5 year into the future. This way it is clear how much money is expected based on current and anticipated permissions, and so a more constructive discussion can be had around what infrastructure can or should be delivered with this money. It would also facilitate a discussion on the long term benefits of saving some or all of the CIL money to deliver larger schemes.</p> <p>The West Lancashire Route Management Study is moving forwards to identify and appraise options, mainly around the A570 corridor (such as junction improvements, bus/rail connectivity improvements, cycling infrastructure), with a view to having a set of schemes identified by March 2017.</p> <p>These will be funded through LTP money, but will need a level of match funding from CIL, and other sources. I will keep you up to date on the progress of this work, so that it can be included in future CIL work if appropriate.</p>
WLBC Response	Support noted for use of some monies now with the rest reserved for funding strategic projects in the future. WLBC will await the recommendations and projects arising from the route management study. Any projects can then be included in the IDS and considered in the 2017/18 annual process for expenditure in 2018/19.

Rep Number	23
Name	Ann Parr
Organisation	-
Date received	2/11/2016
Comments	<p><b>Which option do you support most? Do you agree with that proposed?</b></p> <p><b><i>Do you support Option ONE?</i></b> -</p> <p><b><i>Do you support Option TWO?</i></b> -</p> <p><b><i>Do you support Option THREE?</i></b> Support canal towpath at Burscough and improvements to cycle path / footpaths at Cheshire Lines, Great Altcar. Both promote healthier lifestyles.</p> <p><b><i>Do you support Option FOUR?</i></b> -</p> <p><b>Do you agree with our shortlist of projects?</b> -</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> -</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b></p>
WLBC Response	Support for canal towpath and Cheshire Lines noted.

Rep Number	24
Name	Colin Wareing
Organisation	-
Date received	3/11/2016
Comments	<p><b>Which option do you support most? Do you agree with that proposed?</b></p> <p><b><i>Do you support Option ONE?</i></b> -</p> <p><b><i>Do you support Option TWO?</i></b> -</p> <p><b><i>Do you support Option THREE?</i></b> -</p> <p><b><i>Do you support Option FOUR?</i></b> -</p> <p><b>Do you agree with our shortlist of projects?</b> Yes,</p> <p>The canal tow path has been in serious need of up grading following the upgrade of the stretch on the other side of Burscough from New Lane to Burscough Wharf.</p> <p>This length is very well used by walkers between the two places of interest, The Wharf and the Top locks along with The Ship pub.</p>

	<p>It also is the length of canal that visiting boaters use to moor at to access the facilities and services within the village, thus supporting business within the village. There are permanent moorings along the next stretch of canal towpath which makes to discourages boaters to moor to use the village.</p> <p>If this option is chosen could you please encourage the Canal and River Trust to install mooring bollards or rings as part of the improvements in order to protect the tow path as boaters won't have to knock mooring pins into the newly improved tow path.</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> No</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b></p>
WLBC Response	Support for the canal towpath improvements noted.

Rep Number	25
Name	Helen Hartley
Organisation	Nexus Planning (on behalf of Taylor Wimpey UK Ltd)
Date received	3/11/2016
Comments	<p><b>Which option do you support most? Do you agree with that proposed?</b></p> <p><b><i>Do you support Option ONE?</i></b> Taylor Wimpey UK Ltd consider Option One (<i>prioritise one strategic project – Canal Towpath Improvements between Burscough Wharf and Glovers Swing Bridge</i>) to be the most appropriate option for spending CIL monies in 2017/18.</p> <p>Given the commitment of the Canal and River Trust to the Towpath Improvements, there can be confidence this project will be delivered within the short term and within the 2017/18 period. Burscough is a focus for growth in the Local Plan, with new housing and employment development anticipated to come forward in the next few years. The Towpath Improvements will therefore directly support development within Burscough, and represent a highly appropriate use of CIL monies in line with the requirements of the CIL Regulations.</p> <p>The Canal Towpath Improvements project is closely aligned with the Council's Corporate Priorities, in particular promoting health and wellbeing through improving recreational facilities for residents and providing greater opportunities for the use of sustainable modes of transport. The project will also improve the local environment and enhance the Canal in Burscough as a visitor attraction. As set out in the consultation documents, the project sits within the draft Green Infrastructure &amp; Cycling Strategy and will bring benefits to a wide area. We note as well that through recent surveys for the emerging</p>

Burscough Neighbourhood Plan, residents expressed general support for canal improvements and recognised the value of the canal as an important greenspace.

***Do you support Option TWO?***

In considering Option Two (*prioritise several smaller projects*), and having regard to the information provided in the consultation document, Taylor Wimpey consider these projects to be less suitable for the spending of CIL monies in 2017/18. Whilst the Stanley Coronation Park Play Area Improvements might be deliverable before March 2018, there has not been substantial development in this area in recent years and so this project will not be directly supporting new development in the short term. Similarly, we would query whether the improvements to Cheshire Lines Cycle/ Footpath in Great Altcar and Downholland are the most appropriate use of CIL monies in the short term given their distance from any development.

Splitting the monies collected across three smaller projects, which on the face of it are not closely related to development coming forward, would seem to dilute the actual and perceived benefits of CIL in only the fourth year since the levy was adopted in West Lancashire, and only the second year the Council have been in a position to allocate the funding.

With regard to the significant and strategic nature of several of the projects within the medium-term delivery category, Taylor Wimpey consider that in preference to spending CIL monies on the small projects under Option Two, it would be more appropriate to save some of the monies collected in 2016/17 for spending on these medium-longer term schemes.

***Do you support Option THREE?***

In light of our comments above regarding Option Two and the desirability of saving some of the CIL monies, we do not consider Option Three to be an appropriate approach.

***Do you support Option FOUR?***

Option Four would see all of the CIL monies to be collected in 2016/17 to be saved for spending on future years. However, given there is a level of new development being delivered in the Borough in the short term, we do not consider it appropriate to hold back **all** CIL monies for saving on as yet unspecified projects in future years.

***Conclusion***

Overall, Taylor Wimpey UK Ltd consider that Option One presents the best balance between saving CIL monies for significant strategic projects in future years, and using some of the monies collected from the development being delivered in the Borough towards a relatively high profile project which will directly support that development in a manner which fits with the wider priorities of the Council and aspirations of the local community in Burscough.

***Do you agree with our shortlist of projects?***

Taylor Wimpey broadly agree with the shortlist of the projects and the methodology followed to assess the suitability of each scheme, as

	<p>summarised in paragraph 2.3 of the consultation document.</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> Taylor Wimpey UK Ltd have no further comments in relation to this question.</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b> Taylor Wimpey UK Ltd have no further comments in relation to this question.</p>
WLBC Response	Support for Option One noted.

Rep Number	26
Name	Irene Roberts
Organisation	Aughton Parish Council
Date received	3/11/2016
Comments	<p><b>Which option do you support most? Do you agree with that proposed?</b></p> <p><b><i>Do you support Option ONE?</i></b> -</p> <p><b><i>Do you support Option TWO?</i></b> Support Cheshire Lines project, in particular</p> <p><b><i>Do you support Option THREE?</i></b> -</p> <p><b><i>Do you support Option FOUR?</i></b> -</p> <p><b>Do you agree with our shortlist of projects?</b> Support for the shortlist of projects – leisure facilities</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> No</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b> No</p>
WLBC Response	Support for option two, and the Cheshire Lines project noted.

Rep Number	27
Name	Jan Lennon
Organisation	-
Date received	4/11/2016
Comments	<b>Which option do you support most? Do you agree with that proposed?</b>



	<p><b>Do you support Option ONE?</b> -</p> <p><b>Do you support Option TWO?</b> These 3 options are reasonably well spread if tending to prioritise the south. I think they support national and local initiatives to improve health through activity. I would have liked to see a further small project for the Burscough area. I t [sic]</p> <p><b>Do you support Option THREE?</b> -</p> <p><b>Do you support Option FOUR?</b> -</p> <p><b>Do you agree with our shortlist of projects?</b> I think the issue of local libraries closing deserved a more significant reaction. I know Lancashire County has been open to suggestions and costs might well have been with CIL scope.</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> -</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b> -</p>
WLBC Response	<p>Comments and support for Option Two noted.</p> <p>WLBC are aware of the decision of LCC to close, or relocate, libraries across the Borough due to financial constraints. However, CIL monies must be used to support new development, and so, given that libraries are pre-existing services, CIL cannot be spent on extending current library provision without significant justification for the growth of a local area. That said, Burscough library is identified as a project on the IDS, to support the anticipated growth of Burscough as a result of development of the strategic site at Yew Tree Farm. Therefore, the Council will be liaising with the developer and County Council at that time to identify need and respond accordingly. Similarly, Up Holland library has recently closed and there are early suggestions that the library could be run by the community. There has been sufficient development in Up Holland to justify use of CIL monies in the area, but discussions are at a too early stage and therefore the project will be retained on the IDS for consideration across future years.</p>

Rep Number	28
Name	Sandra Jones
Organisation	Newburgh Parish Council
Response method	Email
Date received	4/11/2016
Comments	The proposed use of Community Infrastructure Levy monies in

	2017/18 was discussed at our recent Parish Council meeting. I was asked to contact you to confirm that although Newburgh Parish Council feels that all the shortlisted projects are worthy schemes, our view is that the canal towpath improvements between Burscough Wharf and Glovers Swing Bridge should be given priority. The main reason is that this is the only scheme that will have any kind of impact on the lives of Newburgh residents as many use the canal towpath as a safe route to walk between Newburgh and Burscough. Newburgh Parish Council is keen to support any project that will encourage more residents to keep healthy by exercise and reduce car usage, which this scheme will help to achieve if it goes ahead.
WLBC Response	Support for Canal towpath improvements at Burscough noted.

Rep Number	29
Name	Stephen McCloskey
Organisation	-
Date received	4/11/2016
Comments	<p><b>Which option do you support most? Do you agree with that proposed?</b></p> <p><i>Do you support Option ONE?</i> -</p> <p><i>Do you support Option TWO?</i> -</p> <p><i>Do you support Option THREE?</i> -</p> <p><i>Do you support Option FOUR?</i> -</p> <p><b>Do you agree with our shortlist of projects?</b> I think the suggestion of "New changing facilities at Whittle Drive playing fields, Ormskirk" would benefit too few people generally to be considered viable.</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> -</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b> I would like to strongly urge the council to consider that road safety infrastructure in Burscough benefit from CIL monies.</p> <p>Burscough features greatly in the current adopted Local Plan, and this will see Burscough increasing in size and population of between an estimated 25 and 33% in a staggeringly short period of time. The Booths supermarket at one end of Burscough draws a lot of traffic/visitors from out of town, as does the tesco supermarket at the other end. The A59 continues to get busier and busier. However, there have been few improvements to the road safety infrastructure in recent years, and the South end of Burscough only has one pedestrian crossing.</p>

	<p>There are no crossings in the vicinity of Booths, which also has a Nursery and Retirement home immediately adjacent. Likewise, the north end of Burscough only sports one zebra crossing immediately adjacent to red Cat Lane. The safety of residents must be considered to be of paramount importance. Burscough needs more pedestrian crossings.</p> <p>I would also urge the council to consider spending some CIL money on flood defences. We now see 'once in 30 year events' happening regularly. It doesn't even need heavy rain for our area to flood- it just takes prolonged spells of rain for as little as 2 hours. As stated above, Burscough is destined to face a massive influx of building shortly, with United Utilities making none of the required £20 Million worth of infrastructure improvements. Therefore it would be wise to spend some CIL money on flood defences, because there WILL be repeats of the Boxing Day flooding occurring sooner rather than later, especially when nearby pumping stations are decommissioned.</p>
<p>WLBC Response</p>	<p>Comments regarding Whittle Drive noted.</p> <p>The adopted CIL Regulation 123 list sets out those infrastructure items CIL monies can be spent on. The purpose of this is to prevent 'double-charging' of developers through both CIL and planning obligations. Flood defences are excluded from the R123 list and so CIL monies cannot be used to deliver flood mitigation, instead it must be secured through planning conditions or planning obligations on specific sites.</p> <p>However, highways improvements are listed on the R123 list and there has been/will be sufficient growth in Burscough to justify improvements, particularly along Liverpool Road South which has seen development of the retail park at Pippin St and a number of proposed residential developments along the main arterial road. The need for highway improvements will be discussed with LCC, as the Highways Agency, for any suitable projects to be identified and included on the IDS. Alternatively, it may be that such improvements can be delivered through S278 agreements, or planning conditions, secured through planning applications.</p>

<p>Rep Number</p>	<p>30</p>
<p>Name</p>	<p>Tim Bettany-Simmons</p>
<p>Organisation</p>	<p>Canal &amp; River Trust</p>
<p>Response method</p>	<p>Email</p>
<p>Date received</p>	<p>4/11/2016</p>
<p>Comments</p>	<p>Thank you for your recent consultation in respect of the Community Infrastructure Levy (CIL) Funding Programme 2017/18.</p> <p>The Canal &amp; River Trust (the Trust) is a charity entrusted with the care of over 2000 miles of canals, rivers, docks and reservoirs in England and Wales. These historic, natural and cultural assets form part of the strategic and local green infrastructure network, linking urban and rural</p>

	<p>communities as well as habitats. Our waterways contribute to the health and well-being of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time.</p> <p>The Trust is very pleased to see a proposal of £150,000 of CIL monies towards towpath improvements at the Burscough to Glovers Swing Bridge stretch of canal and would very much wish to see this project prioritised for funding in the forthcoming year.</p> <p>It is considered that the implementation of this project would deliver considerable social, economic and environmental benefits to the wider area and local communities and help to deliver the Councils corporate objectives protecting and improving the environment and promoting leisure, culture and healthier communities as well as helping to meet one of the Councils' Strategic Transport Priorities.</p> <p><b>The Trust can confirm that if we were successful in securing £150,000 of CIL funding we would be in a position to deliver this towpath enhancement scheme by the end of March 2018.</b></p> <p>With regards to the current West Lancashire Infrastructure Delivery Plan (IDP) which set out a number of waterway projects within Chapter 3 at paragraph 3.3.33, 3.3.34 (relating to Burscough Wharf) and 3.3.35 (relating to the Rufford Branch) we are pleased to advise that these projects have all been completed.</p> <p>In terms of future projects on our waterways, the Trust is proposing to undertake a programme of spot dredging in the West Lancashire area on the Leeds and Liverpool Canal and a number of culvert improvements on the Rufford Branch.</p> <p>In addition, the Trust is aware of several sections of towpath which would benefit from upgrading/re-surfacing works and which could be potential future projects. These include the Rufford Branch up to Fettle's Wharf Marina; the section of towpath from Parbold Bridge back towards Burscough and a section in the Scarisbrick area between Coxheads Bridge and Plex Lane. None of these have however been costed yet but if appropriate costings can be provided on these in due course to inform the IDP.</p>
WLBC Response	We note that the Canal and River Trust confirm they can deliver the towpath enhancement scheme by March 2018, subject to receiving CIL monies and the scheme being selected for funding.

Rep Number	31
Name	Carolyn Cross
Organisation	Wrightington Parish Council
Date received	4/11/2016
Comments	<b>Which option do you support most? Do you agree with that proposed?</b>

	<p><b>Do you support Option ONE?</b> -</p> <p><b>Do you support Option TWO?</b> -</p> <p><b>Do you support Option THREE?</b> -</p> <p><b>Do you support Option FOUR?</b> -</p> <p><b>Do you agree with our shortlist of projects?</b> Yes</p> <p><b>Are there any other projects on the IDS you think should be considered?</b> No</p> <p><b>Can you suggest any other infrastructure schemes for inclusion on the IDS?</b> The Parish Council feel that Option 1 is the preferred option however, they would like to see this project extended so that the improvements to the canal towpath be extended towards the Parbold and Appley Bridge direction. This would mean that rather than carrying the balance from this project forward, it could be used to extend the improvements thereby benefitting more people in the long run.</p>
WLBC Response	Support for Option One noted. Comments noted that improvements should be extended along the canal towpath towards the Wigan boundary. Such extensions are included as infrastructure schemes within the IDS, although Canal and River Trust confirm these are still to be costed up, and therefore there is still insufficient details available relating to cost and delivery to enable them to be accurately assessed for CIL funding. They will remain on the IDS and be considered in future years, as the relevant information is provided.

Rep Number	32
Name	Cllr Bob Pendleton
Organisation	On behalf of Tanhouse Community Enterprise Ltd
Response method	Email
Date received	4/11/2016
Comments	<p><b>Bid for All-weather &amp; bowling green</b></p> <p>£80,000 is required for this project, of which £33,000 is requested from S106/CIL monies. The project is to construct a new community bowling green on land rear of the Tanhouse Community Centre, up-grade to an all-weather surface to enable more diverse use, up-grade the Skate Park, teenage shelter and landscape surrounding area.</p> <p>The Board engages with community and key partners within the Neighbourhood to identify projects which will improve the environment they live in and their quality of life.</p>

	<p>The Board has worked in partnership with West Lancashire Borough Council since its formation delivering community activities and has continued to work and Build stronger working relationships with the following partners; Lancashire County Council, Lancashire Fire, Lancashire Police, West Lancs C.V.S, P.C.T, Probation Service, The Community payback team, The Princes Trust, Oakes Church, Tanhouse Action Group, Local primary Schools, Glenburn high School, User Groups. All the partners play their part in delivering projects</p> <p>Construction of new community bowling green. Refurbish All-Weather play Area Skate Park &amp; Landscaping</p> <p>The construction of drainage system, erection of perimeter fencing ,planting hedgerow to development of bowling green</p> <p>This land is owned by West Lancashire Borough Council (WLBC), the Board have an excellent relationship with the Council's Grounds Maintenance and Assistant Director Community Service Manager who has already given support for this project however this will be made more formal before this project starts.</p> <p>Charges to be developed in conjunction with user groups and Tanhouse Community Enterprise Board</p> <p>The Board alongside the community Volunteers and members of the bowling club with support from West Lancs B C will be responsible for maintaining the Project Following Completion</p> <p>The activity will be suitable for a wide section of the community, including people with disabilities and health related problems, promoting an active lifestyle and providing a community social activity.</p> <p>By improving the physical environment within the Neighbourhoods Contribute to improving their wellbeing. As local residents, community and user groups will be encouraged to take part in the design of the area and this will encourage them to take ownership of the project areas and resulting them helping the council to maintain the area. The Board will continue its work in the community post project this will give the community a sense of pride as well.</p> <p>Public opinion surveys have shown that people living in deprived areas are just as concerned about the environment as other people, and listed pollution, poor public transport and lack of outdoor facilities in their neighbourhoods as major concerns (Social Exclusion Unit, 1998). By reenergising local "landscape grot spots" this will make a difference to the whole environment as it will encourage people living there to be involved It has also been proven that a poor environment can affect the health and wellbeing of the residents living in it.</p> <p>Communication</p> <p>Through the local press, local community newsletters, sent out in school letters. including resident living in the Neighbourhood, User groups of the community centres, members of local faith groups, the</p>
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	Police, Lancs Fire and Rescue, the local Housing provider, Age Concern, Officers from both local authorities including Young Peoples services, this group is used as a way of communicating information both from and into the community. The Board will also runs information days this will also be used to cascade information about this project into the wider community.
WLBC Response	Comments noted. The scheme is already contained within the IDS (#118). The updated information provided has been reflected in the updated IDS (especially regarding funding and required CIL/S106 monies).

Rep Number	33
Name	-
Organisation	Scarisbrick Parish Council
Response method	Email
Date received	5-11-2016
Comments	At last night's meeting it was resolved that Option 2 was the choice of Scarisbrick Parish Council. The Councillors supported Option 2 on the basis that monies be shared around rather than priority being given to one strategic project which would take away all of the funding available. Option 2 would also enable a portion of monies to be carried forward.  The Council did not want to make any other comment than that above.
WLBC Response	Comments noted

Rep Number	34
Name	Lindsay Beaton
Organisation	Lancashire Wildlife Trust (Mere Sands Wood Nature Reserve)
Response method	Email
Date received	13-11-2016
Comments	I have set out below an outline of our revised plans for the re-development of the Visitor Centre at Mere Sands Wood.  <b>Phase 1</b> <ul style="list-style-type: none"> <li>• Creation of the "Cabin in the Woods". This will be a pre-fabricated modular building sited in what is currently a picnic area beside the car park. It will have toilets, a kitchenette and store room and 60m<sup>2</sup> of classroom space. It will be used mainly for our education activities but also for evening talks and other events eg craft sessions</li> <li>• Conversion of the current classroom into a decent space for volunteers to meet, change and take breaks; and two staff offices</li> <li>• Demolition of the old wooden section of the visitor centre.</li> </ul>

	<p>The estimated total cost of this is £80,000. We have applied for £30,000 from the Greenbank Trust; £30,000 from the Lancashire Environmental Fund and have £30,000 from an appeal. The Greenbank Trust have said it is possible they may be able to grant us more money than £30,000, as the fund is being wound up and they will need to spend reserves. If we raised more money for this phase we would upgrade the specification of the new building.</p> <p>Therefore a CIL contribution of about £3,000 in Phase 1 would be helpful.</p> <p>We plan to start work on this project in April 2017 (The LEF funding decision is due in March 2017 so we could not start work before then).</p> <p><b>Phase 2</b>  Creation of a cafe and an activity room on the footprint of the old section of the Visitor Centre and the Lancaster Hide, giving the cafe views across the Wader Scrape. The room would be split by dividers allowing flexible use eg on weekdays the activity room could accommodate a school visit, whilst on weekends the room could provide a cafe overflow. This would also be a pre-fabricated modular building.</p> <p>The estimated cost of Phase 2 is £180,000.</p> <p>Funding for Phase 2 is more critical. If we get the maximum amounts we apply for from Biffa, LEF, LEADER and Heritage Lottery we would still have a potential shortfall of around £20,000 – and no contingency. Exactly how much the shortfall would be would depend on how much appeal money is left after Phase 1. I realise £20,000 is a large amount for CIL funding and that we would be unlikely to get this, but any contribution towards this shortfall would be most welcome.</p> <p>We will apply for funding to the LEADER tourism programme for 40% of the cost of the cafe. We will apply to landfill tax funds (LEF and Biffa Awards) for the activity room.</p> <p>We hope to start work on this project in 2018.</p>
WLBC Response	Comments noted and updated in IDS.





Infrastructure Delivery Schedule - Current Schemes

The information in this IDS is updated regularly based on information from the infrastructure providers. Blank spaces or unknowns indicate that information has not been provided to us.

#	Project Name	Project description	Location	Proposer	Lead agency	Does the project help meet at least one of the Council's Corporate Priorities?	Is the project identified within a relevant strategy?	Does the infrastructure fall under the CIL R123 list?	Does it meet a need created by new development?	When can the infrastructure be delivered?	Anticipated cost of the project?	Is match funding available?	Are CIL monies required to deliver the project?	How will the project be maintained?
<b>Children, Young People &amp; Schools</b>														
20	Extension to Burscough primary school	Potential extension to increase a 1 form entry to a 2 form entry primary school.	Burscough	WLBC/LCC	LCC - Education	No	YTF Masterplan SPD	No	Yes	Beyond 5 years (long term)	Unknown	Unknown	None. Education provision does not form part of the Borough Council's Regulation 123 list and will continue to be provided for through individual S106 contributions and planning conditions.	Unknown
21	Increase secondary provision in the Burscough area	Increase secondary provision in the Burscough area	Burscough	WLBC/LCC	LCC - Education	No	YTF Masterplan SPD	No	Yes	Beyond 5 years (long term)	Unknown	Unknown	None. Education provision does not form part of the Borough Council's Regulation 123 list and will continue to be provided for through individual S106 contributions and planning conditions.	Unknown
73	Allotments in Skelmersdale	Provision of new allotment facilities in Skelmersdale	Skelmersdale	WLBC	WLBC - Leisure & Wellbeing	Yes	-	Yes	Yes	Up to 1 year (short term)	£50,000	Yes. £50,000 WLBC Capital.	£20,000 - GRANTED Jan 2016 for expenditure in 2016/17	Seeking management agreement with local allotment society

Green

#	Project Name	Project description	Location	Proposer	Lead agency	Does the project help meet at least one of the Council's Coporate Priorities?	Is the project identified within a relevant strategy?	Does the infrastructure fall under the CIL R123 list?	Does it meet a need created by new development?	When can the infrastructure be delivered?	Anticipated cost of the project?	Is match funding available?	Are CIL monies required to deliver the project?	How will the project be maintained?
81	New allotments in Burscough	Creation of new allotment facility	Burscough	WLBC	WLBC - Leisure & Wellbeing	Yes	Local Plan.	Yes	Yes	Up to 1 year (short term)	£30,000	n/a	None. Consultants for YTF confirmed they intend to provide new allotments as part of the development proposals for the site.	Parish Council / Allotment Society
123	Flood prevention works, Bickerstaffe	Installation of flood prevention infrastructure in consultation with LCC flood management team	Two areas of Bickerstaffe Ward flooded in December 2015 a) Coach Road, Barrow Nook b) Royal Oak, in relation to flooded culverts of Knoll Brook	Cllr Cotterill	To be confirmed	Yes	Not specific to these areas, as flood risk only relatively recently recognised for this area, but inclusion sought in keeping with other flood alleviation works included in existing IDS (May 2016)	No	Yes	Up to 1 year (short term)	Not yet known	An application is being developed for the LCC flood alleviation fund, but the allocation of £5,000 per household (some of this already spent on household protection) may not be sufficient, and CIL may have to be drawn on. An application for a contribution will also probably be made to the landowner.	None. Infrastructure type not included on the R123 list.	Infrastructure will be on lord Derby land and it is expected that tenant farmer will maintain in keeping with other drainage maintenance/clear out.
31	Community Woodland	New community woodland to be created in Burscough	Burscough	WLBC	WLBC - Leisure & Wellbeing	Yes	Local Plan	Yes	No	Beyond 5 years (long term)	£200,000	Not known	£100,000	Adoption of site by WLBC / LCC
33	New Allotments in Newburgh	New Allotments in Newburgh	Eastern Parishes	WLBC	WLBC - Leisure & Wellbeing	Yes	-	Yes	No	1-5 years (medium term)	£30,000	No	£30,000	Parish Council / Allotment Society
34	New Allotments in Parbold	New Allotments in Parbold	Eastern Parishes	WLBC	WLBC - Leisure & Wellbeing	Yes	-	Yes	No	1-5 years (medium term)	£30,000	No	£30,000	Parish council / Allotment society

#	Project Name	Project description	Location	Proposer	Lead agency	Does the project help meet at least one of the Council's Coporate Priorities?	Is the project identified within a relevant strategy?	Does the infrastructure fall under the CIL R123 list?	Does it meet a need created by new development?	When can the infrastructure be delivered?	Anticipated cost of the project?	Is match funding available?	Are CIL monies required to deliver the project?	How will the project be maintained?
107	Flooding - Hurlston Brook Study	Various improvements to infrastructure to alleviate flooding issues - recommendation of study on Hurlston Brook. In relation to Halsall Lane, Altys Lane, Railway Path, Cottage Lane. Various locations in Ormskirk.	Ormskirk	LCC	LCC	Yes	-	No	No	1-5 years (medium term)	LCC 20/07/2016 - Study underway with funding from Defra including provision funding for £1.8million for (as yet) unspecified works. Delivery is likely to fall beyond 2017/18.	Unknown	None. Infrastructure type not included on the R123 list.	Unknown
108	Flooding - Surface water study investigation	Surface water study investigation into flooding - Parrs Lane / Prescott Road & Town Green Lane, Aughton	Aughton	LCC	LCC	Yes	-	No	No	1-5 years (medium term)	£5000	Unknown	None. Infrastructure type not included on the R123 list.	Unknown
109	Installation of dedicated highway surface water drainage system	Installation of dedicated highway surface water drainage system - Tarleton Highway surface water infrastructure	Tarleton	LCC	LCC	Yes	-	No	Yes	1-5 years (medium term)	£155,000	Unknown	None. Infrastructure type not included on the R123 list.	Unknown
119	Environmental improvements to Tanhouse street scene	Replanting the landscape area on spine road	Tanhouse	Cllr Pendleton	To be confirmed	Yes	West Lancs Leisure Strategy	Yes	Yes	1-5 years (medium term)	£100,000	No	£100,000	To be confirmed
122	Swells Wood,	Development of this area as part of potential Ormskirk-Skem Linear park route	Swells Wood, Bickerstaffe	Cllr Cotterill	To be confirmed	Yes	Local plan aspiration, initial study 2006	Yes	Yes	1-5 years (medium term)	Not known	Possible Parish Council CIL? Unknown match funding.	Unknown	Via Parish Council?

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70	Cheshire Lines Path	Improvements to access, signage, surfacing and interpretation.	Great Altcar/Downholland	WLBC	WLBC - Leisure & Wellbeing	Yes	GI Strategy	Yes	No	Up to 1 year (short term)	£40,000	No	£40,000	Maintained through WLBC revenue provision
79	Richmond Park Pavilion Extension	Extension of existing changing pavilion to accommodate new officials changing facility at Richmond Park, Burscough	Burscough	WLBC	WLBC - Leisure & Wellbeing	Yes		Yes	No	Up to 1 year (short term)	£20,000	£14,000 from S106 monies	None	WLBC
80	New changing facilities - Whittle Drive, Ormskirk	Improvement / re-building of existing changing facility	Whittle Drive playing fields	WLBC	WLBC - Leisure & Wellbeing	Yes	Playing Pitch Strategy	Yes	No	Up to 1 year (short term)	£60,000	Not known	£60,000	WLBC
113	Thompson Avenue Play area	Upgrade play area at Thompson Avenue public open space	Thompson Ave, Ormskirk	WLBC Leisure	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy (high priority)	Yes	No	Up to 1 year (short term)	£60,000	No	£60,000	Yes. Will be added to WLBC maintenance schedule at approx. cost of £4000 per annum.
114	Stanley Coronation Park play area	Upgrade / extension of existing play area	Stanley Coronation Park, Skelmersdale	WLBC	WLBC - Leisure & Wellbeing	Yes	WLBC Leisure Strategy. Play provision - development of strategic play areas.	Yes	Yes	Up to 1 year (short term)	£40,000	Yes. WLBC capital funding.	£20,000	WLBC will maintain facilities

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117	Bickerstaffe Gateway to green spaces	Car parking facilities / improvements (including flood risk management) for access to open green space, park area, sports facilities, outdoor gym, football pitch, play area and off-road pedestrian cycle access to the cycle trails	Bickerstaffe QE2 field in trust, Hall lane, Bickerstaffe	Bickerstaffe Parish Council	To be confirmed	Yes	It is hoped that this project will be included as a recreational facility and green space project in a future parish council local plan to increase sporting and leisure opportunities. Recent provision of a new play area through capital funding from WLBC, an outdoor gym from S136 monies, and development of the colliery cycle trails facility through a joint LCC/Lancs Environmental fund and Bickerstaffe parish council partnership, all contribute to the necessity for the enhancement of car parking facilities.	Yes	Yes	Up to 1 year (short term)	Various, dependent on level of work.	Option 1- Complete relyaig and foundations with new drains and permeable surfaces = £48,394 (of which £5000 is available, requiring £34,716 of CIL monies) Option 2 - Resurfacing with semi-permeable surface and new drains = £23,300 (of which £2500 is available, requiring £17,140 of CIL monies) Option 3 - New drains and filling of holes and re-skimming surface = £1000 (of which £1000 available, requiring £9762 of CIL monies)	£9800 - £35,000 dependent on level of work	Option 1 - None - project has a lifetime guarantee at this level Option 2 - None anticipated - perhaps some patching in the long term which the PC would pay for Option 3 - Some patching would be needed - the PC would cover this
50	Touring Caravan Pickup Point	New Touring Caravan pick up point at Beacon Country Park	Skelmersdale & Up Holland	WLBC	WLBC - Leisure & Wellbeing	Yes	-	Yes	No	1-5 years (medium term)	£50,000	No	£50,000	WLBC, self-funded through income generation
74	Playing field drainage improvements in Ormskirk & Burscough	Extensive drainage works to playing fields in Ormskirk & Burscough (Abbey Lane)	Burscough	WLBC	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy & Playing pitch strategy	Yes	Yes	1-5 years (medium term)	£240,000	£65,000 Sport England - secured £77,000 WLBC - secured £98,000 Football Foundation - secured	No. Full monies secured.	Maintenance will be responsibility of Burscough Juniors FC, with £5000 per year revenue support from WLBC

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75	Ormskirk bowling greens	Construction of 2 new bowling greens in Ormskirk	Land adjacent Ormskirk Cricket Club	WLBC	WLBC - Leisure & Wellbeing	Yes	New Leisure Strategy	Yes	Yes	1-5 years (medium term)	£176,000	All £176K is available and approved through existing S106 funding.	None. Funded through S106.	All maintenance will be the responsibility of Ormskirk bowling club, who will be working in conjunction with Ormskirk cricket club, as adjacent landowner.
92	High Sands Play Area, Rufford	Replacement of old play area at High Sands Play Area, Rufford	Rufford	WLBC	WLBC - Leisure & Wellbeing	Yes	Site is seen as high value in new Play Strategy	Yes	No	1-5 years (medium term)	£40,000	No	£40,000	Maintenance through WLBC playground maintenance contract
93	Aveling Drive Sports Pavilion	Construction of new purpose built pavilion	Aveling Drive, Banks	North Meols parish council	North Meols Parish Council	Yes		Yes	Yes	1-5 years (medium term)	£150,000	Not aware of any	£150,000	Yes, would fall under remit of North Meols Parish Council
95	Hesketh Avenue Sports pavilion	Construction of a new purpose built pavilion	Hesketh Avenue, Banks	North Meols parish council	North Meols Parish Council	Yes	-	Yes	Yes	1-5 years (medium term)	£150,000	Not aware of any	£150,000	Yes, would fall under remit of North Meols Parish Council
127	Hilldale Jubilee Field and Footpath	Reinstatement of the footpath at Hilldale Jubilee Field, Chorley Road, Hilldale		Hilldale Parish Council	WLBC - Leisure & Wellbeing	Yes		Yes	Yes	1-5 years (medium term)	Unknown		Unknown	Parish precept

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8	Mere Sands Wood Visitor Centre Phase 1	Extension and refurbishment of Mere Sands Wood visitor Centre to improve public facilities and financial sustainability of attraction. Phase 1 is to create a pre-fabricated modular buildings as a classroom and office space and new volunteer area.	Borough wide	Lancashire Wildlife Trust	Wildlife Trust	Yes	GI Strategy	Yes	No	Up to 1 year (short term)	Phase 1 - £80,000 (planning app submitted Nov 2016)	Phase 1 - £30,000 from Green Bank Trust, £30,000 from Lancs Env Fund, remainder from an appeal.	Phase 1 - £3,000	Lancashire Wildlife Trust will maintain the building from its own funds
97	Halsall Memorial Hall Extension	Construction of additional facilities at Halsall Memorial Hall	Halsall	Halsall parish council	Halsall Parish Council	Yes		Yes	Yes	Up to 1 year (short term)	£75,000	Match funding applied for (Awards for all) S106 funding for external POS uses. Breakdown to be advised.	£30,000	Infrastructure will be maintained through existing HPC revenue funding.
116	Haskayne Pavillion	Refurbishment of existing pavillion at School Lane, Haskayne		Downholland Parish Council	To be confirmed	Yes		Yes	Yes	Up to 1 year (short term)	£14,500	£1000	£13,500	Precept
98	Improvements to play area/field at Appley Lane South	-	Appley Bridge	Wrightington parish council	To be confirmed	Yes	-	Yes	No	Unknown	Unknown	Unknown	Unknown	Unknown
99	Improved drainage at Mossy Lea playing fields	Improved drainage at Mossy Lea playing fields	Wrightington	Wrightington parish council	To be confirmed	Yes	-	Yes	No	Unknown	Unknown	Unknown	Unknown	Unknown
47	New changing facilities at Tower Hill	New football changing facilities at Tower Hill, Up Holland	Skelmersdale & Up Holland	WLBC	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy - Playing Pitch Strategy	Yes	No	Beyond 5 years (long term)	£80,000	No	£80,000	Football Club



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49	New Visitor Centre at Beacon Country Park	New Visitor Centre at Beacon Country Park	Skelmersdale & Up Holland	WLBC	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy. Local Plan.	Yes	No	Beyond 5 years (long term)	£750,000	No	£750,000	WLBC and income generation
22	Burscough library	Provision of a new library of appropriate size in central location to support additional development	Burscough	WLBC/LCC	To be confirmed	Yes	YTF Masterplan SPD	Yes	Yes	1-5 years (medium term)	Unknown	Unknown	Unknown	Unknown
29	Burscough Sports Centre	The existing sports centre will be upgraded	Burscough	WLBC	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy. Local Plan.	Yes	Yes	1-5 years (medium term)	£5,000,000	Not known	£5,000,000	Through managing agents / West Lancs Leisure Trust
40	Coronation Park	Coronation Park - final phase of environmental and facility improvements (art, water features, stone wall repairs, flower beds)	Ormskirk & Aughton	WLBC	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy. Local Plan.	Yes	Yes	1-5 years (medium term)	£30,000	No.	£30,000	Wall improvements to be maintained by local church, other park improvements to be maintained by WLBC
41	Park Pool	Improvements to existing facilities	Ormskirk & Aughton	WLBC	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy. Local Plan.	Yes	Yes	1-5 years (medium term)	£5,000,000	Not known	£5,000,000	Managing agents through West Lancs Leisure Trust
48	New changing facilities at Chequer Lane	New football changing facilities at Chequer Lane, Up Holland	Skelmersdale & Up Holland	WLBC	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy	Yes	Yes	1-5 years (medium term)	£80,000	Possibly	£80,000	Club will be engaged to manage and maintain facility
51	Skelmersdale Sports Centre	New £12 million sports centre to replace the existitng sports centre	Skelmersdale & Up Holland	WLBC	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy. Local Plan.	Yes	Yes	1-5 years (medium term)	£12,000,000	No	£12,000,000	Through management agents

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58	Tawd Valley Improvements	Improvements to enhance the Tawd Valley, including possible new BMX / mountain bike track (from Concourse area up to Cobbs Clough)	Skelmersdale & Up Holland	Cllr Cotterill	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy. Local Plan.	Yes	Yes	1-5 years (medium term)	Not known, but will exceed £300,000	I advocate a bid to Parks for People for a significant sum, as well as possible Section 106 monies from new housing as it comes on stream	Not known currently	Yes. WLBC / LCC. P4P bid process will identify likely management arrangements
59	New changing facilities at Bramble Way, Parbold	New changing room facilities at Bramble Way, Parbold	Parbold	WLBC	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy	Yes	Yes	1-5 years (medium term)	£50,000	-	£50,000	Maintained by Parish Council
61	Hunters Hill Country Park	Improvements to Hunters Hill Country Park	Parbold	WLBC	WLBC - Leisure & Wellbeing	Yes	Leisure Strategy	Yes	Yes	1-5 years (medium term)	£60,000	£60,000	No	Maintenance through WLBC
82	Investment in health facilities in Tarleton, Hesketh Bank and Banks	Upgrade and develop services in this locality to address locality demand constraints and infrastructure issues	Tarleton, Hesketh Bank, Banks	CCCG	CCCG	Yes	The CCG is currently undertaking a review of its estate infrastructure and capacity needs as a consequence of its developing commissioning strategy and implementation plan. A proposed locality investment plan is currently being worked up by the CCG, NHSE and NHS Property Services.	Yes	Yes	1-5 years (medium term)	Final capital costs are being scoped as part of the detailed planning and option appraisal process.	Unknown	None. To be provided by CCCG	to be determined.

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83	Redevelopment of Birleywood Health Centre	Upgrade and extension to Birleywood health centre to address locality demand constraints and infrastructure issues	Birleywood , Skelmersdale	CCCG	CCCG	Yes	The CCG is currently undertaking a review of its estate infrastructure and capacity needs as a consequence of its developing commissioning strategy and implementation plan. This scheme is currently being worked up by the CCG, NHSE and NHS Property services and has been identified as the highest priority.	Yes	Yes	1-5 years (medium term)	Final capital costs are being defined as part of the detailed planning process but the likely estimate is circa £2.5 m	Unknown	None. To be provided by CCCG	Maintenance will be undertaken by NHSPS as landlord.
84	Investment in health facilities in Burscough	Upgrade and develop services in Burscough to address locality demand constraints and infrastructure issues	Burscough	CCCG	CCCG	Yes	The CCG is currently undertaking a review of its estate infrastructure and capacity needs as a consequence of its developing commissioning strategy and implementation plan. A proposed development is currently being worked up by the CCG, NHSE and NHS Property services.	Yes	Yes	1-5 years (medium term)	Final capital costs are being scoped as part of the detailed planning and option appraisal process.	Unknown	None. To be provided by CCCG	to be determined.
94	North Meols Community Centre	Renovations for existing community centre	Hoole Lane, Banks	North Meols parish council	North Meols Parish Council	Yes		Yes	Yes	1-5 years (medium term)	£15,000	Not aware of any	£15,000	Remit of North Meols Parish Council

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125	Up Holland library and community meeting room	Internal re-arrangement work to provide flexible space for community facilities	Up Holland library, Hall Green, Up Holland	Up Holland Parish Council	To be confirmed	Yes		Yes	Yes	1-5 years (medium term)	Unknown	Unknown	Unknown	Yes. By Parish Council
128	Mere Sands Wood Visitor Centre Phase 2	Extension and refurbishment of Mere Sands Wood visitor Centre to improve public facilities and financial sustainability of attraction. Phase 2 would include creation of café & activity room and pre-fabricated modular buildings.	Borough wide	Lancashire Wildlife Trust	Wildlife Trust	Yes	GI Strategy	Yes	No	1-5 years (medium term)	Phase 2 - £200,000 for café, activity room and function area	Phase 2 - TBC. Lancs Wildlife Trust exploring other funding, including bids to Biffa, LEF, LEADER & Heritage Lottery. Total potential funding £180,000. Leaves shortfall of approx. £20k.	Phase 2 - £20,000	Lancashire Wildlife Trust will maintain the building from its own funds
78	Station Approach Linear Park	Creation of a green link between public open space sites on the old railway line, Ormskirk	Ormskirk	WLBC	WLBC - Leisure & Wellbeing	Yes		Yes	Yes	Up to 1 year (short term)	£40,000	No	£40,000	WLBC
111	New allotments in Ormskirk	Creation of new allotment site in Ormskirk	Ormskirk	WLBC	WLBC - Leisure & Wellbeing	Yes	Local Plan; Leisure Strategy - new allotment development	Yes	Yes	Up to 1 year (short term)	£20,000	Possible contribution if Tower Hill land is sold.	£20,000	Maintenance will be undertaken by an allotment society established specifically for this site.

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118	Tanhouse community leisure complex	Upgrade Leisure Complex around community centre through construction of new bowling green and up-grading of outside football pitch, skate park, teenage shelter, the MUGA and the landscape surrounds	Land adjacent Tanhouse Community Centre	Cllr Pendleton	To be confirmed	Yes		Yes	Yes	Up to 1 year (short term)	£75,000	Grant-scape application submitted for £20,000. Bid received for use of \$106 monies.	£33,000	WLBC are responsible for Maintaining M.U.G.A & the allweather pitch, as well as the landscaping. It is proposed that Tanhouse Community Enterprise manage the Bowling Green through a membership/maintenance scheme already devised and costed
120	Heathfields Connectivity and Canal Enhancement Plan	To improve access to the canal from Heathfields and to improve connectivity with shops, schools and local amenities, while enhancing the canal as a leisure facility by providing a pedestrian bridge over the canal	From canal bank at Clough Drive or Delph Avenue to Canal Towpath, Burscough	Burscough Parish Council	To be confirmed	Yes	While the project is not specifically listed, the Local Plan refers to Policy IF 2 Enhancing Sustainable Transport Choice: - Tackling congestion in key service centres of Burscough and Ormskirk - Improving road safety especially for pedestrians and cyclists - Encouraging sustainable forms of transport	Yes	Yes	Up to 1 year (short term)	£15,000 feasibility study estimate based on other schemes across UK No figures are available for bridge.	£5,000 for feasibility study. TBA for the construction	£10,000 for feasibility study TBA for the construction	Maintenance costs will be determined in the feasibility study.

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124	Burscough cricket club / School Lane connectivity and canal enhancement	To create a route from School Lane and the Cricket Club to the canal and on to Burscough Village Centre, and to improve the amenity of land fronting the canal to enhance canal users and visitor's enjoyment of the canalside.	Land at Cricket Club School Lane Burscough and fronting leeds-liverpool canal	Burscough Parish Council	To be confirmed	Yes	GI Strategy.  While the project is not specifically listed, the Local Plan refers to Policy IF 2 Enhancing Sustainable Transport Choice: Tackling congestion in key service centres of Burscough and Ormskirk, Improving road safety especially for pedestrians and cyclists, Encouraging sustainable forms of transport.  Furthermore, the project will contribute to delivery of a West Lancs Wheel as outlined in the WL Highways and Transport Master Plan	Yes	Yes	Up to 1 year (short term)	£78,943.40 (inc VAT)	£10,000 has been secured from Tesco. The project is expected to be able to secure further funding.	Total required: £79,000 S106 funding: £22,000 Tesco funding: £10,000 CIL funding required: £47,000 (to be confirmed)	This will be maintained by the Cricket Club.
30	New Burscough Park	New Park proposal as part of Yew Tree Farm Development	Burscough	WLBC - Local Plan	Private developer	Yes	Local Plan and YTF Masterplan SPD	No	Yes	1-5 years (medium term)	unknown	developer to fund	nil	Yes, developers responsibility

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88	Improvements to Skelmersdale employment areas	Improvements to infrastructure within Skelmersdale employment areas including entrance signage, green spaces, public realm and car parks to improve attractiveness of areas for business purposes	Skelmersdale	WLBC	WLBC	Yes	Economic Development Strategy	Yes	No	1-5 years (medium term)	Unknown	Unknown	Unknown	Unknown
<b>Transport</b>														
106	Skelmersdale subway improvements	Urban Art project with local young people to repaint 8 subways	Skelmersdale	LCC	LCC - Transport	Yes	Issue raised in Skelmersdale Town Centre SPD	No	No	Up to 1 year (short term)	£40,000		£35,000	
32	Appley Bridge Park and Ride	Park and Ride facilities and accessibility improvements at - Appley Bridge	Eastern Parishes	WLBC	GMPTA	Yes		Yes	Yes	Unknown	Unknown	Unknown	Unknown	Unknown
115	Improvements to railway stations	To deliver enhancements at railway stations eg. CCTV, customer information systems, help-points, heated waiting shelters			Network Rail	To be confirmed		No		Yes	No	Unknown	Unknown	Unknown
24	Reinstatement of Burscough Curves	Reinstatement of the Burscough Curves to Link Ormskirk - Southport - Preston.	Burscough	WLBC/LCC	LCC - Transport	Yes	West Lancs Highways & Transport Masterplan	Yes	Yes	Beyond 5 years (long term)	Unknown	Unknown	None. CIL monies will not be required	Unknown

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25	Electrification Ormskirk - Preston; First phase Burscough Junction	Electrification of the Liverpool - Ormskirk Line to Burscough Junction to open up the Liverpool travel to work area. Second phase to extend Burscough Junction to Preston.	Burscough	WLBC/LCC	LCC - Transport	Yes	West Lancs Highways & Transport Masterplan, West Lancs Local Plan	Yes	Yes	Beyond 5 years (long term)	Unknown	Unknown	None. CIL monies will not be required	Unknown
45	Skelmersdale rail connection	Provision of a rail connection, together with a rail/bus interchange and parkway facilities, to serve Skelmersdale, with services to both Manchester and Liverpool	Skelmersdale & Up Holland	WLBC/LCC	LCC - Transport	Yes	West Lancs Local Plan West Lancs Highways & Transport Masterplan	Yes	Yes	Beyond 5 years (long term)	Unknown	Likely to be funded through LEP or DfT funding	nil	Yes, responsibility of Network Rail
65	Skelmersdale Public Transport Connectivity and New Interchange	New bus station and interchange facilities to support cycling and links with rail facility	Skelmersdale	WLBC/LCC	LCC - Transport	No	LCC Transport Masterplan	Yes	Yes	Beyond 5 years (long term)	Unknown	Unknown	Unknown	Unknown



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4	Ormskirk Town Centre Movement Strategy	Package of measures to address congestion and movement in Ormskirk.	Borough wide	WLBC/LCC	LCC - Transport	Yes	West Lancs Highways & Transport Masterplan	Yes	Yes	1-5 years (medium term)	Unknown	Unknown	Several individual highway schemes are being considered as part of package. 'Moor St gateway' project has been submitted for preliminary consideration by LEP. Remains at early stage for funding under Growth Deal 3, but prudent to consider and earmark CIL.	Unknown
36	Green lane link road	Green Lane Link Road. Required to remove HGV traffic off rural road network in Tarleton.	Northern Parishes	WLBC/LCC	LCC - Transport	Yes	West Lancs Highways & Transport Masterplan	Yes	Yes	1-5 years (medium term)	Unknown	To be funded through LTP	None. CIL monies will not be required	Responsibility of LCC Highways
39	Ormskirk bus station	Ormskirk bus station upgrade	Ormskirk & Aughton	WLBC/LCC	LCC - Transport	Yes	LCC Transport Masterplan & LTP	Yes	No	1-5 years (medium term)	£1,000,000	Funded through LTP	Several individual highway schemes are being considered as part of package. 'Moor St gateway' project has been submitted for preliminary consideration by LEP. Remains at early stage for funding under Growth Deal 3, but prudent to consider and earmark CIL.	Yes, unknown

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42	Cycle links between Edge Hill University and Ormskirk rail & bus stations	Upgraded pedestrian links and new cycle links between Edge Hill University and Ormskirk rail & bus station	Ormskirk & Aughton	WLBC/LCC	LCC - Transport	Yes	LCC Transport Masterplan & LTP	Yes	Yes	1-5 years (medium term)	Unknown	Potential £700k from S106 and LTP monies	Several individual highway schemes are being considered as part of package. 'Moor St gateway' project has been submitted for preliminary consideration by LEP. Remains at early stage for funding under Growth Deal 3, but prudent to consider and earmark CIL.	Yes, LCC as Highways Authority
43	Tawd Valley cycle path linking Skelmersdale with West Lancs College	Improvement to access through Tawd Valley to link Skelmersdale local neighbourhoods and West Lancashire College / town centre	Skelmersdale & Up Holland	WLBC/LCC	LCC - Transport	Yes	LTP and Highways & Transport Masterplan	Yes	Yes	1-5 years (medium term)	£472,000 / TBC	To be funded through S106 monies (£200,000) and LCC	Risk that the requirements of a planning permission may escalate costs and render the scheme unaffordable under its current budget allocation. Considered prudent to submit as potential scheme for CIL funding to meet any small shortfall.	Yes, LCC to maintain
44	Skelmersdale Movement Strategy	Package of measures to improve connectivity throughout Skelmersdale and open up public realm	Skelmersdale & Up Holland	WLBC/LCC	LCC - Transport	Yes	West Lancs Highways & Transport Masterplan	Yes	Yes	1-5 years (medium term)	Unknown	Unknown	Unknown	Unknown

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52	Demand Responsive Transport System	Demand Responsive Transport System serving Skelmersdale and Up Holland residents wishing to access employment on the Pimbo estate	Skelmersdale & Up Holland	WLBC - Local Plan	WLBC - Local Plan	Yes		No	Yes	1-5 years (medium term)	£1000 per annum	None	None	No. Service will be maintained through S106 monies
63	Yew Tree Farm to Burscough Town Centre access improvements	Provide widened footway to cater for cyclists on the west side of Liverpool Road between the new access junction (south of Higgins Lane) to Lord Street and to include pedestrian improvements at the Trevor Road signals.	Burscough	WLBC	LCC - Transport	Yes	YTF Masterplan SPD LCC Transport Masterplan	Yes	Yes	1-5 years (medium term)	Unknown	Unknown	Unknown	Unknown
64	Burscough Town Centre Public Realm Improvements	Public realm improvements and shared space scheme on Liverpool Road between Mill Lane and Bobby Langton Way.	Burscough	WLBC	LCC - Transport	Yes	LCC Transport Masterplan LTP	Yes	Yes	1-5 years (medium term)	Unknown	Unknown	Unknown	Unknown
66	Route management opportunities	Effective route management for HGVS as a result of the Switch Island link road	Borough wide	WLBC/LCC	LCC - Transport	Yes	LCC Transport Masterplan	Yes	Yes	1-5 years (medium term)	Unknown	Unknown	Unknown	Unknown

#	Project Name	Project description	Location	Proposer	Lead agency	Does the project help meet at least one of the Council's Coporate Priorities?	Is the project identified within a relevant strategy?	Does the infrastructure fall under the CIL R123 list?	Does it meet a need created by new development?	When can the infrastructure be delivered?	Anticipated cost of the project?	Is match funding available?	Are CIL monies required to deliver the project?	How will the project be maintained?
100	Puffin pedestrian crossing, Ormskirk Parish Church	Construct a staggered puffin pedestrian crossing on the A570 at the junction of Derby Street West / Southport Road / Church Street	Ormskirk	LCC	LCC - Transport	No	West Lancs Highways & Transport Masterplan	Yes	No	1-5 years (medium term)	£125,000	Unknown	None. This has been included in the county's road safety programme to be delivered in the current year (16/17)	Unknown
101	Cycle footpath linking to industrial estates in Skelmersdale (Whiteledge South to Nipe Lane)	Cycle footpaths linking to industrial estates. 2 schemes possible. Scheme A - Whiteledge South footbridge to Nipe Lane	Skelmersdale	LCC	LCC - Transport	Yes	LTP / Highways and Transport Masterplan	Yes	No	1-5 years (medium term)	Scheme A £79,000 - Whiteledge South footpath to Nipe Lane - ranked 2nd in proposals priorities (15/16) and has a high LRP score of 18 Scheme B £47,400 - Nipe Lane to Pimbo Road - ranked 4th in proposals priorities (15/16) and has a high LTP score of 17	Unknown	Unknown	Unknown
102	Off road cycle path at Whitehey Lane, Skelmersdale	Off road cycle path at roundabout linking to industrial estate and footway linking to bus stop	Skelmersdale	LCC	LCC - Transport	Yes	LTP / Highways and Transport Masterplan	Yes	No	1-5 years (medium term)	£55,300	Unknown	Unknown	Unknown
103	Refuge and footway improvement	Refuge and footway improvement on A5147 Wainshar Lane, Haskayne (35m north of Rosemary Lane)	Haskayne	LCC	LCC - Transport	No	LCC Transport and Highways Masterplan	Yes	No	1-5 years (medium term)	£40,000	Unknown	Unknown	Unknown

#	Project Name	Project description	Location	Proposer	Lead agency	Does the project help meet at least one of the Council's Coporate Priorities?	Is the project identified within a relevant strategy?	Does the infrastructure fall under the CIL R123 list?	Does it meet a need created by new development?	When can the infrastructure be delivered?	Anticipated cost of the project?	Is match funding available?	Are CIL monies required to deliver the project?	How will the project be maintained?
104	Zebra crossing at Aughton St, Ormskirk	Construction of a zebra crossing at junction of Aughton St / Bridge St, Ormskirk	Ormskirk	LCC	LCC - Transport	Yes	LCC Transport & Highways Masterplan Ormskirk Town centre movement strategy	Yes	No	1-5 years (medium term)	£35,000	Unknown	Unknown	Unknown
105	Burscough Transport Interchange	Relocation of existing library into a larger more suitable premises. Dual project with ticketing and transport office	Burscough	LCC	LCC - Transport	Yes	LCC draft Property Strategy	Yes	No	1-5 years (medium term)	£100,000	Unknown	Unknown	Unknown
110	Cycle footpath linking to industrial estates in Skelmersdale (Nipe Lane to Pimbo Road)	Cycle footpaths linking to industrial estates. Scheme B - Nipe Lane to Pimbo Road	Skelmersdale	LCC	LCC - Transport	Yes		Yes	No	1-5 years (medium term)	Scheme A £79,000 / Scheme B £47,400	Unknown	Unknown	Unknown
121	Car parking resurfacing, Canal side, Parbold	Resurfacing works on waste ground to formal car parking	Land adjacent to Station Road, Parbold	Parbold Parish Council	To be confirmed	No		Yes	Yes	1-5 years (medium term)	£80,000 Figure based on what it has cost to resurface Bramble Way car park and additional legal costs re ownership issues	It has not yet been put to the parish council but there is a possibility some funding may be found here. However, the land is not owned by the parish council and currently there is no budget in place for land within the parish council ownership	£80,000	If successful in achieving project, parbold parish council will be requested to undertake future maintenance, as they currently maintain other car parks within the village

Transport / Green

#	Project Name	Project description	Location	Proposer	Lead agency	Does the project help meet at least one of the Council's Corporate Priorities?	Is the project identified within a relevant strategy?	Does the infrastructure fall under the CIL R123 list?	Does it meet a need created by new development?	When can the infrastructure be delivered?	Anticipated cost of the project?	Is match funding available?	Are CIL monies required to deliver the project?	How will the project be maintained?
112	Burscough towpath improvements	Approximately 1.3km of towpath improvements and environmental enhancement between Burscough Wharf and Glovers Swing Bridge.	Burscough	Canal & Rivers Trust and Burscough Parish Council	Canal & Rivers Trust	Yes	Local Plan Policy EN3; Local Transport Plan; GI Strategy  The Local Transport Plan identifies one of its 7 Transport Priorities as – Providing safe, reliable, convenient and affordable transport alternatives to the car. The overall principle is to provide safe and convenient new infrastructure for walking and cycling. The canal towpath is part of the proposed West Lancashire Wheel identified in the draft West Lancashire Economic Strategy.	Yes	Yes	Up to 1 year (short term)	£180,000	Burscough Town Council Lancashire Environment Fund  £unknown at present	£150,000	The towpath will need maintaining into the future – it is estimated that the material to be used will have a natural lifespan of years.  We will look to secure an 'adoption' of the canal through Burscough following on from this project from a local group. Adoption models have worked well when employed elsewhere on the canal network. They secure buy-in from the local community (in its widest sense – schools, businesses, volunteers) and enable us to secure the benefits of our projects longer into the future. They add value to the general works that Canal & River Trust are bound to undertake as part of its charitable objectives within the resources it has available.

#	Project Name	Project description	Location	Proposer	Lead agency	Does the project help meet at least one of the Council's Corporate Priorities?	Is the project identified within a relevant strategy?	Does the infrastructure fall under the CIL R123 list?	Does it meet a need created by new development?	When can the infrastructure be delivered?	Anticipated cost of the project?	Is match funding available?	Are CIL monies required to deliver the project?	How will the project be maintained?
96	Newburgh-Parbold Canal towpath improvements	Improvements to the towpath between Newburgh and Parbold	Newburgh	Newburgh parish council	Newburgh Parish Council	Yes	Delivery of project needs support of Canal & Rivers Trust. CRT have already informed Newburgh Parish Council that the works are not in their implementation schedules, or identified as being necessary works	Yes	No	Unknown	Unknown	No details of any match funding	Unknown	Unknown
10	River Douglas Linear Park	New multi use linear park providing an off road path linking Hesketh Bank to Tarleton	Tarleton/Hesketh Bank	WLBC	To be confirmed	Yes	West Lancs Local Plan	Yes	Yes	1-5 years (medium term)	Unknown	Unknown	Unknown	Unknown
11	Ormskirk to Burscough Linear Park	New multi use linear park providing a largely off road path linking Ormskirk to Burscough	Ormskirk to Burscough	WLBC	To be confirmed	Yes	West Lancs Local Plan, Yew Tree Farm Masterplan SPD, Grove Farm Development Brief and West Lancashire Highways & Transport Masterplan	No	Yes	1-5 years (medium term)	Unknown	S106 monies from two applications totalling £229k potentially available (£100k received and committed; £129k yet to be received)	None. CIL monies will not be required	Yes, but funding unknown
12	Ormskirk to Skelmersdale Linear Park	New multi use linear park providing a largely off road path following route of former railway line	Ormskirk/Skelmersdale	WLBC	To be confirmed	Yes	West Lancs Local Plan, Firwood Road Development Brief and West Lancashire Highways & Transport Masterplan	Yes	Yes	1-5 years (medium term)	Unknown	Unknown	Unknown	Unknown
13	Banks Linear Park	New multi use linear park providing an off road path following former railway line	Banks	WLBC	WLBC	Yes	West Lancs Local Plan and West Lancashire Highways & Transport Masterplan	Yes	Yes	1-5 years (medium term)	Unknown	Unknown	Unknown	Unknown

#	Project Name	Project description	Location	Proposer	Lead agency	Does the project help meet at least one of the Council's Coporate Priorities?	Is the project identified within a relevant strategy?	Does the infrastructure fall under the CIL R123 list?	Does it meet a need created by new development?	When can the infrastructure be delivered?	Anticipated cost of the project?	Is match funding available?	Are CIL monies required to deliver the project?	How will the project be maintained?
76	Burscough-Parbold Towpath Improvements	Improvement works to the towpath between Parbold and Burscough, in particular the section between Ring O'Bells Lane and Spencer's Bridge	Burscough / Parbold	WLBC	LCC	Yes	LCC Transport Masterplan LTP	Yes	No	1-5 years (medium term)	Unknown	Unknown	Unknown	Unknown
89	(re) Cycle to Work	Scheme provided for Skelmersdale and Up Holland residents, working on Pimbo or White Moss employment areas, and earning under £25k per annum, to provide them with reconditioned cycles to access work/encourage sustainability	Skelmersdale and Up Holland	WLBC	WLBC - Local Plan	Yes		No	Yes	1-5 years (medium term)	£1000 per annum	Funded through S106 monies (Walkers & Maple View)	No	No
<div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 1133</div> <div style="color: red; font-weight: bold;">Utilities &amp; Waste</div> </div>														
6	New Lane WWTW	Solution for waste water treatment capacity issue at New Lane	Catchment for New Lane WWTW	United Utilities	United Utilities	Yes	Local Plan	No	Yes	Unknown	Unknown	To be funded by UU	None. Not on R123 list.	Unknown
7	Water supply	Upgrade the Southport boreholes and Bickerstaffe water treatment works	Borough wide	United Utilities	United Utilities	Yes		No	No	Unknown	Unknown	To be funded by UU	None. Not on R123 list.	Unknown



#	Project Name	Project description	Location	Proposer	Lead agency	Does the project help meet at least one of the Council's Coporate Priorities?	Is the project identified within a relevant strategy?	Does the infrastructure fall under the CIL R123 list?	Does it meet a need created by new development?	When can the infrastructure be delivered?	Anticipated cost of the project?	Is match funding available?	Are CIL monies required to deliver the project?	How will the project be maintained?
27	Burscough drainage	In addition to usual on-site SuDS, surface water removal from existing system	Burscough	WLBC	Private developer	Yes	YTF Masterplan SPD	No	Yes	1-5 years (medium term)	Unknown	Improvements to be funded by developer	None. Not on R123 list.	Unknown
28	Ormskirk drainage	In addition to usual on-site SuDS, surface water removal from existing system	Ormskirk	WLBC	Private developer	Yes	Grove Farm Development Brief	No	Yes	1-5 years (medium term)	Unknown	Improvements to be funded by developer	None. Not on R123 list.	Unknown

	Burscough canal towpath	Stanley Coronation Park Play Area	Tanhouse Community Leisure Complex	Whittle Drive changing facilities
<b>Description</b>	Towpath improvements	Upgrade/extension of existing play area	Upgrades including bowling green & MUGA	Improvement/re-build of existing facilities
<b>Cost</b>	£180,000	£40,000	£75,000	£60,000
<b>Are CIL Monies required?</b>	£150,000 CIL £30,000 match by CRT	£20,000 CIL £20,000 WLBC Capital	£33,000 CIL £42,000 by TCE	£60,000 CIL Football Foundation match to be quantified
<b>Does it meet a local need or demand from new development?</b>	Significant recent development locally (Ainscough's Mill)  Significant development planned locally (Yew Tree Farm Strategic Site)	Limited recent development locally  Significant development planned locally (Firwood Rd)	Recent development locally (St Richard's)  Limited development planned locally	Recent development locally (Atkinson & Kirby redevelopment, Hospital, Grammar School)  Significant development planned locally (Grove Farm)
<b>Value?</b>	Local & wider, strategic value	Local value	Local value	Local & wider value
<b>Is it on R123 list?</b>	Yes- green infrastructure	Yes- green infrastructure	Yes - community	Yes- green infrastructure
<b>When can it be delivered?</b>	2017/18	2017/18	2017/18	2017/18
<b>Does project help meet at least one of the Council's</b>	Improve environment Leisure & culture Health & wellbeing Economy & employment	Improve environment Leisure & culture Health & wellbeing	Improve environment Leisure & culture Health & wellbeing Reduce crime & ASB	Leisure & culture Health & wellbeing

<b>corporate priorities?</b>				
<b>Is the project identified within a relevant local strategy?</b>	Draft GI Strategy Local Plan Policy EN3 Transport Masterplan Leisure Strategy Economic Development Strategy	Leisure Strategy Play Area Strategy	-	Playing pitch strategy Leisure Strategy
<b>Does it support strategic projects?</b>	Pier-to-Pier cycle route West Lancs Wheel	-	-	-
<b>Consultation</b>	Large levels of support	Support & objection	Updated information	Support & objection
<b>Identified issues</b>				
<b>Priority</b>	High	Medium	Medium	High

	<b>Mere Sands Wood Nature Reserve Phase 1</b>	<b>Cheshire Lines Path</b>	<b>Haskayne Pavilion</b>	<b>Burscough allotments</b>
<b>Description</b>	Education, office and volunteer area	Improvements to access, signage etc	Refurbishment of existing pavilion	Provision of new allotments
<b>Cost</b>	£80,000	£40,000	£14,500	£30,000
<b>Are CIL Monies required?</b>	£3,000 CIL £77,000 match by LWT	£40,000 CIL No match	£13,500 CIL £1,000 Haskayne PC	None Developers of YTF confirmed delivery through strategic site

<b>Does it meet a local need or demand from new development?</b>	Current development underway (Sluice Lane)  Limited development planned locally	Limited development locally  Limited development planned locally	Recent development locally (LO Jeffs)  Limited development planned locally	Significant recent development locally (Ainscough's Mill)  Significant development planned locally (Yew Tree Farm Strategic Site)
<b>Value?</b>	Local & wider, strategic value	Local & wider, strategic value	Local value	Local & wider value
<b>Is it on R123 list?</b>	Yes- green infrastructure	Yes- green infrastructure	Yes – community	Yes- green infrastructure
<b>When can it be delivered?</b>	2017/18	2017/18	2017/18	Now likely beyond 2017/18 given delivery will be part of a wider development
<b>Does project help meet at least one of the Council's corporate priorities?</b>	Improve environment Leisure & culture Health & wellbeing	Improve environment Leisure & culture Health & wellbeing	Leisure & culture Reduce crime & ASB	Leisure & culture Health & wellbeing
<b>Is the project identified within a relevant local strategy?</b>	Draft GI Strategy	Draft GI Strategy	-	Local Plan YTF Masterplan Leisure Strategy
	-	National cycle network	-	

<b>Does it support strategic projects?</b>				
<b>Consultation</b>	Support & updated information	Mid-range levels of support	Support	Delivery confirmed through strategic site
<b>Identified issues</b>				No requirement for CIL as delivery confirmed through Yew Tree Farm Strategic Site.
<b>Priority</b>	Medium	Medium	Low-medium	Medium
	<b>Thompson Avenue Play Area, Ormskirk</b>	<b>New allotments, Ormskirk</b>	<b>Station Approach Linear Park, Ormskirk</b>	<b>Burscough Cricket Club / School Lane connectivity and canal enhancement, Burscough</b>
<b>Description</b>	Upgrade play area	Provision of new allotments	Creation of linear park	Improve connectivity and enhance canal
<b>Cost</b>	£60,000	£20,000	£40,000	£79,000
<b>Are CIL Monies required?</b>	£60,000 CIL No match	£20,000 CIL No match	£40,000 CIL No match	£47,000 CIL (TBC) £22,000 S106 (unsecured) £10,000 Tesco
<b>Does it meet a local need or demand from new development?</b>	Recent development (Atkinson & Kirby redevelopment, Hospital, Grammar School)  Limited development planned locally	Recent development locally (Atkinson & Kirby redevelopment, Hospital, Grammar School)  Significant development planned locally (Grove Farm)	Recent development locally (Atkinson & Kirby redevelopment, Hospital, Grammar School)  Significant development planned locally (Grove Farm)	Significant recent development locally (Ainscough's Mill)  Significant development planned locally (Yew Tree Farm Strategic Site)

<b>Value?</b>				
	Local value	Local & wider value	Local & wider value	Local value
<b>Is it on R123 list?</b>	Yes- green infrastructure (play area)	Yes- green infrastructure	Yes- green infrastructure	Yes- green infrastructure
<b>When can it be delivered?</b>	2017/18	Likely beyond 2017/18 (due to access / site issues)	Likely beyond 2017/18 (dependent on resources)	Likely beyond 2017/18 (due to uncertainty over funding)
<b>Does project help meet at least one of the Council's corporate priorities?</b>	Leisure & culture Health & wellbeing	Leisure & culture Health & wellbeing	Improve environment Leisure & culture Health & wellbeing	Improve environment Leisure & culture Health & wellbeing
<b>Is the project identified within a relevant local strategy?</b>	Leisure Strategy Play Strategy	Leisure Strategy	-	-
<b>Does it support strategic projects?</b>			Ormskirk-Skelmersdale Linear Park Transport Masterplan	
<b>Consultation</b>				
<b>Identified issues</b>	Site not especially accessible and so more appropriate to consider with the Ormskirk allotments project to deliver a better overall site	Access arrangements unclear.	Would only deliver short stretch of wider Linear Park and so will only offer very local immediate value until rest of Linear Park can come forward.	Burscough PC has CIL Neighbourhood Portion and is likely to receive significantly more which could be used on this project.

	and access.			Uncertainty over funding.
<b>Priority</b>	High-Medium	Medium	Low-medium	Low-medium

	<b>Heathfields Connectivity and canal enhancement, Burscough – Feasibility Study only</b>	<b>Halsall Memorial Hall Extension, Halsall</b>	<b>Bickerstaffe Gateway to green spaces</b>	<b>High Sands Play Area, Rufford</b>
<b>Description</b>	Improve connectivity and enhance canal	Additional facilities	Car parking improvements to support open space	Replacement of play area
<b>Cost</b>	£10,000	£60,000	Unknown	£40,000
<b>Are CIL Monies required?</b>	£10,000 CIL No match	£30,000 CIL £30,000 match from Halsall PC	£10,000-35,000 CIL Match funding unknown	£40,000 CIL No match
<b>Does it meet a local need or demand from new development?</b>	Significant recent development locally (Ainscough's Mill)  Significant development planned locally (Yew Tree Farm Strategic Site)	Limited recent development locally  Planned development locally (New Cut Lane, Fine Jane's Farm)	Limited development locally  Limited development planned locally	Current development underway (Sluice Lane)  Limited development planned locally
<b>Value?</b>	Local value	Local value	Local value	Local value
<b>Is it on R123 list?</b>	Yes – transport & highways	Yes – community	Yes- green infrastructure	Yes – green infrastructure (play area)
<b>When can it be</b>	2017/18	2017/18 – subject to design	Likely beyond 2017/18 (due	2017/18

<b>delivered?</b>		& planning permission	to uncertainty over funding)	
<b>Does project help meet at least one of the Council's corporate priorities?</b>	Leisure & culture Health & wellbeing	Leisure & culture Health & wellbeing	Leisure & culture Health & wellbeing	Leisure & culture Health & wellbeing
<b>Is the project identified within a relevant local strategy?</b>	-	-	-	Leisure Strategy Play Strategy
<b>Does it support strategic projects?</b>	Transport Masterplan	-		
<b>Consultation</b>				
<b>Identified issues</b>	Burscough PC has CIL Neighbourhood Portion and is likely to receive significantly more which could be used on this project.	Halsall PC is likely to receive CIL Neighbourhood Portion which could be used on this project – until then, limited new development which would justify use of CIL on this project.	Unknown costs and funding. Lack of recent or planned development locally suggests would be inappropriate to allocate CIL monies to this project.	While delivery would potentially be possible in 2017/18, £96,874 S106 monies have been received from the Sluice Lane development which could be used to deliver this project, rather than CIL.
<b>Priority</b>	Low-medium	Low-medium	Low	Low-medium



	<b>Aveling Drive Sports Pavilion, Banks</b>	<b>Hesketh Avenue Sports Pavilion, Banks</b>	<b>Hilldale Jubilee Playing field and footpath, Hilldale</b>	<b>North Meols Community Centre</b>
<b>Description</b>	Construction of new purpose built pavilion	Construction of new purpose built pavilion	Reinstatement of footpath at field	Renovations for existing community centre
<b>Cost</b>	£150,000	£150,000	Unknown	£15,000
<b>Are CIL Monies required?</b>	£150,000 CIL No match	£150,000 CIL No match	Unknown	£15,000 CIL No match
<b>Does it meet a local need or demand from new development?</b>	Significant development locally (Guinea Hall Ave, Chapel Lane)  Significant development proposed (Greaves Hall)	Significant development locally (Guinea Hall Ave, Chapel Lane)  Significant development proposed (Greaves Hall)	Limited recent development locally  Limited development planned locally	Significant development locally (Guinea Hall Ave, Chapel Lane)  Significant development proposed (Greaves Hall)
<b>Value?</b>	Local value	Local value	Local value	Local value
<b>Is it on R123 list?</b>	Yes – green infrastructure & community	Yes – green infrastructure & community	Yes – green infrastructure (open space)	Yes- community
<b>When can it be delivered?</b>	Likely beyond 2017/18 (subject to design and planning application) due to lack of detailed proposals	Likely beyond 2017/18 (subject to design and planning application) due to lack of detailed proposals	Likely beyond 2017/18 (Insufficient information provided)	Likely beyond 2017/18 (subject to design and planning application) due to lack of detailed proposals
<b>Does project help meet at least one of the Council's corporate priorities?</b>	Leisure & culture Health & wellbeing	Leisure & culture Health & wellbeing	Improve environment Leisure & culture Health & wellbeing	Leisure & culture

<b>Is the project identified within a relevant local strategy?</b>	-	-	-	-
<b>Does it support strategic projects?</b>				
<b>Consultation</b>				
<b>Identified issues</b>	Insufficient details provided regarding costs and project details to support allocation of CIL monies to this project.	Insufficient details provided regarding costs and project details to support allocation of CIL monies to this project.	Unknown costs and funding. Lack of recent or planned development locally suggests would be inappropriate to allocate CIL monies to this project.	Insufficient details provided regarding costs and project details to support allocation of CIL monies to this project.
<b>Priority</b>	Low-medium	Low-medium	Low	Low-medium

	<b>Coronation Park, Ormskirk</b>	<b>Chequer Lane Changing Facilities, Up Holland</b>	<b>Bramble Way, Parbold</b>
<b>Description</b>	Final phase of environmental and facility improvements	Football changing facilities	New changing facilities
<b>Cost</b>	£30,000	£80,000	£50,000

<b>Are CIL Monies required?</b>	£30,000 CIL No match	£80,000 CIL No match	£50,000 No match
<b>Does it meet a local need or demand from new development?</b>	Recent development locally (Atkinson & Kirby redevelopment, Hospital, Grammar School)  Significant development planned locally (Grove Farm)	Recent development locally (Chequer Lane)  Further development planned locally (Chequer Lane)	Limited recent development locally  Limited development planned locally
<b>Value?</b>	Local & wider, strategic value	Local & wider value	Local & wider value
<b>Is it on R123 list?</b>	Yes – green infrastructure (parks)	Yes- green infrastructure (sports)	Yes- green infrastructure (sports)
<b>When can it be delivered?</b>	Likely beyond 2017/18 (dependent on resources)	Likely beyond 2017/18 (dependent on planning application and resources)	Likely beyond 2017/18 (dependent on planning application and resources)
<b>Does project help meet at least one of the Council's corporate priorities?</b>	Improve environment Leisure & culture Health & wellbeing	Leisure & culture Health & wellbeing	Leisure & culture Health & wellbeing
<b>Is the project identified within a relevant local strategy?</b>	Leisure Strategy	Leisure Strategy	Leisure Strategy
<b>Does it support strategic projects?</b>			
<b>Consultation</b>			

<b>Identified issues</b>	S106 monies available in Derby Ward for Public open space improvements and significant investment recently put into Coronation Park from S106 funding.	Unlikely that improvements could be implemented by 31 <sup>st</sup> March 2018.	Lack of recent or planned development locally suggests would be inappropriate to allocate CIL monies to this project.
<b>Priority</b>	Low-medium	Medium	Low-medium



# Equality Impact Assessment Form



<b>Directorate: Transformation</b>	<b>Service: Planning</b>
<b>Completed by: Peter Richards</b>	<b>Date: 11 November 2016</b>
<b>Subject Title: Community Infrastructure Levy (CIL) Funding Programme 2017/18</b>	
<b>1. DESCRIPTION</b>	
Is a policy or strategy being produced or revised:	No <span style="float: right;"><i>*delete as appropriate</i></span>
Is a service being designed, redesigned or cutback:	No
Is a commissioning plan or contract specification being developed:	No
Is a budget being set or funding allocated:	Yes
Is a programme or project being planned:	Yes
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty ( <b>Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations</b> ):	Yes
Details of the matter under consideration:	The approval of proposed funding priorities for spending CIL monies in 2017/18
<p><i>If you answered <b>Yes</b> to any of the above <b>go straight to Section 3</b></i>  <i>If you answered <b>No</b> to all the above <b>please complete Section 2</b></i></p>	
<b>2. RELEVANCE</b>	
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	Yes/No* <span style="float: right;"><i>*delete as appropriate</i></span>
If <b>Yes</b> , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered <b>Yes</b> go to <b>Section 3</b></i>	-
If you answered <b>No</b> to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>	-
<b>3. EVIDENCE COLLECTION</b>	
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	CIL provides funding to provide or improve infrastructure required as a result of new development and growth in the Borough. CIL expenditure will benefit the residents and businesses within the Borough by delivering

	improvements to infrastructure. Infrastructure projects, identified as suitable for expenditure in 2017/18, have been shortlisted from the Infrastructure Delivery Schedule (IDS). The IDS has been compiled through consultation with infrastructure providers. Some schemes on the IDS will need to be delivered in partnership with the infrastructure providers and their deliverability, timescales and costs have been a consideration in identifying project priorities.
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	The schemes proposed for funding serve to provide or make improvements to community infrastructure, the need for which has arisen as a result of new development. Such projects will be prepared in acknowledgement of equality and diversity to ensure that all groups may access the schemes.
Which of the protected characteristics are most relevant to the work being carried out?  Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity	<i>*delete as appropriate</i>  Yes Yes Yes Yes No No No No No
<b>4. DATA ANALYSIS</b>	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	Service-users will include, but not be limited to, members of the public and local community groups.
What will the impact of the work being carried out be on usage/the stakeholders?	Provision of improved infrastructure can only benefit stakeholders.
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	Public consultation on options for the CIL Funding Programme was held in Autumn 2016, and the feedback from this consultation has informed the final recommendation for allocating CIL monies in 2017/18.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	Any completed equality surveys have been analysed and reported on.
If any further data/consultation is needed and is to be gathered, please specify:	-
<b>5. IMPACT OF DECISIONS</b>	

In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	Provision of improved infrastructure can only benefit all parts of the community, including those with protected characteristics.
<b>6. CONSIDERING THE IMPACT</b>	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).	No negative impacts have been identified.
What actions do you plan to take to address any other issues above?	No actions.  <i>If no actions are planned state no actions</i>
<b>7. MONITORING AND REVIEWING</b>	
When will this assessment be reviewed and who will review it?	A CIL Funding Programme will be prepared each year to consider how best to spend CIL monies received by the Council on strategic infrastructure.





**MINUTE CORPORATE AND ENVIRONMENTAL OVERVIEW AND SCRUTINY  
COMMITTEE  
1 DECEMBER 2016**

**44 COMMUNITY INFRASTRUCTURE LEVY (CIL) FUNDING PROGRAMME 2017/18**

Consideration was given to the report of the Director of Development and Regeneration, as contained on pages 301 to 379 of the Book of Reports, that provided details of the consultation held in Autumn 2016 on the options for the CIL Funding Programme 2017/18 and proposed final recommendations, based on the CIL monies anticipated to be have been collected by the Council by 31 March 2017. Views were requested on the options, prior to consideration by Cabinet on 10 January 2017. The report had been referred to the Committee, at the request of the Portfolio Holder, as a consequence of post-hoc scrutiny by the Executive Overview and Scrutiny at its meeting on 29 September 2016, following consideration of a call-in request. A further explanation of the methodology used in relation to the spending recommendations of “strategic” CIL monies had also been requested.

The Strategic Planning and Implementation Manager attended the meeting and provided an overview of the options, the methodology used, answered questions and provided clarification on the issues raised, referring to detail as set down in the report and appendices.

In discussion questions and comments were raised in relation to:

- Combined cycleway / footpath (including canal tow-paths) – safety / flooding considerations.
- Cycle / pathways (improvements; pathway “surfaces”, suitability (for all users). Bridleways.
- Criterion / selection of Projects (consultation process; involvement of Members in the selection process; submission process; transparency – reference to Appendix 3 regarding the assessment of shortlisted projects)
- The Four Options consulted on, as set down at paragraph 5.9.
- Small-scale infrastructure projects (short-listed projects /CIL monies identified)

The Director of Development and Regeneration, who also attended the meeting, provided further clarification on the points raised referring to details in his report and an explanation of the CIL regulation requirements.

A further discussion ensued in relation to the support for smaller-scale projects and future projects, detailed within section 6 of the report.

The Portfolio Holder (Planning), who was in attendance, with the consent of the Chairman addressed the Committee and provided additional clarification in respect of the comments raised.

**RESOLVED:** That, as a consequence of the discussion on this item, the agreed comments be:

- (1) “That the Committee supports the projects recommended as set down at paragraphs 6.1, 6.2 and 6.3 and that these be referred to Cabinet for consideration.
- (2) That elected Members have a greater involvement in the initial assessment and short-listing process of the projects.”

(Note: Councillor Cotterill, having declared a pecuniary interest, left the Cabinet and Committee Room, prior to the discussion on the smaller-scale infrastructure project relating to “Tanhouse Community Leisure Complex.”)



CABINET: 10 January 2017

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**Report of:** Director of Development and Regeneration

**Relevant Portfolio Holder:** Councillor J. Hodson

**Contact for further information:** Ian Bond (Extn. 5167)  
(e-mail: [ian.bond@westlancs.gov.uk](mailto:ian.bond@westlancs.gov.uk))

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**SUBJECT: GRANVILLE PARK CONSERVATION AREA CHARACTER APPRAISAL UPDATE – ADDENDUM REPORT**

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Wards affected: Aughton and Downholland Ward

## 1.0 PURPOSE OF THE REPORT

- 1.1 This Addendum Report has been produced in response to the comments made by Planning Committee on 8 December 2016 to the report of the Director of Development and Regeneration on the Granville Park Conservation Area Character Appraisal Update.
- 1.2 Planning Committee resolved: *That the properties as indicated on the plan at the meeting be included in the Granville Park Conservation Area these being the Bowling Green at the rear of the Cockbeck Tavern and the cottages at the top of Winifred Lane.* This is identified in Appendix A – Map of Conservation Area – identifying the proposed extension to the Conservation Area to include both areas A and B.
- 1.3 To assist Cabinet, Appendix 2 attached to this report provides an assessment of the properties highlighted by Planning Committee for inclusion in the Conservation Area. The property assessments have been made against the key characteristics of the conservation area identified in the Draft Character Appraisal Update.

## 2.0 RECOMMENDATIONS TO CABINET

- 2.1 That extension B to the Granville Park Conservation Area (identified in Appendix 1) as proposed by Planning Committee is not supported for the reasons stated in the body of the report.
  - 2.2 That the Character Appraisal update for Granville Park Conservation Area and the Design Guide appended to the original report (Appendix A and B of Appendix 4) including the provisions to extend the Conservation Area boundary (as identified by extension A - Appendix 1) and make a new Article 4 Direction (Appendix C and D of Appendix 4) be approved.
  - 2.3 That Cabinet delegate authority to the Director of Development and Regeneration in consultation with the Portfolio Holder for Planning to make the necessary arrangements to inform residents and to publish the appraisal documents (as identified in Appendix A and B of Appendix 4).
  - 2.4 That Cabinet delegate authority to the Director of Development and Regeneration in consultation with the Portfolio Holder for Planning to make the arrangements to amend the Conservation Area boundary (as identified by extension A – Appendix 1) and make an Article 4 Direction to cover the amended Conservation Area boundary, to inform residents of the changes, carry out the relevant consultations and report back to a future Cabinet to consider confirmation of the Article 4 Direction.
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### **3.0 BACKGROUND**

- 3.1 When considering any amendment to the boundary of a Conservation Area, the Council has to take a cautious approach – to ensure the area meets the statutory test imposed under the Planning (Listed Building and Conservation Areas) Act 1990 of being an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The National Planning Policy Guidance states that: “When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest” (paragraph. 127 - NPPF).
- 3.2 Background survey work of the Conservation Area for the character appraisal and the results of a public consultation workshop identified the Cockbeck Tavern as a possible extension to the Conservation Area. The building, which lies just beyond the southern boundary of the Conservation Area at its junction with Town Green Lane, is a prominent focus for the southern entrance into the residential ‘Park’. The former Public House was highlighted as playing a significant role in the setting of the Conservation Area, displaying some of the same key characteristics (set out in Section 5 of the draft appraisal document included in Appendix 4 of this report) as other properties within the Conservation Area.

3.3 The building dates from the mid to late C19 and is contemporary with the earliest phase of development in Granville Park. Visually it shares a number of common architectural features and materials typically found elsewhere in Granville Park.

#### **4.0 ASSESSMENT OF EXTENSION PROPOSED BY PLANNING COMMITTEE**

4.1 The views expressed by Planning Committee on the 8<sup>th</sup> December meeting involves the inclusion of a further seven residential properties (Nos 4 to 12 Winifred Lane and 62 and 64 Town Green Lane) together with the Bowling Green which is located immediately to the north of the car park to the rear of the Cockbeck Tavern. The area adjoins the southern portion of the Conservation Area and would form a new contiguous area at the junction of Granville Park with Town Green Lane and its junction with Winifred Lane.

4.2 In light of the comments to extend the boundary of Conservation Area, further building assessments have been undertaken, to consider the merits of the buildings and the Bowling Green, when measured against the key characteristics of the existing Conservation Area. A summary table in Appendix 2 evaluates each building (seven residential properties) against the key characteristics identified in the draft Granville Park Conservation Area Appraisal.

4.3 The assessments show that the seven properties have a diverse architectural style which on the whole would make little or no contribution to the character or appearance of the existing Conservation Area. This is for a number of reasons:

- The properties all lie outside the clearly defined 'residential' Park.
- They are generally of a different scale and relate more to the settlement on the south side of Town Green Lane. Nos 8-12 Winifred Lane are a group of small single bay cottages built on small (infill) residential plots and are at odds with the character of the typical properties within Granville Park, which are typically larger in scale. Even the most prominent of the group No.64 Town Green Lane has a plot size substantially below those typically found in Granville Park.
- Four of the properties share a simple, (C19) cottage form, which have very little architectural detailing, which is typical within Granville Park. The other three within the group are modern (mid-20<sup>th</sup> Century) detached properties of various styles/designs. No 62 Town Green Lane for example is a mid C20 bungalow. None of the properties illustrate late C19 or early C20 architecture found within Granville Park.
- All seven properties have been subject to some change and lack detailing i.e. timber windows, lighted lights commonly found elsewhere in the Conservation Area.

- The properties, because they fall outside the residential park, lack the presence of any mature landscape setting enjoyed by the houses in Granville Park. Their focus and orientation is towards the village centre of Town Green rather than the residential park.
- 4.4 The overall contribution to the character or appearance of the Conservation Area of the seven properties is, on our assessment very limited and would not meet the test contained in national planning guidance.
- 4.5 The Bowling Green is an enclosed open space located to the rear of the Cockbeck Tavern, bounded by the existing car park. The Bowling Green does not share the same historical context (associations) as the Cockbeck Tavern and dates from a later period (post 1927). Whilst this period marks a period of expansion within the Park because of its enclosed location it is largely obscured from view and is screened by the former Cockbeck Tavern and the residential properties to the north and east. It is separated from the existing Conservation Area by an existing pathway which runs northwards which is a clear and well defined boundary to the existing Conservation Area. There is currently no connection/access from the Bowling Green into the Conservation Area. The modern residential development of Capilano Park, which lies immediately to the north of the Bowling Green and is outside the Conservation Area is also bounded by the same pathway.
- 4.6 In conclusion, the Bowling Green is discretely located behind the frontage and is physically separated from Granville Park. It does not play a significant role in the appearance of the Conservation Area and there is no overwhelming historical value to warrant the boundary being amended to include it within the Conservation Area.
- 4.7 For the reasons highlighted above I do not feel the inclusion of the seven residential properties or the Bowling Green (identified as extension B in Appendix 1) as put forward by Planning Committee would meet the requirements of the statutory test of being of “special architectural or historic interest” imposed under the Planning (Listed Building and Conservation Areas) Act 1990. In relation to the above I retain the view, as outlined in my original report, that the Conservation Area should be amended to include the Cockbeck Tavern (identified as extension A in Appendix 1).

## **5.0 REQUIREMENTS - CONSULTATION**

- 5.1 Members need to be aware that if they wish to take forward Planning Committees recommendation to extend the Conservation Area to include the Bowling Green and the seven residential properties identified in Area B in Appendix 1, there will need to be further consultation with the owners and/or occupiers of the properties affected. Any comments made as a result of the consultation, to include their properties in the Conservation Area and to introduce an Article 4 Direction, will need to be brought forward and considered at a future Cabinet meeting.

## **6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

- 6.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.
- 6.2 The need to continue with efforts to protect and improve the quality of the Borough's environment including the streetscene, natural and built heritage of our towns, villages and countryside has been identified as a key issue in the Sustainable Community Strategy.
- 6.3 The historic environment has an important role to play in contributing to sustainability in West Lancashire. The appraisals help value the distinctiveness of the local areas and provide a better understanding of the state of the physical and historical environment. The work seeks aims to improve the environment and cultural heritage of the wider community.

## **7.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 7.1 There are no significant financial or resource implications arising from this report although a programme of small scheme enhancement works including a Traditional Features Grant Scheme is currently supported via the Capital Programme for properties in designated Conservation Areas.
- 7.2 However there are circumstances in which local authorities may be liable to pay compensation having made an Article 4 Direction, although the potential liability is limited by time limits that apply. Compensation in all cases can only be claimed for abortive expenditure or other loss or damage caused by the removal of the permitted development rights in the event that the Council refuses consent for proposed works.

## **8.0 RISK ASSESSMENT**

- 8.1 The work undertaken is an important part of the Council's duty to preserve its Conservation Areas. Under existing legislation Councils are required to formulate and publish proposals for the management of its designated Conservation Areas.
- 8.2 Article 4 Directions provide planning controls over the impacts of minor development on the character and appearance of Conservation Areas. Failure to apply the Article 4 Directions weakens our management of these historic areas and risks the Authority not fulfilling its duty to preserve the historic character and appearance of both Conservation Areas.



## **9.0 CONCLUSIONS**

- 9.1 That no further changes to the Conservation Area boundary, other than that proposed to include the Cockbeck Tavern identified in my original report, can be properly justified. That the revised boundary identified as Area A in Appendix 1 be taken forward as an extension to Granville Park Conservation Area.

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### **Background Documents**

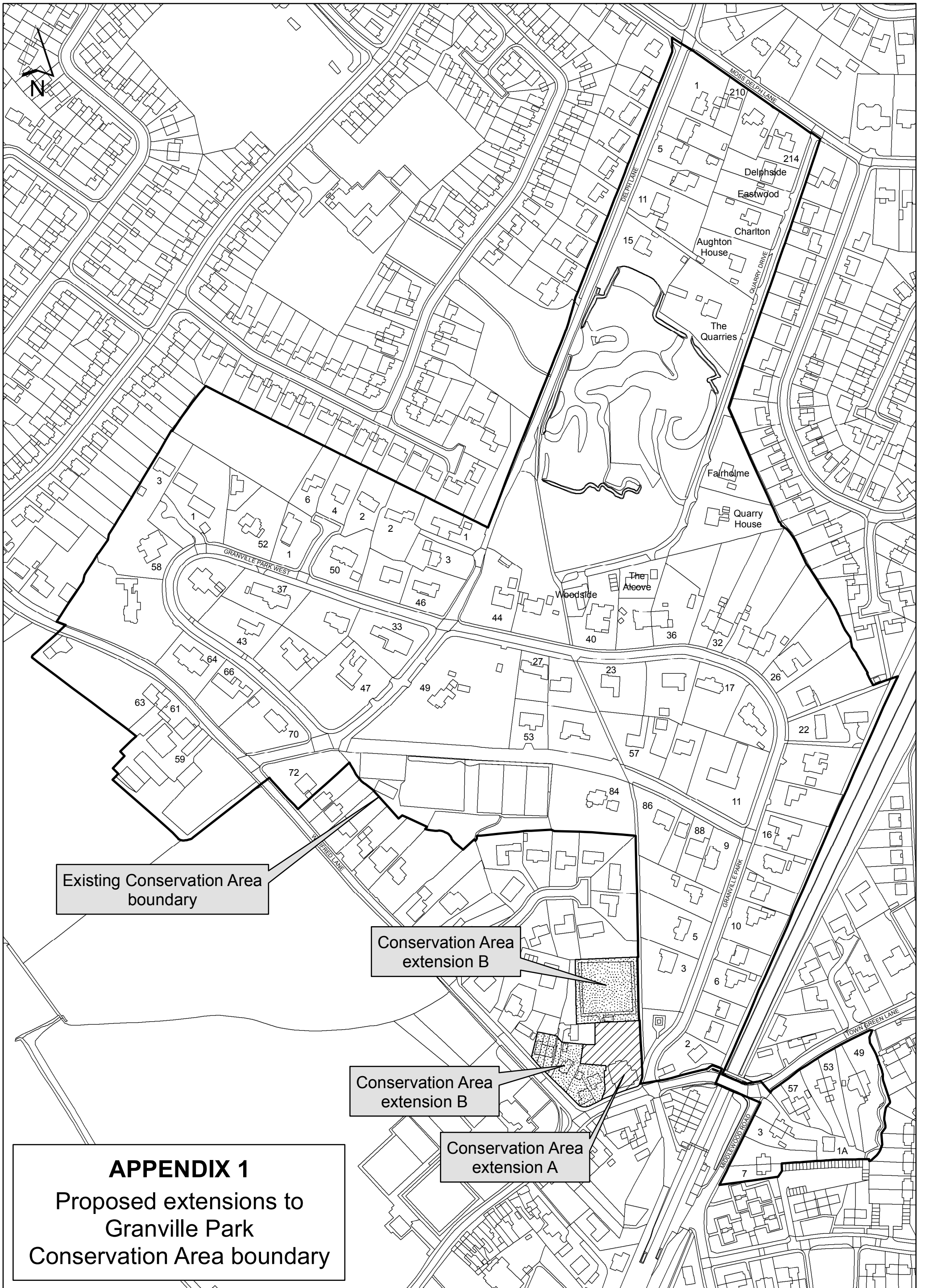
- 2016            Advice Note 1: Conservation Area  
Designation, Appraisal and Management  
(Historic England)

### **Equality Impact Assessment**

There is a significant direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix 3 to this report, the results of which have been taken into account when undertaking the actions detailed within this article.

### **Appendices**

- Appendix 1 – Map of Granville Park Conservation Area – illustrating proposed boundary extensions
- Appendix 2 – Summary Assessment of buildings within proposed extension against the Key Characteristics of the Granville Park Conservation Area
- Appendix 3 – Equality Impact Assessment
- Appendix 4 – Granville Park Conservation Area Character Appraisal Update (Planning Committee and Cabinet report)



Existing Conservation Area boundary

Conservation Area extension B

Conservation Area extension B

Conservation Area extension A

**APPENDIX 1**  
 Proposed extensions to  
 Granville Park  
 Conservation Area boundary



## Appendix 2 Assessment Summary of buildings within ‘Extension B’

Key Characteristics	Extent to which Properties reflect Key Characteristics					
	12 Winifred Lane	10 Winifred Lane	8 Winifred Lane	4 Winifred Lane	64 Town Green Lane	62 Town Green Lane
The serpentine layout of the residential development, views along which are framed by mature trees.	<b>X</b>			<b>X</b>	<b>X</b>	<b>X</b>
	Lie outside of the original residential park with its serpentine layout. This section of Winifred Lane is by comparison a straight through route and not lined by trees.			Lies outside of the original serpentine layout of the residential park.	Lies outside of the original serpentine layout of the residential park.	Lies outside of the original serpentine layout of the residential park.
The semi-rural setting of the residential park with views across the fields south of Winifred Lane.	✓			✓	✓	✓
	These properties share this characteristic due to their location on Winifred Lane.			The property shares this characteristic due to its location on Winifred Lane.	The property shares this characteristic due to its location on Winifred Lane.	The property shares this characteristic due to its location on Winifred Lane.
A general feeling of informal openness within the residential area (identified by) <ul style="list-style-type: none"> <li>- Generous plot sizes</li> <li>- ‘Gaps’ between buildings</li> <li>- Siting of property within the plot allowing for landscaping</li> <li>- Relatively small and discretely located areas of hardstanding</li> <li>- natural boundary treatments enhancing street scene (either formal or informal)</li> </ul>	<b>X</b>			<b>X</b>	<b>X</b>	<b>X</b>
	This row of cottages has a contrasting layout to the properties presently in Granville Park Conservation Area. They are each on small, narrow plots and given their terraced form, do not display the often substantial gaps between the buildings that are found in Granville Park itself. No. 10 & 12 have completely paved over their front gardens in order to provide off-road parking. No.8 has a small garden area to the front. No.10 & 12 have also removed front boundary treatments to enable frontage parking; no.8 retains a hedge (which creates an informal green boundary).			There is a landscaped area to the front of the property; however the plot is considerably narrower than many of those within Granville Park – lacks the ‘gaps’ between buildings. A non-traditional boundary treatment exists to the front – concrete brick and pre-cast columns.	This property lies within a small plot and is situated close to the road. There is some landscaping around the plot, but no substantial separation from the road. The property has more of a rural village feel than that of a residential park. Bounded by a part hedge and part wall.	Sits within a subdivided plot (formerly part of 64). Modest plot size as a result. Substantial area of hardstanding to the front of the property which erodes the green character of the plot. Some planting to the immediate front of the plot, no formal boundary treatment.

## Appendix 2 Assessment Summary of buildings within 'Extension B'

Key Characteristics	Extent to which Properties reflect Key Characteristics					
	12 Winifred Lane	10 Winifred Lane	8 Winifred Lane	4 Winifred Lane	64 Town Green Lane	62 Town Green Lane
Extensive tree and shrub cover and roadside grass verges which provide colour and a feeling of seclusion.	<b>X</b> No.8 has a tree and some shrubs within its front garden, otherwise there is no tree cover and very little garden area to provide a sense of greenery. No roadside grass verges lie along Winifred Lane – pavements are narrow, offering little separation from the main road.			<b>X</b> The property has some small shrubs within its front garden; otherwise there is no tree cover. No roadside grass verges lie along Winifred Lane – pavements are narrow, offering little separation from the main road.	<b>X</b> No roadside verges or trees in this location – pavements too narrow and properties much closer to the road. Some small shrubs within the garden. Lacks a sense of seclusion – very much a village centre feel.	<b>X</b> No roadside verges or trees in this location – pavements too narrow and properties much closer to the road. Some smaller shrubs within the garden. Lacks a sense of seclusion – very much a village centre feel.
The green backdrop combined with the open spaces which create an Arcadian character	<b>X</b> These properties possess a different character from the more Arcadian feel of Granville Park. They lack much of this designed green backdrop, possessing more of a rural, village character.			<b>X</b> These properties possess a different character from the more Arcadian feel of Granville Park. They lack much of this designed green backdrop, possessing more of a rural, village character.	<b>X</b> These properties possess a different character from the more Arcadian feel of Granville Park. They lack much of this designed green backdrop, possessing more of a rural, village character.	<b>X</b> These properties possess a different character from the more Arcadian feel of Granville Park. They lack much of this designed green backdrop, possessing more of a rural, village character.
A variety of property types from different eras which hint at bespoke architecture. Common features and materials are used, but in different combinations.	<b>X</b> The cottages represent a simple terraced form in a style favouring functionality over decoration.			<b>X</b> Constructed around the mid-20th century. Standard suburban house form	<b>X</b> Dates from 19 <sup>th</sup> Century. Plain, functional cottage style form and architectural features. Entirely rendered, concrete tile roof.	<b>X</b> Constructed around the mid-20 <sup>th</sup> century. Standard subordinate bungalow form, no special features which tie it to Granville Park.
Group value of the row of substantial, imposing late Victorian detached and semi-	The cottages possess value as a group themselves, but this does not link back to the characteristics or features of the wider			N/A	<b>X</b> From a similar era to the properties built in Granville	<b>N/A</b>

## Appendix 2 Assessment Summary of buildings within ‘Extension B’

Key Characteristics	Extent to which Properties reflect Key Characteristics					
	12 Winifred Lane	10 Winifred Lane	8 Winifred Lane	4 Winifred Lane	64 Town Green Lane	62 Town Green Lane
detached houses - Materials - Architectural features	group of Victorian properties that exist in Granville Park. The cottages are not of the same imposing or substantial scale. They use simple traditional materials – brick and slate, but to far less decorative effect than the properties in Granville Park. Few original features remain – e.g. joinery The frontage of no.8 appears to have been partially rebuilt at some stage from the use of modern brick.				Park, but of a very different character – small cottage form rather than grand, villa style properties in the park. Original materials lost – UPVC windows and concrete roof tiles.	
Group value of the Edwardian houses - Materials - Architectural features	N/A			N/A	N/A	N/A
Group value of the Arts and Crafts era properties - Materials - Architectural features	N/A			N/A	N/A	N/A
<b>Overall contribution to the character or appearance of Granville Park Conservation Area</b>	<b>No contribution</b>			<b>No contribution</b>	<b>No contribution</b>	<b>No contribution</b>



# Equality Impact Assessment Form



<b>Directorate: Development and Regeneration</b>		<b>Service:</b>
<b>Completed by: Ian Bond</b>		<b>Date: 16/12/16</b>
<b>Subject Title: Granville Park Conservation Area Character Appraisal Update</b>		
<b>1. DESCRIPTION</b>		
Is a policy or strategy being produced or revised:	Yes	<i>*delete as appropriate</i>
Is a service being designed, redesigned or cutback:	No	
Is a commissioning plan or contract specification being developed:	No	
Is a budget being set or funding allocated:	No	
Is a programme or project being planned:	No	
Are recommendations being presented to senior managers and/or Councillors:	Yes	
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty ( <b>Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations</b> ):	Yes	
Details of the matter under consideration:	<ul style="list-style-type: none"> <li>• Appendum Report details an alternative extension (extension B) to the Granville Park Conservation Area, as suggested by Planning Committee.</li> <li>• This would be in addition to the extension (A) recommended as part of the Conservation Area Appraisal update.</li> </ul>	
<p><i>If you answered <b>Yes</b> to any of the above <b>go straight to Section 3</b></i>  <i>If you answered <b>No</b> to all the above <b>please complete Section 2</b></i></p>		
<b>2. RELEVANCE</b>		
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	Yes/No*	<i>*delete as appropriate</i>
If <b>Yes</b> , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered <b>Yes</b> go to <b>Section 3</b></i>		
If you answered <b>No</b> to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>		
<b>3. EVIDENCE COLLECTION</b>		
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	Owners of the Cockbeck Tavern (within extension A) and residents of properties in the proposed extension B – 8, 10, 12 Winifred Lane, 4 Winifred Lane, 62 and 64 Town Green	



	Lane
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	No
Which of the protected characteristics are most relevant to the work being carried out?  Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity	No No No No No No No No No
<b>4. DATA ANALYSIS</b>	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	N/A
What will the impact of the work being carried out be on usage/the stakeholders?	Approval of Extension A will result in 1 building being added to the Conservation Area. Approval of both extension A & B will result in 7 additional buildings being added into the Conservation Area. Buildings added to the Conservation Area will also be covered by a new Article 4 Direction, which restricts permitted development rights.
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	People's views were sought during a consultation workshop with local residents held the evening of 12 April 2016. This allowed residents to discuss aspects of the built and natural environment which contribute towards the special character of the Conservation Area.  The consultation responses received as a result of the consultation forms part of the Cabinet report.  However additional consultation will need to be carried out if members also select both extension B.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	The views of residents (via a workshop, direct consultation and from an exhibition) were incorporated into the draft document.  Additional consultation will need to be carried out if members also select extension B.
If any further data/consultation is needed and is to	Additional consultation will need to be carried

be gathered, please specify:	out if members also select extension B as residents with properties located within extension B have not yet been consulted.
<b>5. IMPACT OF DECISIONS</b>	
In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	The provision of a new Article 4 Direction to cover the whole of the revised boundary of the conservation area removes the rights of homeowners to undertake certain types of work and therefore can have a negative impact on those residents. In some circumstances compensation can be applicable. However the review has been justified by the Council's duty to preserve the character and appearance of conservation areas. This work helps the Council fulfil that statutory duty.
<b>6. CONSIDERING THE IMPACT</b>	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).	Homeowners affected by the changes have the opportunity to apply for planning permission.
What actions do you plan to take to address any other issues above?	
<b>7. MONITORING AND REVIEWING</b>	
When will this assessment be reviewed and who will review it?	We have a general duty to review the Borough's Conservation Areas from time to time. We currently have a program to review and monitor conservation areas.





**AGENDA ITEM:**

**PLANNING COMMITTEE:  
8 December 2016**

**CABINET: 10 January 2017**

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**Report of:** Director of Development and Regeneration

**Relevant Portfolio Holder:** Councillor J. Hodson

**Contact for further information:** Ian Bond (Extn. 5167)  
(e-mail: [ian.bond@westlancs.gov.uk](mailto:ian.bond@westlancs.gov.uk))

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**SUBJECT: GRANVILLE PARK CONSERVATION AREA CHARACTER APPRAISAL UPDATE**

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Wards affected: Aughton and Downholland Ward

**1.0 PURPOSE OF THE REPORT**

- 1.1 To consider the draft Conservation Area Appraisal for Granville Park and report back to members the results of the public consultation on the updated document. To consider the representations received and seek support for the proposals identified in the Character Appraisal.

**2.0 RECOMMENDATIONS TO PLANNING COMMITTEE**

- 2.1 That support is given to the Character Appraisal update for Granville Park Conservation Area, including the associated Design Guide and the recommendations within the update for the extension of the Conservation Area boundary and making of a new Article 4 Direction as identified in Appendices A, B, C and D appended to this report.

**3.0 RECOMMENDATIONS TO CABINET**

- 3.1 That the Character Appraisal update for Granville Park Conservation Area and the Design Guide appended to this report (Appendix A and B) including the provisions to extend the Conservation Area boundary (as set out in Appendix C) and make a new Article 4 Direction (Appendix C and D) be approved subject to consideration of any agreed comments from Planning Committee.

- 3.2 That Cabinet delegate authority to the Director of Development and Regeneration in consultation with the Portfolio Holder for Planning to make the necessary arrangements to inform residents and to publish the appraisal documents including the management proposals.
  - 3.3 That Cabinet delegate authority to the Director of Development and Regeneration in consultation with the Portfolio Holder for Planning to make the arrangements to amend the Conservation Area boundary and make the Article 4 Direction , to inform residents of the changes, carry out the relevant consultations and report back to a future Cabinet to confirm the Article 4 Direction.
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#### **4.0 BACKGROUND**

- 4.1 The review and update of the character appraisal for the Granville Park Conservation Area is part of a rolling programme of appraisals of all the Conservation Areas in West Lancashire. The Borough Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review, from time to time, its Conservation Area designations, and under Section 71 of this Act to formulate and publish proposals for the preservation and enhancement of these areas.

#### **5.0 THE PURPOSE OF CONSERVATION AREA APPRAISALS AND THE REVIEW**

- 5.1 The Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as Conservation Areas any “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation area appraisals aim to identify and re-affirm the special architectural or historic interest of conservation areas, clarify any issues relating to boundaries and identify ways to strengthen their commitment to manage the historic environment.
- 5.2 Historic England Advice Note 1 (Conservation Area Designation, Appraisal and Management, 2016), states that the outcome of a conservation area review might typically be an addendum to the existing appraisal, recording what has changed, confirming (or redefining) the special interest that warrants designation, setting out any new recommendations and revising the area’s management strategy.
- 5.3 It is generally accepted that Conservation areas, which are largely composed of unlisted dwellings, are particularly vulnerable to change through work carried out under normal residential ‘permitted development rights’ e.g. altering windows, doors or roofs, removing chimneys, erecting porches, creating new areas of hardstanding, erecting or demolishing walls and painting the exterior of a building. Whilst this in most cases will be well meaning renovation or home

improvement, the incremental and cumulative nature of changes can harm an area's character and appearance.

- 5.4 The last full appraisal of Granville Park Conservation Area was in 1997. Since that time the area has undergone a degree of change and has, like other areas in the Borough, been subject to increased development pressure, fuelled largely by the attractive nature of the properties and environment. Whilst the conservation area has an existing Article 4(2) Direction applied to it, the planning measure only covers parts of the area. Its success in controlling minor changes to properties has therefore been limited. Part of the Appraisal process requires consideration of changes that have occurred over the years since the previous Appraisal which may compel the revision of this additional control.

## **6.0 THE REVIEW PROCEDURE**

- 6.1 As part of this Appraisal update an objective study was conducted assessing the contribution (both architecturally and historically) of individual properties in the Conservation Area. This work included a photographic survey and objective assessment of properties against a list of criteria. The results of the exercise identify the '*contribution*' made by buildings measured against the key characteristics of the Conservation Area (buildings can either have a positive, neutral or negative contribution). This information is illustrated in plan form and is included in the draft character appraisal for the Conservation Area.
- 6.2 As part of the preparation for the review, all residents within the Conservation Area were invited to a workshop which took place on 12 April 2016 at the Council Offices in Ormskirk. Twelve local residents attended with a further three supplying comments after the event. The workshop presented an opportunity for residents to discuss conservation related issues and what contributes towards the special character of the Conservation Area. The comments made at the Workshop have fed into the Appraisal update.
- 6.3 The results of the study and building assessments, described above, were presented at the workshop with local residents. This also offered an opportunity for early consultation and from the event emerged a number of issues and suggestions which we sought to address and include in the draft appraisal update. These are outlined in paragraphs 6.4 – 6.8 below.
- 6.4 The potential for extending the boundary of the Conservation Area was raised during the workshop. Background survey work for the appraisal had identified one potential area for extension – the Cockbeck Tavern which lies just beyond the southern boundary of the area at the junction with Town Green Lane. The former pub building was highlighted as playing a significant role in the setting of the Conservation Area, displaying some of the same key characteristics (see Section 5 of the draft appraisal) as the properties within the existing Conservation Area. Visually it is an important focal point and clearly frames one of the main entrances to the Conservation Area from Town Green Lane.

- 6.5 The resident workshop group agreed that there has been growing pressure for modernisation of properties in Granville Park in recent years. It was highlighted that there are several properties (particularly Phase 2 properties which date from around 1901-1945) which currently fall outside the controls provided by the existing Article 4 Direction and as such are under increasing pressure from 'home improvements'. Given that many of these properties still have original features i.e. stained and leaded glass windows it was agreed that the continuing lack of control would have a negative impact upon the character of individual properties and the character and appearance of the wider Conservation Area.
- 6.6 Given this and the changes that have occurred over the last 20 years, the Council feels that making an Article 4 Direction across the whole of the Granville Park Conservation Area would be an appropriate measure in order to prevent further insensitive alterations to properties, which make a positive contribution to the area's character, and prevent further threats to the key characteristics highlighted in the Appraisal. This proposal is illustrated in Appendix C.
- 6.7 Over the last decade we have seen a rise in the provision of domestic micro energy generation and in particular the use of solar panels. Since the previous appraisal, the Town and Country Planning (General Permitted Development) Order (GPDO) has changed, allowing for the installation of solar photo voltaic (PV) or solar thermal equipment in certain locations on buildings without the need for Planning Permission. At present there is no planning control over the installation of these solar generating systems on the roofs of properties (subject to certain conditions) within a Conservation Area. Some solar PV/thermal panels have already been installed in Granville Park in recent years. Their installation on the roofs of properties, particularly on those elevations facing on to the road, can obscure, to some extent, the original roof covering and result in harm being caused to the character and appearance of the Conservation Area. The recommendation supported by a number of those present at the resident's workshop, is to extend the development covered in the schedule of a new Article 4 Direction to include Part 14, Class A (the installation, alteration or replacement of micro-generation solar PV or solar thermal equipment on domestic properties) so that this form of development will require Planning Permission. Details of the kinds of development covered by the schedule of the proposed Article 4 Direction can be found in Appendix D.
- 6.8 Finally, we have sought to produce specific design guidance for those seeking to carry out development in Granville Park (including residents and developers). Residents who attended the workshop supported this idea and felt that it would be helpful in guiding home owners to make informed choices before committing to development proposals. For this reason the 'Granville Park Conservation Area Design Guide' was produced as part of the appraisal (attached to this Report as Appendix B).

## **7.0 PUBLIC CONSULTATION - RESPONSES**

- 7.1 The draft appraisal document (attached to this report as Appendix A) has been prepared using, for base information, the previous 1997 Character Appraisal for

the area and the building assessments outlined in 6.1. A letter was sent to all property addresses in the Conservation Area and to Aughton Parish Council. Copies of the Draft Character Appraisal were made available on the Council's website and hard copies placed in Ormskirk Library, the Council Offices and were available on request. The closing date for comments was 4 November 2016.

- 7.2 A public exhibition was held in Aughton Village Hall on 27 October 2016 between 2pm and 7pm. Residents were informed of the exhibition and the event was publicised in the Local Press. The exhibition gave local people the opportunity to view display boards outlining the issues within the Conservation Area together with the recommendations for change and also provided an opportunity for discussion with Conservation staff from the Planning department. The exhibition was attended by around 40 people. Those with views on the content of the Appraisal document including the Design Guide and the specific proposals to alter the conservation boundary and provide a new Article 4 Direction were encouraged to submit comments during the consultation period.
- 7.3 In total of 8 comments were received on the draft documents (see attached Appendix E for further details including our responses to the comments made).
- 7.4 All responses were supportive of the extension of the Conservation Area to include the Cockbeck Tavern. Many also expressed their support for the new Article 4 Direction as recommended, including the additional control over Solar PV and Solar thermal panels. A number of respondents suggested some minor amendments to either clarify or add some further detail to the written content of the documents. Some of these have been accepted and changes made to the appropriate document (see Appendix E for details). In some cases issues not related to planning were raised and this is explained within the response.
- 7.5 Six residents have stated that they believe that the bowling green to the rear of the Cockbeck Tavern should also be included within the Conservation Area extension. Five of these people also felt that the shops on Town Green Lane should be included within the revised boundary. When considering boundary changes the Council is advised to take a cautious approach to ensure that the special architectural or historic interest is not devalued through the designation of areas that lack the special interest. I note that the bowling green, adjacent shops, cottages and train station along Town Green Lane all have a distinctive and different character. They are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.

## **8.0 PROPOSED ACTIONS**

- 8.1 Taking into account the comments received through the consultation we propose to take forward the recommendations identified in the draft appraisal. These are set out below.
- 8.2 Amending the boundary of Granville Park Conservation Area to include The Cockbeck Tavern, including its associated car park to the rear, on Town Green



Lane. The inclusion of the former public house will help preserve the appearance of the southern entrance into Granville Park.

- 8.3 The provision of a new Article 4 Direction which covers extensions and alterations to dwelling houses, alterations to roofs, porches, ancillary buildings or enclosures within the curtilage, the provision of hard surfaces, satellite antenna, the removal of chimneys, the erection and alteration of boundary walls and fences, and the painting of houses. The Article 4 Direction will also include Part 14, Class A (the installation, alteration or replacement of micro-generation solar PV or solar thermal equipment on domestic properties) so that this form of development will require Planning Permission. It is important to stress that the Article 4 Direction only covers elevations of a dwellinghouse which front onto a highway, waterway or public open space. The proposed schedule for the new Article 4 Direction is set out in Appendix D.
- 8.4 The new Article 4 Direction will be applied to cover the whole boundary of the Granville Park Conservation Area.
- 8.5 The promotion, publication and use of the new Granville Park Design Guidance which forms part of the Appraisal.
- 8.6 Historic England in its Advice Note 1 identifies the importance that management strategies can have in helping retain an areas character. A Management Plan is developed from the review of the Conservation Area Appraisal as an essential tool in ensuring the special character of the area is preserved and enhanced. The following issues and proposed management/actions have been identified within Granville Park and are set out in further detail in the Management Plan section (section 11) of the appraisal document:
- Inappropriate boundary treatments to properties and public spaces (including the quarry) – control of boundary treatments would be extended by the provision of a new Article 4 Direction.
  - Insensitively designed new buildings, including extensions to existing properties – the Design Guide produced as part of the update provides more detailed design advice to be applied in Granville Park Conservation Area.
  - Poorly maintained buildings and sites – advice to building owners is available through the Council’s Planning Pre-application advice service. Sites identified will be monitored.
  - Loss of original and traditional features on buildings such as the loss of traditional windows, roofing materials and the rendering of brick buildings – control of such alterations and in particular the loss of features on road side elevations will be extended across the whole of the Conservation Area through the new Article 4 Direction.
  - Large areas of hard standing or paving to the front of dwellings – as above, the recommended Article 4 Direction will help control the provision of hard standing and the loss of front gardens over the entire Conservation Area.
  - Loss of trees within the Conservation Area – the management plan identifies where there are opportunities for replacement.

- The wish to see improvements to the Quarry – the management plan establishes the Council's support for proposals which would encourage more diverse use of the Quarry and protect and enhance its biodiversity value.

8.7 It is proposed that that these issues will continue to be tackled through a number of means including the control of development and the use of enforcement action where it is appropriate to do so. Extending control over development through a new Article 4 Direction covering the whole Conservation Area should help to prevent the erosion of character through actions such as the loss of traditional features and materials. Officers will also continue to provide advice to owners as requested and make residents aware of potential funding such as Conservation Area Grant schemes and the Hedging Grant scheme.

8.8 Subject to approval of the recommendations, the procedure for making an Article 4 Direction requires consultation with any residents affected by the changes, including a press notice to be published. The draft Direction identified will come into force on undertaking the notification with residents and can remain in place for up to 6 months. Any representations from property owners affected by the Directions will be included in a further report back to Cabinet prior to deciding whether or not to confirm the Direction.

## **9.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

9.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.

9.2 The need to continue with efforts to protect and improve the quality of the Borough's environment including the streetscene, natural and built heritage of our towns, villages and countryside has been identified as a key issue in the Sustainable Community Strategy.

9.3 The historic environment has an important role to play in contributing to sustainability in West Lancashire. The appraisals help value the distinctiveness of the local areas and provide a better understanding of the state of the physical and historical environment. The work seeks aims to improve the environment and cultural heritage of the wider community.

## **10.0 FINANCIAL AND RESOURCE IMPLICATIONS**

10.1 There are no significant financial or resource implications arising from this report although a programme of small scheme enhancement works including a Traditional Features Grant Scheme is currently supported via the Capital Programme.

10.2 However there are circumstances in which local authorities may be liable to pay compensation having made an Article 4 Direction, although the potential liability is limited by time limits that apply. Compensation in all cases can only be claimed

for abortive expenditure or other loss or damage caused by the removal of the permitted development rights. .

## **11.0 RISK ASSESSMENT**

11.1 The work undertaken is an important part of the Council's duty to preserve its Conservation Areas. Under existing legislation Councils are required to formulate and publish proposals for the management of its designated Conservation Areas.

11.2 Article 4 Directions provide planning controls over the impacts of minor development on the character and appearance of Conservation Areas. Failure to apply the Article 4 Directions weakens our management of these historic areas and risks the Authority not fulfilling its duty to preserve the historic character and appearance of both Conservation Areas.

## **12.0 CONCLUSIONS**

12.1 The review of the Borough's conservation areas remains important work, which is essential for the proper management of our important historic places. The review work has confirmed that Granville Park Conservation Area retains its special architectural or historic interest.

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### **Background Documents**

2016	Advice Note 1: Conservation Area Designation, Appraisal and Management (Historic England)
1997	Granville Park Conservation Area Appraisal

### **Equality Impact Assessment**

There is a significant direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix F to this report, the results of which have been taken into account when undertaking the actions detailed within this article.

## **Appendices**

Appendix A – Granville Park Conservation Area Draft Character Appraisal

Appendix B – Granville Park Conservation Area Design Guide

Appendix C - Plan of Conservation Area extension and new Article 4 Direction boundary.

Appendix D - Article 4 Direction schedule

Appendix E – Granville Park Conservation Area Consultation responses

Appendix F - Equality Impact Assessment





# Granville Park Conservation Area

## Draft Character Appraisal Update



October 2016

This Draft Conservation Area Appraisal Update is open for consultation from Monday 17<sup>th</sup> October 2016 to Friday 4<sup>th</sup> November 2016. Copies of this document are available through the West Lancashire Borough Council website or paper copies are located for reference at Ormskirk Library, the Borough Council Offices at 52 Derby Street Ormskirk and the Customer Contact Centre in Skelmersdale. Comments should be directed to Cerys Edwards (Planning Officer – Policy and Conservation) via email - [cerys.edwards@westlancs.gov.uk](mailto:cerys.edwards@westlancs.gov.uk), through the online comments form on the Conservation Area pages of the West Lancashire Borough Council website <http://www.westlancs.gov.uk/planning/heritage-and-environment/conservation-areas.aspx> or using a paper comments form available with the document at the locations listed above.

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## 1. Introduction

- 1.1. This appraisal is part of a rolling programme of appraisals of all the Conservation Areas in West Lancashire. The Borough Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review, from time to time, its Conservation Area designations, and under Section 71 of this Act to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2. The Granville Park Conservation Area was designated by West Lancashire District Council in 1975. The southern part of the Conservation Area incorporates Granville Park itself which consists of a serpentine road fronted by housing plots and four short cul-de-sacs. The northern part comprises a former quarry and a group of detached properties around Delph Lane, Moss Delph Lane and Quarry Drive.
- 1.3. The last appraisal of the Conservation Area was carried out in October 1997. This document aims to identify and re-affirm the special architectural or historic interest of the area which justifies its designation. In this instance this review is not intended to supersede the previous 1997 appraisal, but rather adds a further layer of understanding in recording changes and potential threats to the character and appearance of the Conservation Area.
- 1.4. The outcome of a review might typically result in an update to the existing appraisal, recording what has changed, confirming (or redefining) the special interest that warrants designation, setting out any new recommendations and revising the area's management strategy. Historic England's most recent advice on the topic<sup>1</sup> states the process of review plays a part in the management of the Conservation Area, and should result in the formation of a management plan.
- 1.5. As part of this review an objective study has been conducted, which has assessed the contribution (both architecturally and historically) that individual properties make within the Conservation Area. This appraisal work has extended beyond the boundary and is used to examine the potential for extending the boundary of the Conservation Area. The outcome of this study is illustrated in *Map 3*.

## 2. Planning Policy Context

- 2.1. At a national level the National Planning Policy Framework (NPPF) sets out the Government's Planning policies for England and how these are expected to be applied. The NPPF recognises that a core role of the planning system is to conserve heritage so it can be enjoyed by future generations and sets out the wider social, cultural, economic and environmental benefits of heritage. Paragraph 127 of the NPPF states that local planning authorities should ensure that Conservation Areas justify their status because of their architectural or historic interest.
- 2.2. The West Lancashire Borough Council Local Plan Development Plan Document 2012 – 2027 guides development within the Borough. The vision for the plan is for West Lancashire to be an attractive place where people want to live, work and visit. The distinctiveness of West Lancashire including the contribution made by its historic buildings and places should be valued, sustained and where possible, enhanced.

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<sup>1</sup> Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016)

- 2.3. Policy EN4 of the Local Plan (Preserving and Enhancing West Lancashire's Cultural and Heritage Assets) identifies that the historic environment has an aesthetic value which helps create a unique sense of place. Protection is to be afforded the historic environment, and there is a presumption in favour of the conservation of designated heritage assets (which includes Conservation Areas).
- 2.4. The West Lancashire 'Design Guide' Supplementary Planning Document (published in January 2008) provides specific direction in relation to design, including works to buildings in the historic environment. It states that development proposals should always be sensitive to the character of the historic environment, be of high quality in terms of design and the materials used and aim to enhance the character and appearance of the building and/or wider area.

### 3. Community Involvement

- 3.1 Consultation and early involvement of both local communities and owners is important in achieving support for Conservation Areas and a better understanding of what contributes towards its special character.
- 3.2 All residents within the Conservation Area were invited to a workshop which took place at 6:30pm on 12 April 2016 at the Council Offices in Ormskirk. Twelve local residents attended with a further three supplying comments after the event. The workshop presented an opportunity for residents to discuss conservation related issues and what contributes towards the special character of the Conservation Area. The comments made at the Workshop have fed into this Draft Appraisal.

### 4. History and Development

- 4.1 A brief history of the Granville Park Conservation Area and its surroundings was published in the 1997 Conservation Area Appraisal. This history, together with those of all the 28 Conservation Areas in the Borough, has been published in a document entitled *The Conservation Areas of West Lancashire: A Brief History (2007)* which is available to download from [www.westlancs.gov.uk/heritage](http://www.westlancs.gov.uk/heritage)

## 5. Summary of Special Interest

### Key Characteristics of the Conservation Area

- 5.1 The key attributes of the Granville Park Conservation Area derive from a number of factors including:
- 5.1.1 The serpentine layout of the residential development, views along which are framed by mature trees.
  - 5.1.2 The semi-rural setting of the residential park with views across the fields south of Winifred Lane.
  - 5.1.3 A general feeling of informal openness within the residential area. This is created by a number of aspects including:
    - Generous plot sizes. Despite many of the buildings being of substantial scale and mass, their setting surrounded by green space helps to reduce their visual impact and contributes to their sense of being set within a semi-rural landscape. Analysis of the plot sizes in Granville Park reveals that those properties built as part of the first phase of development (phasing of development is described in more detail in section 5) are generally set within the largest plots with the buildings on average covering less than 10% of the total plot area. The exception to this are instances where there has been subdivision of a plot. The second phase properties are still set within substantial plots, but the proportion of the plot covered by the building is slightly greater – on average this is up to 15%.
    - The ‘gaps’ between buildings. Many houses are separated from the neighbouring property by a significant amount of landscaping.
    - The set back of the property within the plot allowing for landscaping to the front. This means that the houses are glimpsed from the streetscene through landscaping, rather than dominating it.
    - Relatively small and discretely located areas of hardstanding within the residential curtilage – usually leading to a garage.
    - Understated boundary treatments which help to maintain a green frontage to the street scene. These fall into two categories:
      - Formal – traditionally created through the use of low walls or estate railings with a hedge behind
      - Informal - a simple hedge of a native species.
  - 5.1.4 Extensive tree and shrub cover and roadside grass verges provide colour and a feeling of seclusion. The mature trees positioned along the roadside and others visible over rooftops and between buildings also provide an important green backdrop to the built development.
  - 5.1.5 This green backdrop combined with the open spaces of the quarry and the private Tennis Club play a significant role in the creation of an Arcadian<sup>G 2</sup> character. The unmade road

<sup>2</sup> Words marked with <sup>G</sup> are explained within the Glossary at the end of this document.

surfaces on Quarry Drive and north of the tennis club also contribute to this informal, rustic character.

- 5.1.6 The variety of property types from different eras. No two properties in Granville Park are the same. There is considerable diversity even amongst properties of the same era that hints at bespoke architecture. Common features and materials are used, but in different combinations to produce this variety.

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5.1.7 The group value of the row of substantial, imposing late Victorian detached and semi-detached houses built at the northern end of the serpentine loop of Granville Park, Middlewood Road, Town Green Lane and near the quarry. Their form is generally two principle storeys, but with additional floors in the basement and roof space so that the main ground floor is approached via a short flight of stone steps. The Victorian properties around the quarry (Quarry House, Fairholme, The Quarries and 15 Delph Lane) are physically separated from the others, smaller in scale and display a simpler architectural form with less detailing - perhaps due to their more functional relationship to the quarry. However most of the houses of this era share a common palette of materials and a number of similar architectural features which are listed below:



Examples of Victorian properties in the Conservation Area

**Materials:**

Red bricks

Stone heads and cills to windows often incorporating decorative mouldings

Painted timber vertical sliding sash windows with horns<sup>G</sup>

Painted panelled timber doors

Cast iron rain water goods

Painted timber fascia boards and barge boards<sup>G</sup>

**Architectural Features:**

Italianate<sup>G</sup> and Gothic<sup>G</sup> styling

Decorative barge boards<sup>G</sup> and fascias

Finials<sup>G</sup>

Console brackets<sup>G</sup>

Canted and square bay windows<sup>G</sup>

Coloured brick banding

Roof forms of a mixture of gables<sup>G</sup> and hips<sup>G</sup>, occasionally broken by dormers<sup>G</sup>, towers and chimneys

Large chimneys with numerous chimney pots

Detailed entrances, some reached by a series of steps, some with canopies, others with internal porches.



Low brick boundary walls, many with stone copings and gate piers.



*Brick walls with stone detailing to the front of the Victorian properties*

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5.1.8 The group value of the Edwardian<sup>G</sup> houses located in the north of the Conservation Area – along Delph Lane, Moss Delph Lane and Quarry Drive. These properties are constructed of a common palette of materials and display architectural features typical of the era. These include:

Materials:	Architectural Features:
Orange/red machine-made bricks	Simple stone detailing to windows
Some use of render on feature walls	Square and canted bay windows <sup>G</sup>
Slate roofs	Timber vertical sliding sash windows with horns <sup>G</sup>
Painted timber windows, fascia boards and barge boards	Painted timber panelled doors
Leaded door surrounds, some with stained glass decoration	Half-timbered <sup>G</sup> detailing to gables
	Slated canopies over ground floor windows supported by elaborate timber brackets
	Chimneys with a number of chimney pots
	Low wall constructed of orange/red machine made bricks, capped with stone or shaped bricks. Decorative stone or brick gate piers, some of which incorporate the name of the property.



*Examples of Edwardian properties in the Conservation area.*



*An example of the decorative gateposts and walls with shaped bricks outside the Edwardian properties on Delph Lane.*

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5.1.9 The group value of the slightly later Arts and Crafts<sup>G</sup> era properties which also have a similar palette of materials and array of architectural features, listed below:

**Materials:**

Red Brick

Roughcast render (either a light brown colour or a painted finish)

'Rosemary red'<sup>G</sup> clay roof tiles

Painted timber casement windows<sup>G</sup>

**Architectural Features:**

Brick plinths<sup>G</sup>

Prominent front gables<sup>G</sup> and feature gabled bays

Projecting eaves<sup>G</sup> with projecting spar ends<sup>G</sup> (rather than boxed eaves<sup>G</sup>)

Leaded-light<sup>G</sup> and stained glass detailing to casement windows

Stylised entrance porches - some with simple canopies; others inset, constructed of brick and rounded in form

Feature chimneys topped with chimney pots



*Examples of 'Arts and Crafts' properties in the Conservation Area.*

## 6. Assessment of Special Interest

### Location and Setting

- 6.1 The Conservation Area lies at the southern end of the contiguous settlements of Ormskirk and Aughton in the south of the Borough. (See **Map 1** which shows the Conservation Area boundary and its wider context). Apart from some isolated groups of older buildings, Aughton is predominantly a collection of twentieth century residential developments. It is a popular residential area because of its attractive environment and convenient transport links to Preston to the north and Liverpool to the south.
- 6.2 Although the Conservation Area is almost entirely surrounded by later residential developments; rolling open fields, dotted with farmsteads, extend to the south west and act as reminders of the area's agricultural heritage.
- 6.3 Part of the western boundary of the Conservation Area is formed by the Liverpool to Preston railway line. This is significant, as the presence of the railway facilitated the growth of Aughton.
- 6.4 The Conservation Area is on the southern slope of the low sandstone hill upon which Aughton is built. The land generally falls gently from north to south, although the depression of the former quarry between Delph Lane and Quarry Drive is a significant departure from that general topography.

### Views

- 6.5 Views out from a Conservation Area can often help connect it to its surroundings and enable the Conservation Area to be 'rooted' in the town or landscape. The dense vegetation and surrounding housing development severely restrict most long distance views into and out of the Conservation Area. However the junction of Winifred Lane with the entrance to Granville Park, near the War Memorial, provides an attractive view of the War Memorial surrounded by trees and a glimpse of the properties beyond.
- 6.6 Vistas are enclosed views, usually long and narrow due to being enclosed and shaped by features such as buildings, streets and trees. Several of these have been identified within Granville Park:
- § The footpath which runs north – south through the park provides a vista enclosed by the rear garden fences and walls of houses in Granville Park. This sense of enclosure is particularly tangible in summer when the boundary trees add a further green dimension to this vista.
  - § The footpath north of the Tennis Club which connects the end of the cul-de-sac section of Granville Park to the rest of the serpentine provides an almost rural vista entirely encircled by vegetation.
  - § The constriction created by the narrowness of the southern part of Delph Lane provides a dramatic contrast to the openness of the quarry.
- 6.7 Vistas and views are illustrated in **Map 3**.



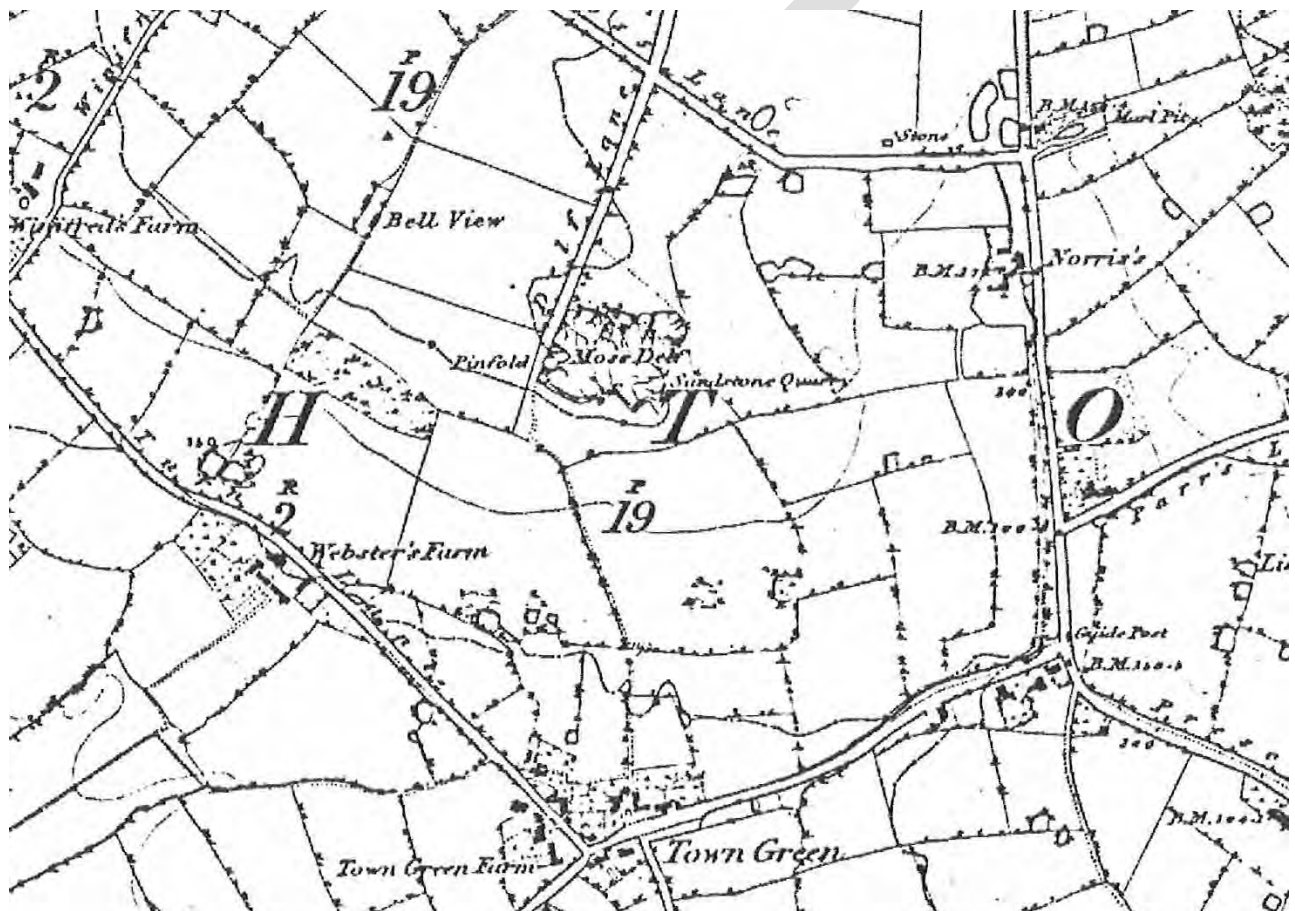
*Views down footpaths within Granville Park.*

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### Historic Development and Architectural Quality

- 6.8 Development within the Granville Park Conservation Area can be broken down into four phases. These phases are illustrated in **Map 2** and described in more detail below.
- 6.9 The 1848 map of Aughton shows that the hamlet of Town Green was already established around the junction of Winifred Lane and Bold Lane. However, with the exception of the quarry at the end of Delph Lane, (which was then not a through route) the area was entirely agricultural land, divided into irregular fields. There was a collection of buildings around what it now known as Limetree House and Farm (referred to on the 1848 map as Webster's Farm). Any remnants of these would therefore appear to be the oldest buildings in the Conservation Area. (See **Figure 1** below).



**Figure 1:** 1848 Map of Granville Park and its surroundings

- 6.10 The opening of the Liverpool to Ormskirk railway line in 1849 provided the opportunity for commuting from Aughton to Liverpool, and many houses were subsequently built to accommodate commuters. Landowners saw the opportunity for increased profit from residential developments and the loop road forming Granville Park was laid out, with the surrounding land divided into building plots.

#### Phase 1 (late Victorian period)

- 6.11 The map of 1893 (**Figure 2** below) shows that the north side of Granville Park, the area immediately around the quarry and around the junction with Town Green Lane / Middlewood Road was the first

to be developed from approximately the 1880s with large detached and semi-detached dwellings. These Victorian villas are not identical – there is evident variety of form and architectural styles, including Italianate<sup>6</sup> and Gothic<sup>6</sup>, but a uniform palette of materials was used. Those still remaining from this era include no. 24 – 36 (evens), 40, Granville Park, Quarry Cottage (15 Delph Lane), The Quarries, Quarry House and Fairholme.

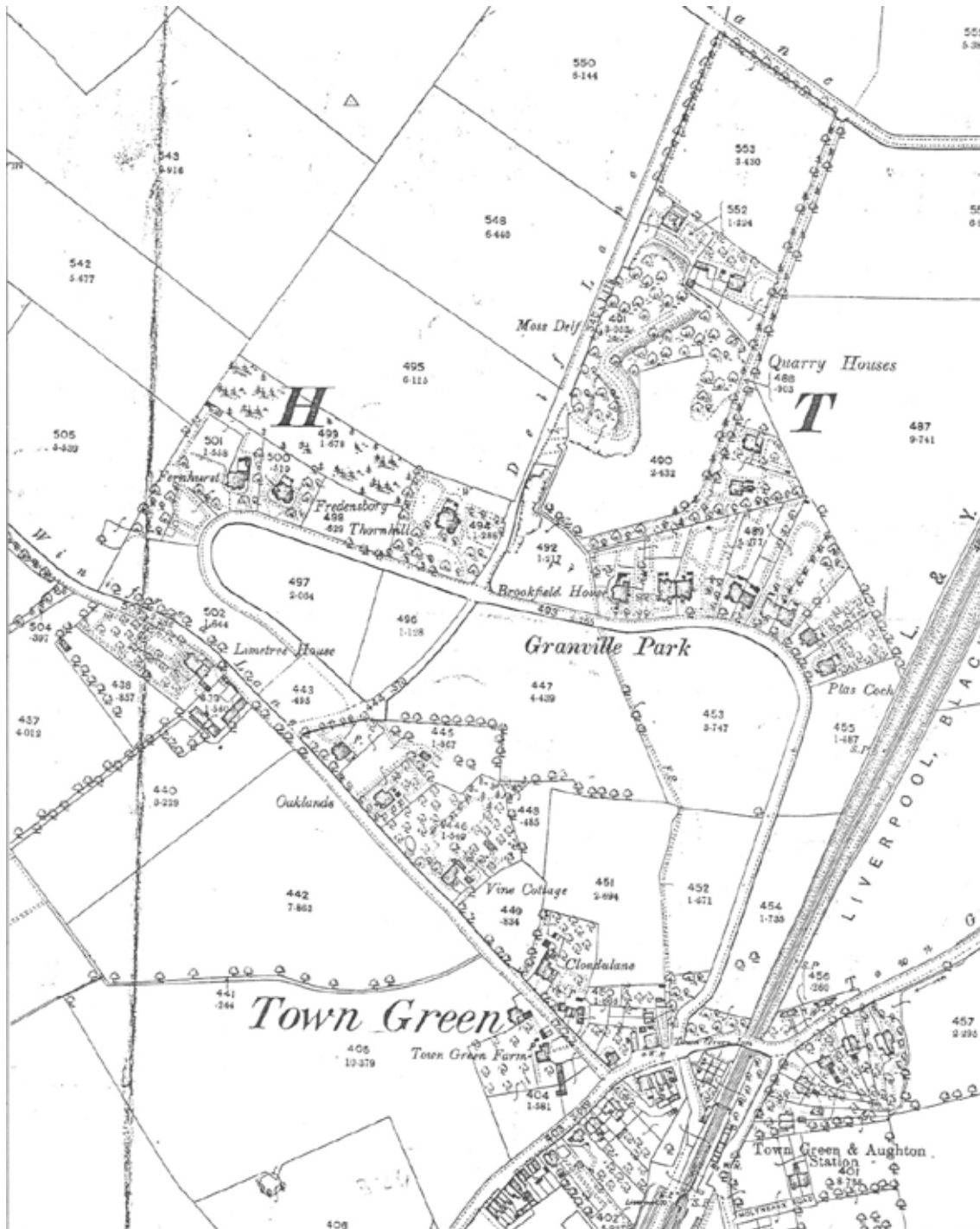


Figure 2: 1893 Map of Granville Park



Photograph showing first phase of development in Granville Park

Phase 2 (1901 - 1945)

6.12 The early decades of the 20<sup>th</sup> century saw residential development start to move further around the Granville Park serpentine and onto land north of the quarry. There is some distinction between those that reflect Edwardian features and those that display the Arts and Crafts architectural style popular at the time. This is described further below:

(A) Edwardian<sup>G</sup>

The Edwardian properties are two storey, detached and of a more moderate size in comparison to the earlier Victorian properties. Those belonging to this era include:

- § Delph Lane: no.1 – 5 (odd) and no.11;
- § Moss Delph Lane: no 212 and 214;
- § Quarry Drive: Aughton House, Charlton and Eastwood

(B) 'Arts and Crafts' style<sup>G</sup> (constructed up until approximately the Second World War)

These are substantial two storey properties, some with attic accommodation, of a similar scale to the original Victorian villas. Those displaying these characteristics include:

- § 3, 5, 6, 7, 9, 10, 14, 18, 23, 42, 44, 49, 57, 57a, 60, 84, 86 Granville Park

The development of the second phase of properties in Granville Park can be seen in *Figure 3* below dating from 1927.



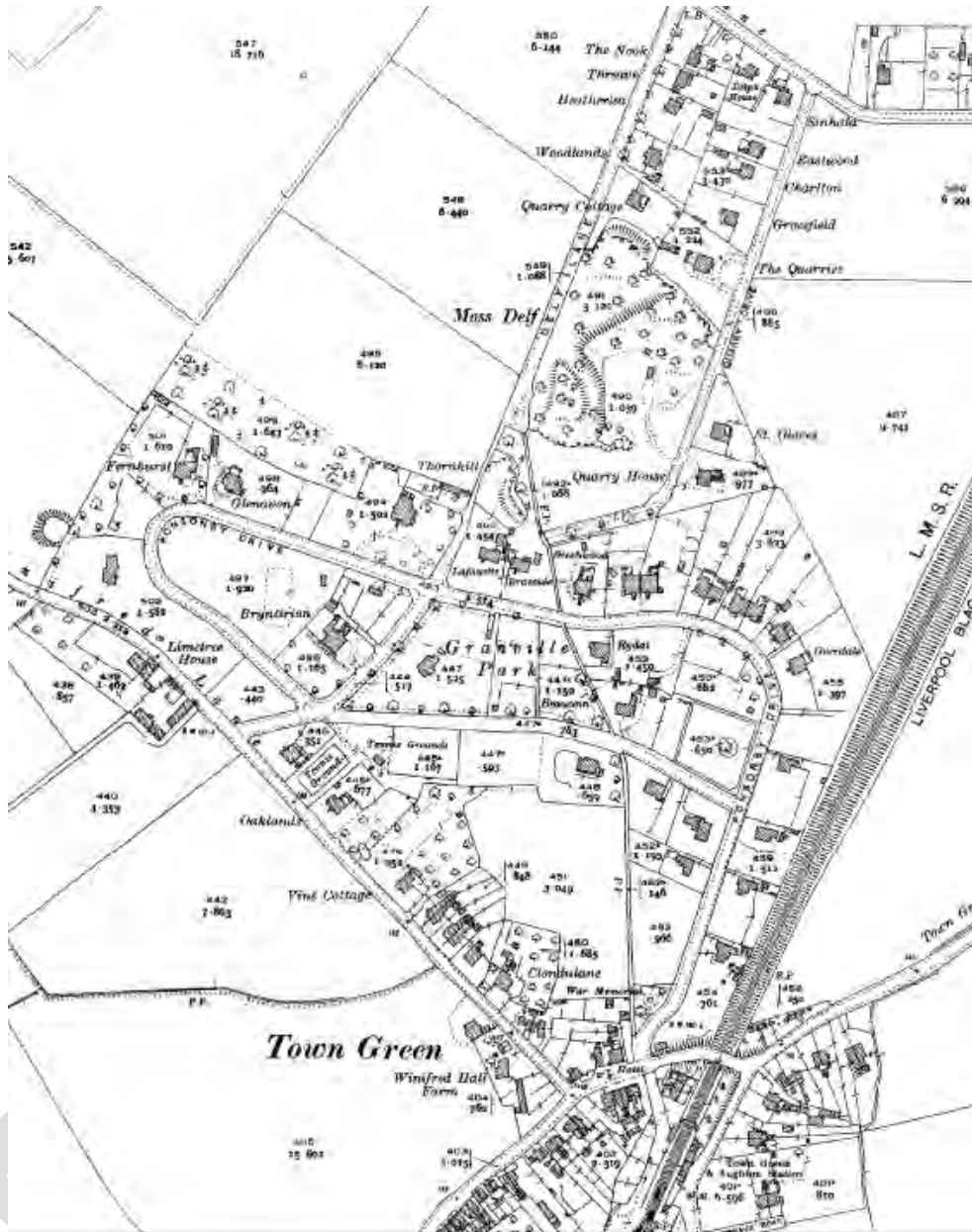


Figure 3: 1927 Map of Granville Park



*This early 20<sup>th</sup> century photograph shows some of the newly constructed phase 2 properties alongside the late Victorian development visible at the head of Granville Park. 7 Granville Park lies on the left of the picture in the foreground, while no.6 is in the right foreground. The vacant plot to the south (later to be occupied by no.5) is also clearly visible.*

### Phase 3 (Post War – 1979)

- 6.13 As the Twentieth Century progressed, more substantial changes took place in the Conservation Area. Increased housing demand saw vacant plots developed and some larger plots sub-divided. The 1960s/70s also saw the demolition of two large original Victorian properties located on the western loop of the serpentine – Thornhill and Fernhurst which both had substantial grounds. These were replaced with several detached properties – those at Thornhill Close and Thornhill. Virtually no evidence of these former properties still exists – in the case of Fernhurst only the original gate piers remain.
- 6.14 Generally the development during this period is of no particular architectural style. House types followed those found in other suburban volume house builder estates. In terms of form, a mixture of bungalows and smaller two storey properties were built. The properties from this era include:
- § Granville Park West: 35, 37, 43, 45, 48, 58, 66, 70
  - § Granville Park: 2, 2a, 4, 8, 11, 15, 17, 19, 20, 20a, 22, 27, 38, 55
  - § Quarry Drive: Delphside, Woodside and The Alcove
  - § Moss Delph Lane: 210
  - § Middlewood Road: 1a

### Recent development (1980 – present)

- 6.15 Following this third phase of development, the rate of development in Granville Park slowed as the number of available plots diminished. Granville Close was developed on the former site of Fernhurst



and a number of other properties were built on sub-divided plots – mainly of those properties built in the early 20<sup>th</sup> century. More recent years has seen the demolition and rebuild of houses and substantial extension of phase 2 and 3 properties.

6.16 This more recent phase of properties have tended (with some exceptions) to increase the proportion of built development within the plot – pushing the figure towards 20% and in some cases beyond this.



*Recent development in Granville Park.*

## Layout

6.17 The Portland stone War Memorial in the form of an obelisk set within a small landscaped garden area (*see below*) marks the main southern entrance to Granville Park. This is the start of the serpentine road which leads through the area.



- 6.18 Moss Delph Lane is a through traffic route and Delph Lane provides a vehicular link north out of Granville Park. The remainder of the roads in the Conservation Area principally only serve the properties within it, or are quiet cul-de-sacs – e.g. Quarry Drive.
- 6.19 The northern part of the Conservation Area incorporates a former quarry which is perhaps the oldest man made feature within the Conservation Area, having supplied the stone for many local buildings, not least Christ Church, Aughton. The quarry is now a wooded recreation area and Local Nature Conservation Site.

## Plot size

- 6.20 Plot sizes generally vary across the Conservation Area – a legacy of the phased development described above. As part of the update to the Appraisal, an assessment was made of the size of each of the plots, as well as a calculation of the proportion of the plot occupied by built development. Despite some exceptions, a general trend has emerged:
- Phase 1 properties typically possess the largest plots with properties occupying the smallest proportion of the plot – typically 10% or less. Exceptions exist where there has been plot subdivision, or substantial extension of the property (e.g. in the case of the former Nursing Home – no.26 Granville Park.)

- Phase 2 properties (both Edwardian and those constructed in Arts and Crafts style) have slightly smaller plots, with properties typically covering up to 15% of the plot, although many still have similar proportions of plot coverage (e.g. less than 10%) to the original Victorian properties.
- Phase 3 properties were generally constructed on smaller plots and therefore the proportion of the plot occupied by built development increased. Most occupy between 10-15% of the plot, although there are a significant number occupying a larger proportion than this – usually due to extensions.
- The trend towards larger properties on smaller sites has continued with properties developed in the last 30 years – many of these properties occupy over 15% of the plot, with some occupying over 20% of the plot.
- Maintaining the plot size and the ratio of the plot size to the buildings on particular sites is a key characteristic of the Conservation Area (see Section 5).

### Open Space, Trees, Gardens and boundaries

- 6.21 The Quarry is the only public recreation space in the Conservation Area. This small wooded area (*see below*), approximately 1.5 hectares in size, was a former quarry working site which is now within the ownership of Aughton Parish Council. It has a very natural appearance, dominated by self-seeded trees, mainly Beech with some Birch. As the site has matured it has become an important area for biodiversity, supporting a mix of wildlife habitats. Also of interest is its evidence of the local geology with the steep sloping rock faces.



- 6.22 The majority of properties in Granville Park have retained their mature front gardens and the associated mature landscaping of trees, shrubs and hedging. Together with the roadside trees, this provides a picturesque setting for the houses in Granville Park which makes an important contribution towards the area's green character. This mature landscaping of both streets and



gardens in the area also creates a much quieter ambience of the thoroughfares of Granville Park when compared to other streets and roads outside the Conservation Area.

- 6.23 Trees are important to the Conservation Area for many reasons, not least because they can be attractive features in their own right. They add colour to the area, changing with the seasons, soften the hard edges of buildings and structures and can screen and frame views. They also provide shade and shelter for wildlife and absorb carbon dioxide. Virtually every garden has a least one mature specimen tree, and several houses have trees in the front, side and rear gardens. There are also valuable trees within the verges. There is a wide range of species including Scots Pine, Yew, Silver Birch, Ash and Sycamore as well as more exotic species such as Eucalyptus and Acers.
- 6.24 Boundaries such as walls, fences or hedges separate private spaces from the public realm of roads and pavements both physically and visually. Some of the older properties still have their original attractive brick boundary walls at the front with stone copings and impressive stone gate piers. In other areas, original hedgerows which preserve the area's semi-rural feel still remain. These include species such as Privet, Holly and deciduous trees such as Hawthorn and Beech.



*Traditional boundary treatments still remaining in the Conservation Area*

- 6.25 The curved stone walls at the entrance to Quarry Drive, and stone wall at the constriction of Delph Lane also contribute to the almost rural feel and character.
- 6.26 Later 20<sup>th</sup> Century development has introduced more of a mixture of boundary treatments into the Conservation Area. (*Map 4* illustrates the different boundary treatments in existence in the area). There has been a tendency towards the installation of higher, more impermeable boundary treatments, including high walls and railings and electronic gates, constructed of either metal or wood, with the aim of increasing privacy and security of properties. This was highlighted within the previous appraisal as a detracting feature which has led to an increasing 'suburbanisation' of the streetscene and an erosion of the green, landscaped setting of these properties.

## 7.0 Further Action and Issues

### Possible changes to the Conservation Area boundary

- 7.1 National planning guidance states that when considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. Although this section specifically refers to designation, this principle should also be used when considering boundary revisions to existing Conservation Areas.
- 7.2 The boundary of the Granville Park Conservation Area has been revised once since its designation. This took place in 1997, as part of the last Appraisal. This saw the area extended outside of the Granville Park serpentine - in two locations to the south to include properties on Middlewood Road, Winifred Lane and Town Green Lane.
- 7.3 As part of the re-appraisal of a Conservation Area, it is good practice to assess properties beyond the current boundary. The Granville Park Conservation Area is relatively self-contained with surrounding properties being from a different era, architectural style and serving a different function. However one building which is considered to be of a similar era and reflect a number of the key characteristics of the Conservation Area was the Cockbeck Tavern. This was assessed (using the same criteria as those within the Conservation Area) to determine the extent to which it reflects the Conservation Area's key characteristics (identified in Section 4). The potential extension to include this building and the plot associated with it is illustrated in *Map 5*.

### Possible extension

- 7.4 The Cockbeck Tavern lies immediately to the south of the Conservation Area and is being considered for inclusion for the following reasons:
- It plays a significant role in the setting of the Conservation Area - framing the western entrance to the serpentine route of Granville Park
  - It is located on a key corner site and is seen in close context to the War Memorial immediately to the north east
  - Old editions of maps for the area appear to show that it is contemporary with the earliest development within Granville Park
  - It shares some architectural features with the Victorian and Edwardian buildings in the Conservation Area – for example sash windows and a slate roof.
- 7.5 Having considered the above, our recommendation, subject to consultation with local residents and consideration of any comments received, is that this property should be added into the Conservation Area.

***Recommendation:*** To extend the boundary of the Conservation Area to include the Cockbeck Tavern – as illustrated in *Map 5*.

- 7.6 In line with Historic England guidance<sup>3</sup> we propose that the possible extension should be subject to public scrutiny and consultation with local residents before a decision is taken to amend the Conservation Area boundary.
- 7.7 A Local Authority's power to cancel or vary a designation is given by Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In terms of procedure, the local authority must follow the same publicity procedures to vary or cancel a designation as they do to designate an area. In addition, notice will be given to the Secretary of State and Historic England with details of the area affected.

## 8.0 Article 4 Direction

- 8.1 Under the current Permitted Development Order<sup>4</sup> insertion of dormer windows into roof slopes, the installation of satellite antenna on walls, roofs or chimneys fronting a highway, and the application of cladding are not permitted development in Conservation Areas (i.e. the works will require planning permission). However, even with these restrictions, the character and appearance of Conservation Areas can be negatively impacted by insensitive alterations to individual buildings which are allowed under permitted development – e.g. replacement of doors or windows. An Article 4 Direction does not necessarily prevent development or change taking place, but enables the Local Authority to retain control over the design and detailing of the works, and possibly grant permission subject to appropriate conditions.
- 8.2 Following the previous full appraisal of the Conservation Area in 1997, the Council felt that there was justification for placing an Article 4(2) Direction on a number of properties within the Conservation Area to remove a number of their permitted development rights. This covered all of the Phase 1 Victorian properties and some of the Phase 2 Edwardian properties and is illustrated in *Map 6*.
- 8.3 Part of the Appraisal process requires consideration of changes that have occurred over the years since the previous Appraisal which may compel the revision of this additional control. There has been a growing pressure for modernisation of properties in Granville Park in recent years. There are several properties (particularly Phase 2 properties) not currently protected by the Article 4 Direction that retain a number of original features which could potentially be removed without the need for planning permission. This would have a negative impact upon the character of the individual property and its contribution to the character of the wider Conservation Area.
- 8.4 Given the changes that have occurred over the last 20 years, the Council feels the extension of the Article 4 Direction across the whole of the Granville Park Conservation Area would be appropriate in order to prevent further insensitive alterations to properties which make a positive contribution to the area's character and prevent further threats to the key characteristics highlighted in section 5. This proposal is illustrated in *Map 6*.

<sup>3</sup> Paragraph 14, 'Conservation Area Designation, Appraisal and Management' Historic England Advice Note 1. (Historic England) February 2016.

<sup>4</sup> Town and Country Planning (General Permitted Development) (England) Order 2015

***Recommendation:*** To extend the Article 4 Direction to cover the entire Conservation Area (including any approved extension), as illustrated in **Map 6**.

8.5 This would have an impact on all the types of development outlined in the table below:

Element of Article 4 Direction proposed for Granville Park	Reason
Erection, alteration or removal of a chimney on a dwelling or a building within the curtilage	Chimneys are important features on many of the properties within the Conservation Area.
Enlargement, improvement or other alteration of a dwelling *	To protect original windows, doors and other important original features.
Alteration of a dwelling roof *	Alteration of roofing materials would negatively impact upon the character of the Conservation Area given the predominance of natural materials – e.g. slate and clay tiles.
Erection/construction of a porch outside any external door *	A porch is a prominent feature on the front elevation of a property and therefore can have a significant impact upon its appearance.
Provision within the curtilage of a building, enclosure, swimming or other pool incidental to the enjoyment of the dwelling or required for the maintenance, improvement or alteration of any building or enclosure *	The introduction of such a feature has the potential to impact upon the setting of the property and therefore the character of the Conservation Area.
Hard surfaces within the curtilage of a house incidental to its enjoyment *	The increase of areas of hardstanding, particularly to the front of properties within Granville Park has the potential to erode its landscaped setting, which is an important characteristic of the Conservation Area.
Installation, alteration or replacement of satellite antenna on house or curtilage *	Satellite antennae should be controlled to ensure they are correctly sited.
Erection or demolition of gates, fences, walls or other means of enclosure within the curtilage *	Boundary walls are important features within the Conservation Area.
Painting of the dwelling or buildings or enclosure within the curtilage *	Painting of buildings – particularly brickwork may have a significant impact on the character of the Conservation Area.

In respect of the developments marked with \*, a direction only relates to those developments fronting a highway, a waterway or an open space (defined as any land laid out as a public garden, or

used for the purposes of public recreation, or land which is a disused burial ground). In the case of an extension, if any part, such as the side, fronts the highway etc, then this will be covered.

- 8.6 Since the previous Appraisal, the General Permitted Development Order<sup>5</sup> has been changed, allowing for the installation of solar photo voltaic (PV) or solar thermal equipment in certain locations on buildings without the need for Planning Permission. At present there is no planning control over this type of work within the Conservation Area, although this could be achieved by including such works within a new Article 4 Direction.
- 8.7 Some solar PV/thermal panels have been installed within the Conservation Area in recent years. Their installation on the roofs of properties can obscure, to some extent, the original roof covering and can cause harm to the character and appearance of the Conservation Area.

***Recommendation:*** To extend the development covered in the Schedule of the Article 4 Direction to include Part 14, Class A (the installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on domestic properties) so that this form of development will require Planning Permission.

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<sup>5</sup> Town and Country Planning (General Permitted Development) (England) Order 2015



## 9.0 Further Development in the Conservation Area

- 9.1 One of the threats identified within the previous Conservation Area Appraisal was the possibility of future pressure for further development.
- 9.2 The sense of spaciousness to the residential plots created by a number of different aspects related to layout and building footprint have been identified (see Section 5 on key characteristics) as making a positive contribution to the character and appearance of the area. Although plot sizes in the Conservation Area are not uniform, their substantial size and the ratio between the plot size and the extent of buildings on the site contribute to the area's spacious character and parkland feel. Maintaining this is therefore important and cases of plot subdivision harm the special character of the Conservation Area.
- 9.3 Applications for the partial or total demolition of properties (commonly phase 3 properties) followed by rebuild have increased since the last Appraisal. As part of this update, each building has been assessed against a list of criteria related to character. The score each achieves forms the basis of its contribution (i.e. whether it makes a positive, neutral or no contribution to Granville Park's character). Proposals for the demolition of buildings assessed as making a positive contribution will be resisted. In the case of other buildings, the loss of the building and the impact of its replacement will be carefully assessed on a case-by-case basis.
- 9.4 In order to help applicants consider the impacts of their proposals on the character and appearance of the Conservation Area, the Council have produced a Design Guide which covers the issues applicants need to consider when extending or replacing existing properties including layout within the plot, landscaping and boundary treatments.

## 10.0 Positive Contributors to the Conservation Area

- 10.1 The key characteristics of the Conservation Area, as identified in section 5.1, form the basis of the positive contributors to the area. This includes the value of the original development, in terms of the buildings and landscape and the intrinsic link between the two. *Map 3* also illustrates the outcome of an assessment of the houses within the Conservation Area – including those that make a positive contribution to the special character of the area.

## 11.0 Management issues

- 11.1 The Management Plan for a Conservation Area is an essential tool in ensuring the special character of the area is preserved and enhanced. The table below outlines the issues identified during the previous (1997) Appraisal, progress made in relation to these issues as well as any new concerns identified since. Development pressures are addressed separately in Section 9 above.
- 11.2 This document and the Appraisal document highlight the important features and the areas where action will be desirable in the future. How the works are financed largely depends on the ownership situation and on the availability of public sector finance to support those works that are not viable for landowners. It is expected that the checklist above will be used as a starting point for determining the areas for priority action and for where funds should be targeted in the future should they become available.

Issue	Progress	Comments	Implementation
Unightly lighting columns and lanterns	Completed - lighting columns were replaced with new lantern-style columns following the last Appraisal.	N/A	N/A
Inappropriate boundary treatments to properties and public spaces (including the quarry)	On-going	There are some examples of more 'suburban', solid boundary treatments to properties. The Design Guide accompanying this Appraisal provides advice to homeowners on the kind of boundary treatments which preserve the character of Granville Park. The recommended extension of the Article 4 area would help prevent the loss of further original walls and control the style of replacement.	In the long term to seek the replacement of any walls/fences with more appropriate boundary treatments.  Residents to be made aware of the Hedging Grant Scheme available for the repair or reinstatement of hedging.  An Article 4 Direction would prevent the erection of further inappropriate

Issue	Progress	Comments	Implementation
<p>Insensitively designed new buildings, including extensions to existing properties</p>	<p>The previous Appraisal defined some of the key characteristics of the Conservation Area which contribute to its special character.</p>	<p>This has provided useful evidence and guidance for developers and Planning Officers making decisions on applications for development in the area or for defending decisions in the case of planning appeals.</p> <p>Current planning policy – including the existing Local Plan and Supplementary Planning Document (SPD) on Design aim to raise awareness of the value of good design and provide advice on how this might be best achieved.</p>	<p>walls/ fences/gates.</p> <p>Through guidance provided by the Design Guide SPD as well as the specific design advice produced as a result of this Appraisal.</p>
<p>Poorly maintained buildings and sites</p>	<p>Since the previous Appraisal, there has been increased investment in many of the properties within Granville Park. A significant number have been subject to applications for alteration and/or extension.</p>	<p>There remain two examples of poorly maintained buildings within the Conservation Area:</p> <ol style="list-style-type: none"> <li>1. The garage at the entrance to Granville Park when approached from Town Green Lane remains in a poor state of repair; however the screening provided by trees and shrubs reduces its impact.</li> <li>2. No.49 Granville Park is a phase 2 building which displays a number of the key characteristics of the Conservation Area and has been</li> </ol>	<p>These properties are within private ownership therefore the Council is unable to intervene at this stage.</p> <p>The Council offers a planning pre-application advice service should the owner of either site wish to propose future changes.</p>

Issue	Progress	Comments	Implementation
		<p>assessed as making a positive contribution to the Conservation Area. However it is currently unoccupied with overgrown grounds and has been subject to vandalism over recent years. Whilst the building currently remains intact, its vacant state leaves it vulnerable to further vandalism and damage.</p>	
<p>Loss of original features on buildings of architectural or historic interest, such as the loss of traditional windows and roof materials and the rendering of brick buildings.</p>	<p>This has been reduced since the last Appraisal when the majority of the Phase 1 properties and some of the Phase 2 properties were protected by an Article 4 Direction. However this did not cover all Phase 2 properties, so there has been a loss of original detailing and features within this era of properties.</p>	<p>This issue is discussed further in Section 8 and is the reason for the recommendation to extend the Article 4 Direction to cover the whole Conservation Area.</p>	<p>Through the recommended extension of the Article 4 Direction area to include the whole of the Granville Park Conservation Area.</p>
<p>Large areas of hard standing or paving to the front of dwellings.</p>	<p>This has been an issue which has emerged since the previous Appraisal.</p>	<p>There have been an increasing number of applications for alterations to driveways and increasing the amount of hard standing to the front of properties in order to accommodate additional car parking.</p>	<p>Encourage the reduction of areas of hard surface and replacement with smaller parking areas and natural vegetation (gardens).</p> <p>Through negotiation with landowners and the extension of the Article 4 Direction across the whole Conservation Area to prevent further such development.</p>

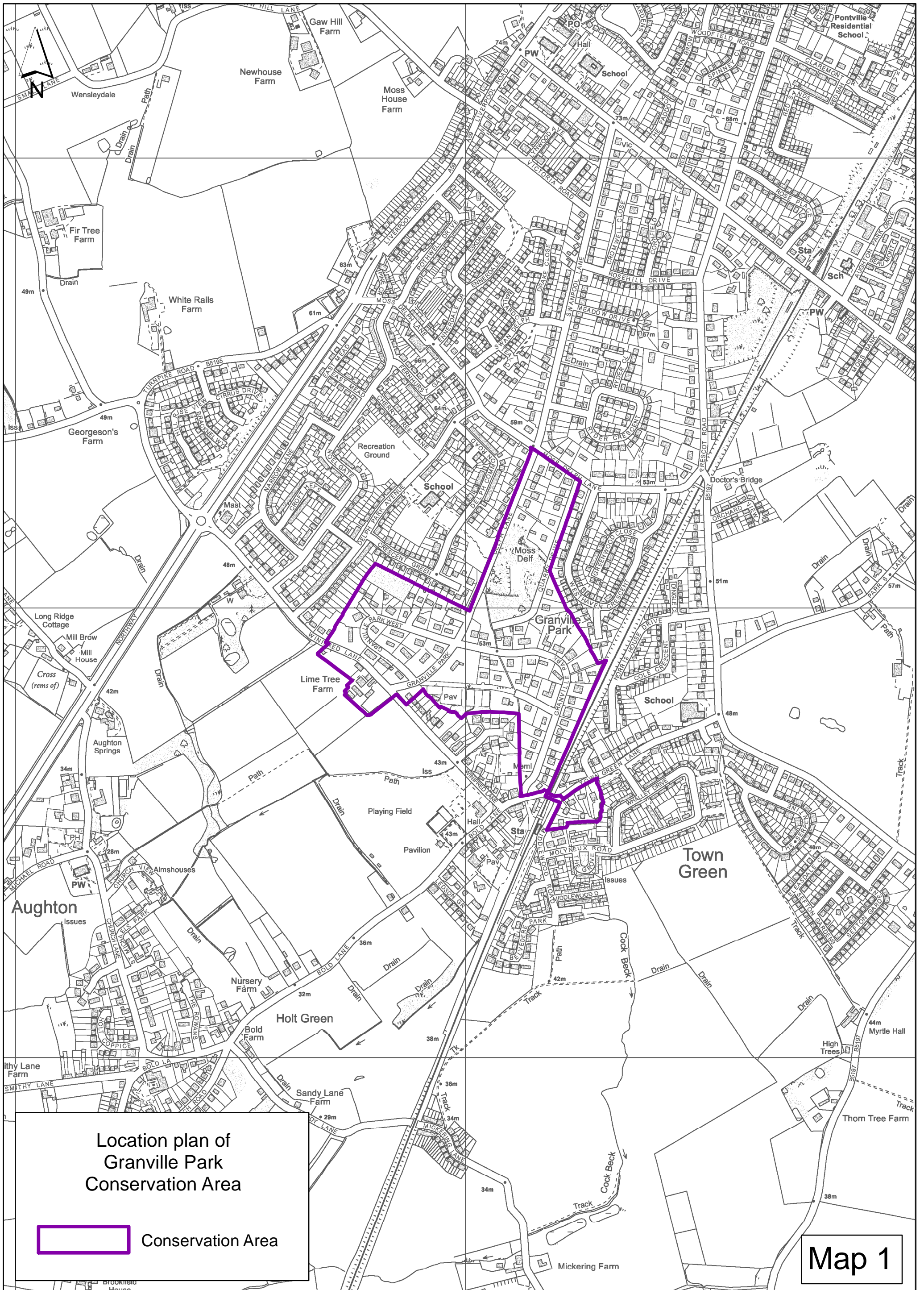
Issue	Progress	Comments	Implementation
Loss of trees which require felling	This has been an issue which has emerged since the previous Appraisal	Many of the trees in Granville Park were planted at the same time, as part of the original Victorian residential development. This means that a number may come to the end of their natural lifespan at a similar time, potentially creating gaps in tree cover which will have a significant visual impact and influence on the overall character of the area.	<p>In the case of a privately-owned tree covered by a Tree Preservation Order, then the Council will require a replacement tree to be planted in a suitable location.</p> <p>Roadside trees are the responsibility of Lancashire County Council with whom we will seek to negotiate a replacement.</p>
Improvements to the Quarry		<p>The Quarry is the responsibility of the Parish Council.</p> <p>A tree survey has recently been carried out to determine the condition and safety of trees within the quarry.</p>	<p>Support proposals which will:</p> <ul style="list-style-type: none"> <li>· encourage more diverse use of the Quarry</li> <li>· protect and enhance its biodiversity value.</li> </ul>

<i>Arcadian</i>	A rural, rustic, or pastoral feel, with the appearance of parkland.
<i>Arts and Crafts era</i>	Although a wider cultural movement, in relation to architecture, the Arts and Crafts Movement was a reaction to Victorian industrialisation. It grew from a desire to revive traditional craftsmanship and restore simplicity and honesty to how buildings were made. Architects used local materials and traditional styles to create something that would not jar with its surroundings and that looked as if it had grown over many years. Houses used straightforward construction with the quality of materials emphasised by design, not buried under artificial decoration. There is a clear preference for solid shapes, wide porches, steeply sloping roofs and wooden fittings.
<i>Barge board</i>	A board fastened to the projecting gables of a roof to give them strength, protection, and to conceal the otherwise exposed end of the horizontal timbers or purlins of the roof.
<i>Bay windows – canted and square</i>	A window space projecting outward from the main walls of a building. A bay window with a flat front and angled sides is called a canted bay. A square bay has windows set at perpendicular angles projecting from the building.
<i>Boxed eaves</i>	These are formed by joining a fascia board and soffit, fixed to the ends of the rafters. This means the spar ends are not visible, unlike with open eaves (see below).
<i>Casement windows</i>	A window frame that is hinged on one vertical side, and swings open.
<i>Console brackets</i>	A decorative wall bracket often made from wood which supports a bay window, part of a roof or other feature that projects out from the house.
<i>Dormers</i>	A roofed structure, often containing a window; that projects vertically beyond the plane of a pitched roof.
<i>Edwardian</i>	The Edwardian period refers to the reign of King Edward VII (1901 to 1910). The architectural style which evolved from this era featured flamboyant and elaborate external decoration. Carved woodwork adorned balconies, verandas and porches. Typical window styles

	included multi paned sashes and casements with leaded glass set within deep bay windows.
<i>Finials</i>	A distinctive decorative feature located at the apex of a roof or canopy.
<i>Gables</i>	The triangular section of an exterior wall just under the eaves of a double sloped roof.
<i>Gothic</i>	Also termed Victorian Gothic and Neo-Gothic, the Gothic Revival sought to revive medieval architectural styles. It occurred as industrialisation progressed, in part because there was a reaction against the use of machinery and factory production. The Gothic Revival style is characterised by its stone and brick structures, many of which are religious in style, as well as having a vertical emphasis, heavy decoration, pointed arches, steep gables and large windows.
<i>Half timbered</i>	A timber framework whose timbers are in-filled with masonry or plaster. A style originating from Medieval European architecture.
<i>Hips/hipped roof</i>	A type of roof where all sides slope downwards to the walls, usually with a fairly gentle slope.
<i>Horns [in sash windows]</i>	A short extension of the sash stiles beyond the meeting rails (centre horizontal section) to strengthen the joint. With modern techniques they are not necessary, but they are a typical and decorative feature of a traditional sash.
<i>Italianate</i>	The Italianate architectural style is also referred to as 'Roman'. Popularised by Queen Victoria's Osborne House, this style was employed in the 1850s and 1860s. Characterised by some or all of the following features: overhanging and heavily bracketed eaves, a low, gently pitched roof, half-round topped sash windows sometimes grouped in threes, stucco ground floor and cornices and balconies with railings.
<i>Leaded light</i>	A window consisting of a lattice of small panes held within strips of lead.
<i>Plinth</i>	The lowest part of the wall of a building that appears above ground level, usually formed of a course of stone or brick.

<i>Projecting/overhanging eaves</i>	The eaves are the edges of the roof which overhang the face of a wall and project beyond the side of a building. The primary function of the eaves is to keep rain water off the walls and to prevent the ingress of water at the junction where the roof meets the wall. In properties constructed in the Arts and Crafts style these are often projected down to first floor level.
<i>Projecting spar ends/open eaves</i>	Supporting roof timbers which project below the eaves of the building are visible and often painted.
<i>Rosemary Red tiles</i>	Made from clay, these tiles are unusually strong and resistant to damage. They are a distinctive red colour with a size of approximately 265mm x 165mm.
<i>Roughcast render</i>	Roughcast is a form of render in which the top coat is roughly textured by pebbles or stone fragments. This material is mixed with mortar and then thrown at the surface, so all the material is coated with the mortar. The surface is usually limewashed, or later painted.
<i>Spar ends</i>	The bottom ends of the vertical timbers (or rafters) which form part of the roof structure.



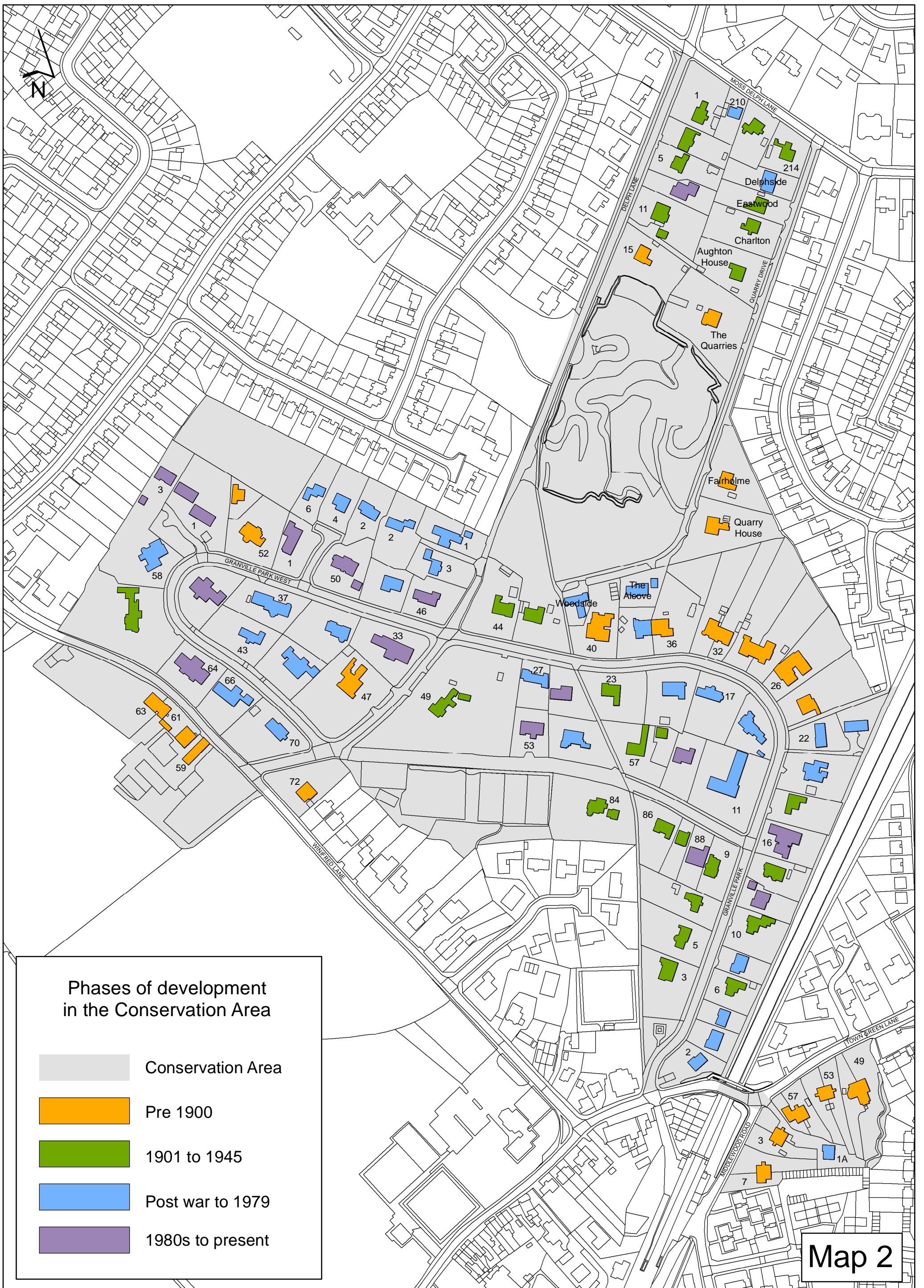


Location plan of  
Granville Park  
Conservation Area

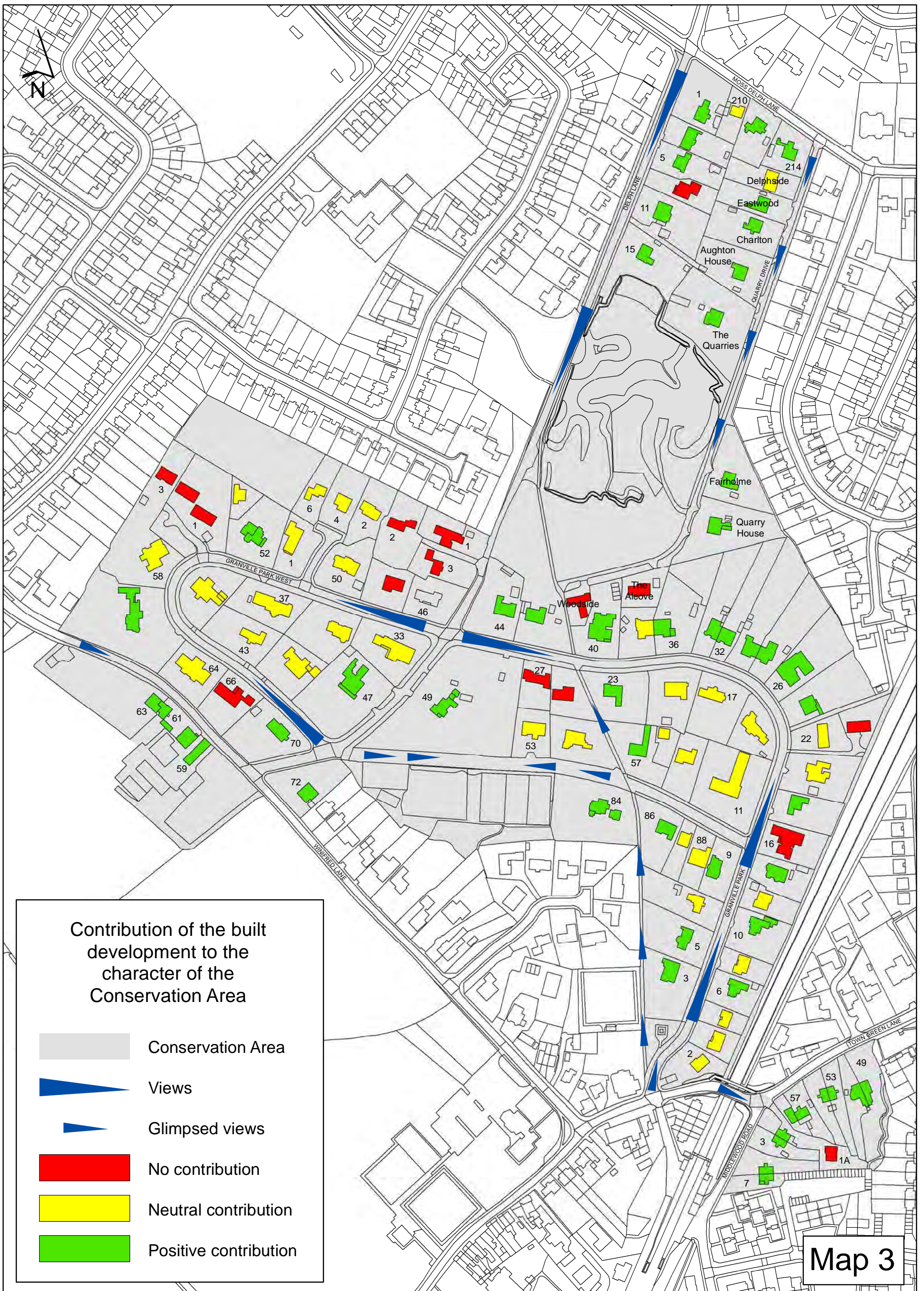
 Conservation Area

Map 1

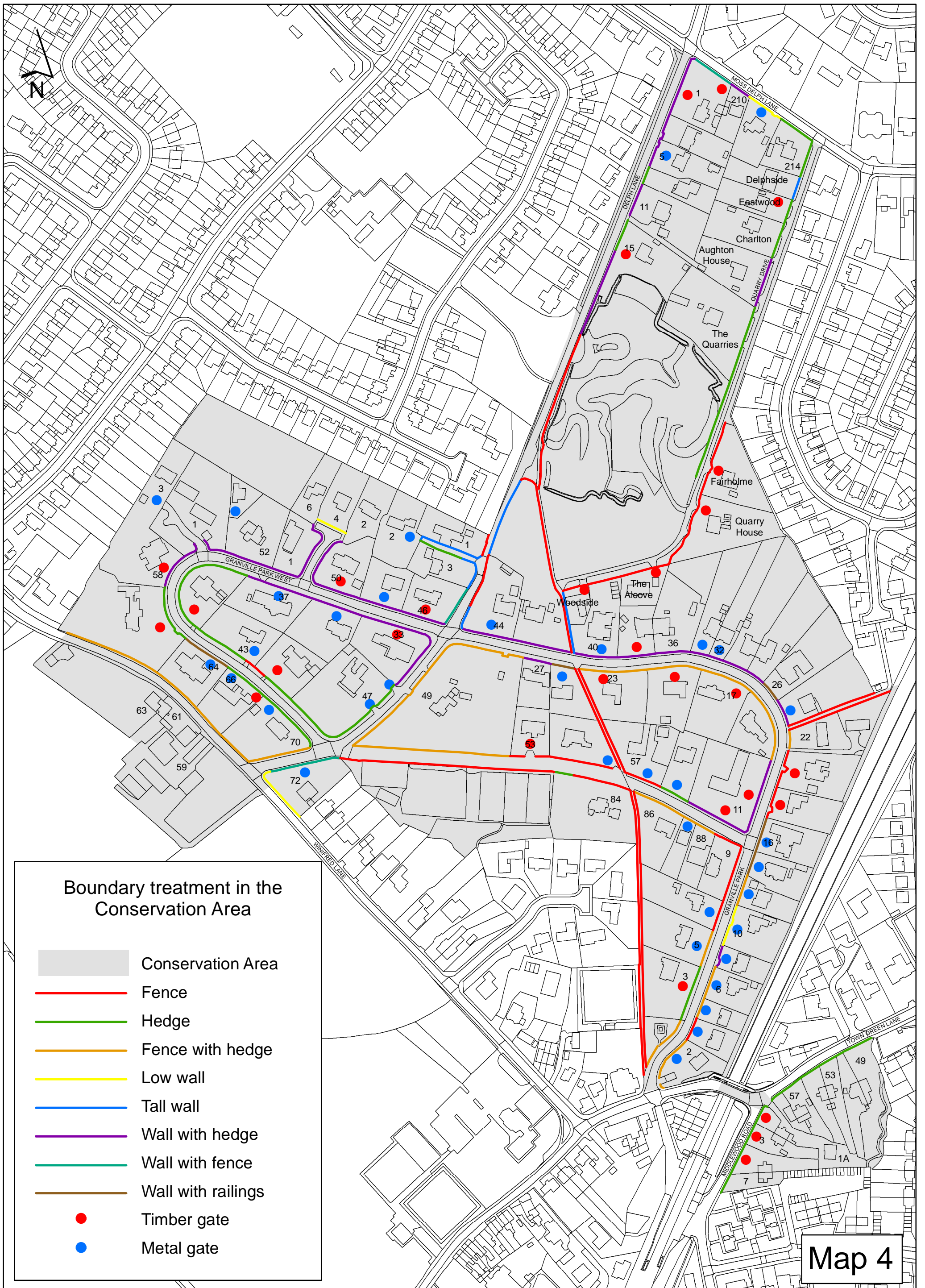












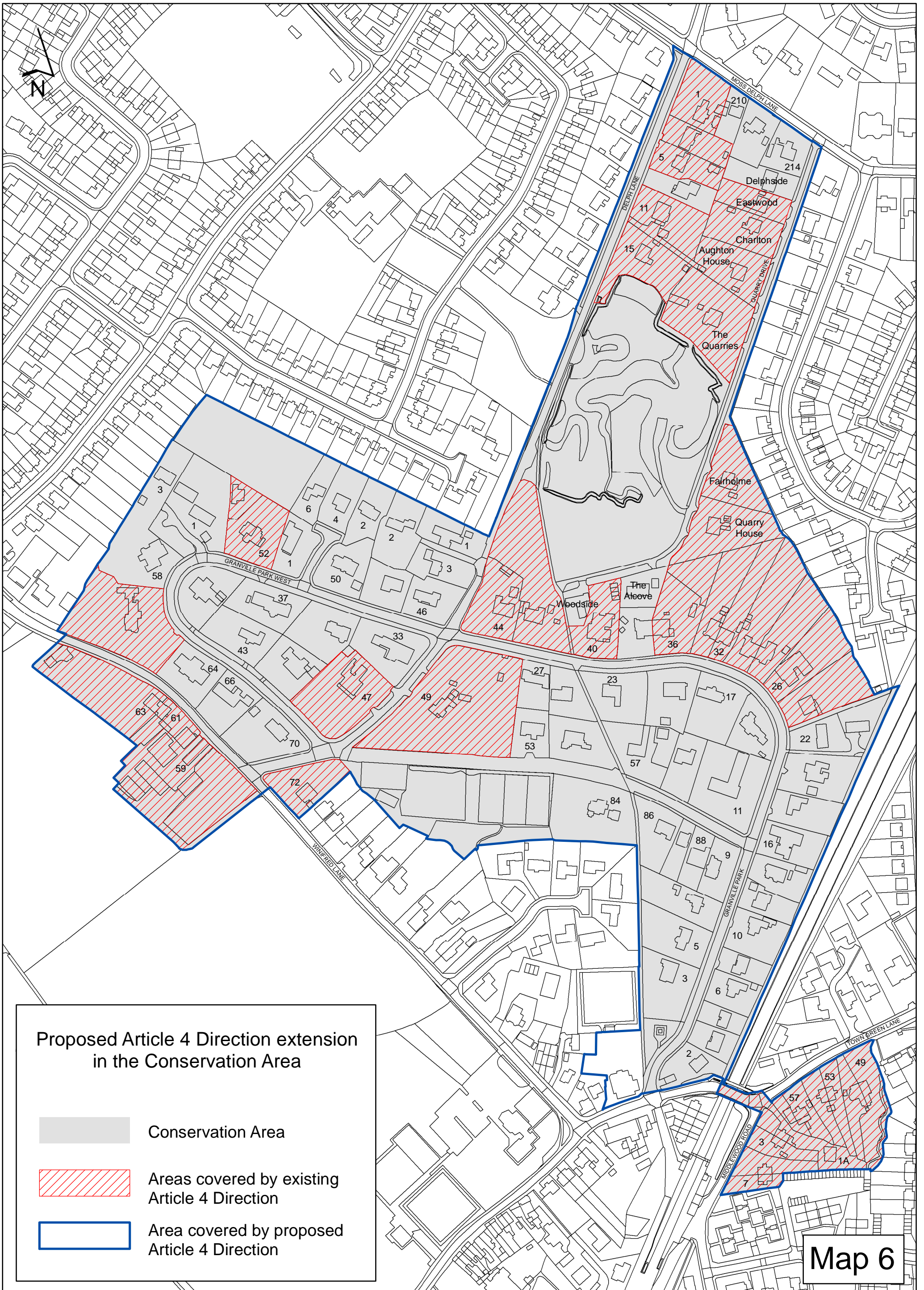
Map 4





**Map 5**









# Granville Park Conservation Area



## Design Guide

This design guide has been produced by West Lancashire Borough Council and provides advice for residents in relation to alterations and extensions to properties as well as works which may take place within the wider site.

This guidance must be considered in the light of the wider planning policy context including the National Planning Policy Framework, the West Lancashire Local Plan (2012 – 2027) and the Council's Design Guide Supplementary Planning Document (2008). It should also be read in conjunction with the Granville Park Conservation Area Appraisal and Management Proposals to provide a comprehensive summary of the Council's approach to development in the area.

### What makes Granville Park special?

Granville Park is a good example of a residential park initially laid out and developed in the late Victorian era but developed incrementally well

into the 20<sup>th</sup> Century. Changing architectural taste and fashion is evident in Granville Park as the older Gothic architectural style can be seen side by side with classic Edwardian features and Arts and Crafts 'Arcadian'<sup>1</sup> layouts and architecture of the second and third decades of the 20<sup>th</sup> Century and more modern infill development.

The arrangement of the roads and layout of the individual plots and the size and form of its buildings contribute towards the feeling of spaciousness and openness and maintains a connection to Granville Park's wider setting and semi-rural surroundings. This is supplemented by the presence of many mature trees, as well as landscape features such as the Quarry. Together these aspects combine to make an important contribution to the character of the Conservation Area.

Overall, the historic context, quality of the buildings, relationship between the layout of the roads and the positioning of the houses sets the Conservation Area apart from the surrounding residential suburbs of Aughton.

### Managing change in the Conservation Area

The Character Appraisal for the area recognises that Granville Park in its current form has been developed in a number of phases; therefore change of some degree has been taking place in the area almost continuously over the past 100 years. The broad phases of development and their key features are described in more detail in the Conservation Area Appraisal.

Change within historic areas is inevitable and this is also true within Conservation Areas which cannot be left to stagnate or be frozen in time. There are many reasons why people want to make changes to their home - repairs and alterations may be necessary due to natural decay and weathering, or families may feel they need more space. Living in a Conservation Area does not mean that alterations cannot be made,

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<sup>1</sup> A rural, rustic, or pastoral feel, with the appearance of parkland.



## Appendix B

but it does mean extra care must be taken when considering what changes can be made.

The Council has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to assess proposals for change and whether these would meet the requirement to preserve or enhance the character and appearance of the Conservation Area.

The guidance below provides further detail on how new development in Granville Park can be designed to make a positive contribution and complement the area's character.

### 1. *New development*

#### *Layout of buildings within the plot*

Overall, new buildings should respect the existing pattern and grain<sup>2</sup> of surrounding development. There are some specific aspects in this regard which will be important. These include:

- **Building line** – this is how far the building or property is 'set back' from the site frontage or roadside. In Granville Park, many of the original properties have a building line typically over 10 metres from the front boundary. This provides a substantial front garden area, allowing a landscaped setting for the properties which contributes positively to the area's character.
- **Orientation** – buildings should ideally be orientated so their main elevation(s) face onto the street. Buildings on corner plots should pay particular attention to 'turning the corner' through providing focal points or architectural interest and the careful design of these elevations.
- **Plot ratio / Building footprint** - (measured by the proportion of the plot which is occupied by the building). This varies - generally with the properties from the earliest phases occupying a smaller footprint in relation to the size of the plot than those developed later. In order to

<sup>2</sup> The way that buildings are sited is called the 'grain'. In effect it is the pattern or the arrangement and size of buildings and their plots in an area and to what extent it is densely developed or more open in character.

retain the open and spacious character of Granville Park, new and extended buildings should not occupy a substantially larger proportion of the plot than that of the existing property. Plot subdivision is unlikely to respect existing plot ratios or the area's character and appearance and will therefore be resisted.

- **Preserving gaps between buildings** – these are essential to the maintenance of a sense of openness and informal character. The establishment or preservation of sections of landscaping and trees between properties will help in achieving this. New development should retain the spaces between common boundaries and between adjoining properties.

#### **Form**

The scale or height of buildings is vitally important to the area's character and appearance. Particularly tall buildings can have a visual impact over an extensive area and can overly dominate the space around them. Whilst this was the intention of the architects of the original Victorian houses in the north of Granville Park and is effective in creating the sense of a grand and exclusive residential area, many of the later phase properties are built on sub-divided plots and are smaller in scale – including some bungalows. Clearly it would be inappropriate if all new properties were built to replicate the scale of the original Victorian houses as this would have a negative impact upon the sense of space and openness. Therefore when considering the appropriate scale of a new or replacement property it will be important to consider:

- The height, scale and mass of the existing building
- The proportion and design of the different building elements such as walls, roof and windows
- Its proximity to neighbouring buildings and their comparative scale
- The size and context of the site and whether it has been previously sub-divided.

#### **Design**

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High quality and carefully considered design of new development in Conservation Areas is crucial. This does not mean that it should simply copy surrounding properties, but it should always be sensitive to its context. Some principles are that:

- On the whole new development should be 'of its time' rather than resorting to simply mimicking the design of the original houses in the Conservation Area. This can involve re-interpreting architectural styles and detailing in a contemporary manner. It is important that scope be given to the inclusion of architectural invention and innovation as this can provide distinctive buildings that enrich the area.
- New buildings should always utilise high quality and robust materials and workmanship throughout. There should be a strong logic in the choice of materials made, especially where changes in material are proposed.

More detailed guidance on design principles are provided in the Council's Design Guide SPD.

### **2. House extensions**

An extension will permanently alter the character and appearance of a property. There will be cases where carefully designed minor extensions can be added without harm to the individual house or its setting, however in some cases it may not be possible to extend at all.

In all cases, proposals for new additions must demonstrate an understanding of the site and its context. This means it is important to consider:

- The original building itself - extensions should be subordinate to and be inspired by the original form and character of the house, rather than dominating or obscuring it and its original design. In most cases roof forms, building materials and architectural details such as windows should reflect those of the original building, but it is also important that a new extension can be clearly read as a new addition. Achieving this is a careful balance.

- Neighbouring buildings – as raised in the Appraisal, maintaining the space between houses is important in Granville Park. Side extensions (even single-storey ones) which close up the gaps between properties or between common boundaries, or result in a loss or reduction of mature landscaping, that would detract from the character and appearance of the street scene, should be avoided.
- The impact of the extension on the wider plot and landscaping. The landscaped areas (particularly at the front and side) of individual plots on the whole make a recognised contribution to the character and appearance of the Conservation Area. Any development in these areas must be carefully designed and be of an appropriate size in order to preserve the setting of the building and its relationship with others.

### **3. Roof alterations and windows**

Many of the larger Phase 1 and 2 houses in Granville Park were built with some degree of attic accommodation, often incorporating small dormer windows as a method of providing light into these spaces. Proposals to extend or alter roof spaces should consider the following general principles:

- Dormer windows should not be over-sized but in proportion to the size of the roof and be of a design which harmonises with the architectural style and appearance of the property.
- Rooflights should be placed in discreet locations (preferably on rear roof slopes, away from the road side), be modest in size and of a slim-framed, traditional design (i.e. conservation type), fitting flush with the slope of the roof.
- Solar panels should similarly be placed in discrete locations – again preferably on the rear roof slope of the property and should sit as flush as possible with the roof slope.

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### 4. *Garages and other outbuildings*

When considering either a new garage or other outbuilding within the plot of an original property, or a more recent development, there are a number of issues which should be considered in relation to location and detail:

- It should be positioned to minimise its visual impact and set well back from the front of the house.
- Materials and design of details such as the doors to the garage or outbuilding should be carefully considered and appropriate to the context.
- Care is needed to ensure that garage locations do not reduce the gaps between buildings.

### 5. *Basements*

Some of the larger Victorian properties along Middlewood Road and Granville Park were constructed with basements. When considering the installation of a basement in properties elsewhere, residents should be aware that skylights, light wells and other visible manifestations of basements can be harmful to the setting and character of a house and garden and is also potentially damaging to trees and hedges.

### 6. *Windows*

With regards to any original windows - which make a significant contribution to the character of a building - the following principles should be followed:

- Windows should be repaired rather than replaced where possible.
- If the original frames, casements and glass are beyond repair then any replacements should be of the same material, replicate the original subdivision, profile and style of the window. On the whole this will involve the use of appropriate timber replacements.
- Care is needed if considering the use of double glazing as this can greatly alter the appearance of windows.

- Any important historical or architectural detailing to windows (e.g. leaded lights) should be retained. The encapsulation of leading within double glazing can never replicate the authenticity of the original and should be avoided.

### 7. *Building materials and details*

Retaining original decorative features and using traditional materials preserves a building's character. Removal of building detail can spoil the appearance of individual buildings as it is often the quality and combination of the decorative features of the individual houses that contribute to their character. To ensure that this is preserved, the following principles should be followed:

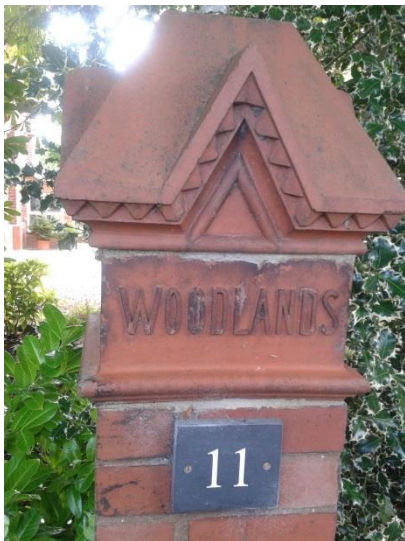
- Good quality, matching materials should be used, with close attention paid to detailing.
- Any new walls or repairs should be built in matching brick or rendering.
- With regards to roofs - often it is the fixings rather than the tiles themselves that need replacing. However, if replacement is necessary, care must be taken to match the colour, texture, size and materials of the original slates or clay tiles as they can come in a variety of shapes and sizes.
- Original chimney stacks and pots are considered important architectural features and should be retained.
- Any replacement rainwater goods should replicate historical profiles, materials and designs.

### 8. *Boundary treatments*

The Victorian properties in the northern section of Granville Park and the Edwardian properties around the Quarry generally are fronted by a low brick wall, some with original gate piers and stone or half round brick copings. Additional privacy is provided by a hedge (usually privet or holly) located behind this low wall. The effect of

## Appendix B

this is a formal boundary, but one which is softened through the inclusion of greenery and through which glimpses of the property behind can still be seen. Other properties are bounded by a simple hedge.



*Decorative gate pier in Delph Lane*

In the case of the original properties which retain boundary walls or hedges, their removal would have a detrimental effect upon the character of the historic building and they should be retained where possible.

When providing new boundary treatments high, solid boundary treatments should be avoided since they obscure the glimpsed views of the properties which contribute to the streetscene. Effective security should be provided through more subtle means which respect the area's semi-rural and 'open' character. For example, simple 'estate' style railings can be softened by hedge planting.



*Example of 'Estate' railings*

Species such as Privet should be considered as they are traditional favourites in Granville Park. As well as being a hardy species, it is suitable for most garden soils and lends itself well to pruning. Other species such as Beech or Holly are also typical in Granville Park. Further advice can be sought from the Council's Tree Officers.

Gates should follow the same principles, allowing glimpses through from the street frontage to the property beyond. Taller gates of a solid construction which obscure these glimpsed views should be avoided. Decorative wrought iron style gates would have been typically found at the front of many of the Victorian houses in Granville Park, and can offer security and still provide views through to the properties beyond.

## 9. Trees

The contribution of mature trees and established planting both along the roadside and in the gardens of many properties to the character of Granville Park is identified within the Key Characteristics of the Conservation Area and should be retained.

Anyone wishing to remove or prune a tree within a Conservation Area must notify the Local Authority which has 6 weeks to consider the proposal and respond. Work cannot proceed until the Council has responded or the 6 week period has expired. The purpose of this requirement is also to give the Local Planning Authority an opportunity to consider whether a Tree Preservation Order should be made in respect of the tree.

It is important that where major tree works are to be undertaken these are carried out by a qualified tree surgeon. West Lancashire Borough Council has a list of Approved Arboricultural Contractors that have been assessed for their standard of work and checked for the correct insurance documents. Further advice can be obtained from the Council's Tree Officers.

## 10. Landscaping



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The majority of front gardens feature hedges and other planting which soften the impact of the houses in their setting.

The depth and extent of landscaping needs to be preserved when considering changes such as:

- extending a property (especially in the case of corner plots)
- providing or extending a parking area or area of hard standing

### **Further advice and guidance**

We strongly recommend that homeowners or developers take advantage of the Council's Planning Pre-application advice service at an early stage when considering alterations to their properties or new development in Granville Park Conservation Area.

The advantages of going through the Pre-application process are clear. If development is acceptable in principle, it enables changes to be made and potential problems to be overcome before an application is submitted, saving time during the application process and minimising the risk of planning permission being refused. The response will also inform the applicant of any information they would be required to submit with an application for Full Planning Permission.

Forms to apply for Pre-application advice are available through the Planning pages of the Council's website:

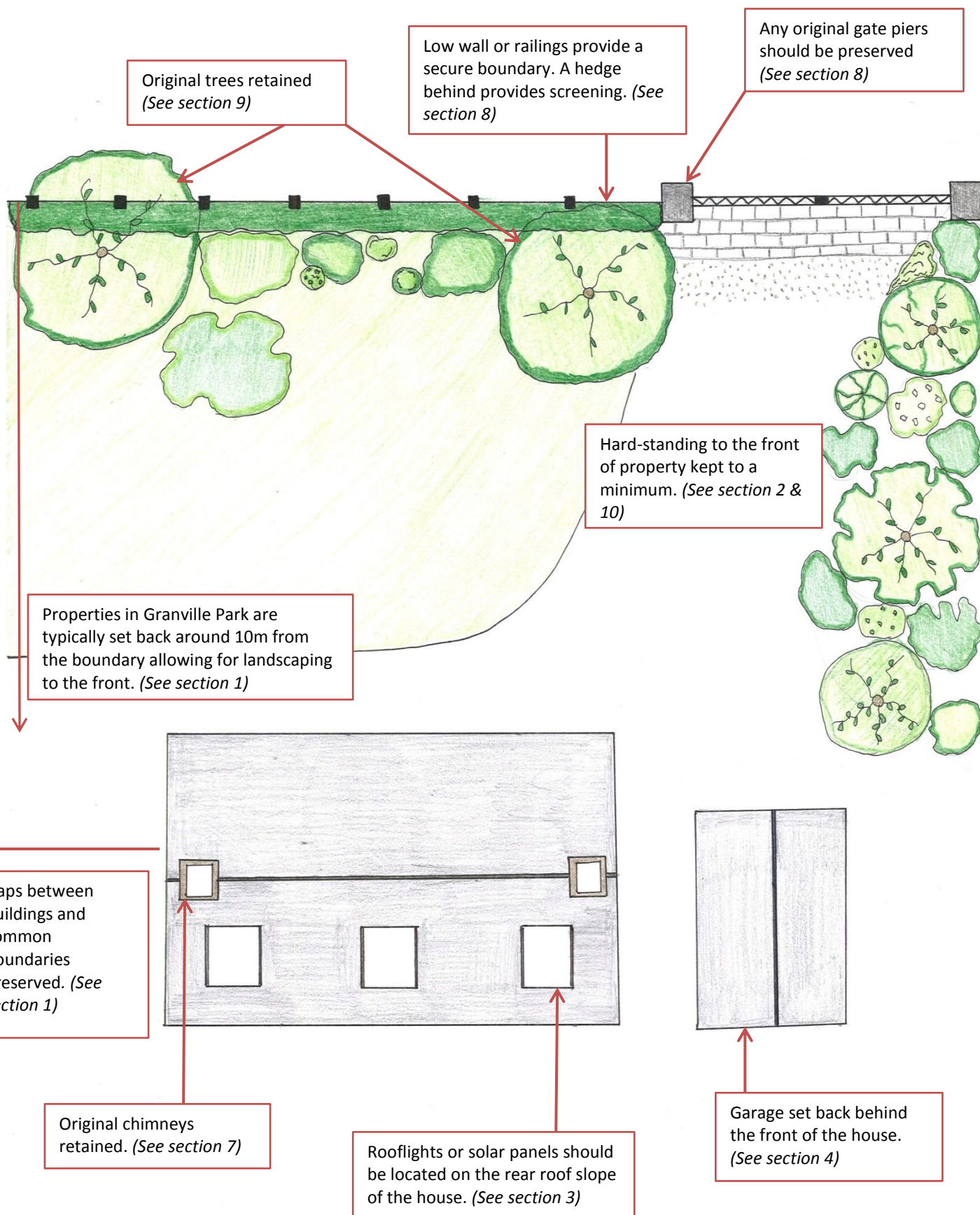
[www.westlancs.gov.uk/planning](http://www.westlancs.gov.uk/planning)

Further guidance about applying for this advice is available from Planning Support on 01695 585239. General Conservation advice can be sought from the Council's Conservation Officers on 01695 5855167 or 01695 585068.

Advice concerning trees, hedging or landscaping can be obtained from the Council's Tree Officers – Dave Thornber on 01695 585114 or Roland Jones on 01695 585168.

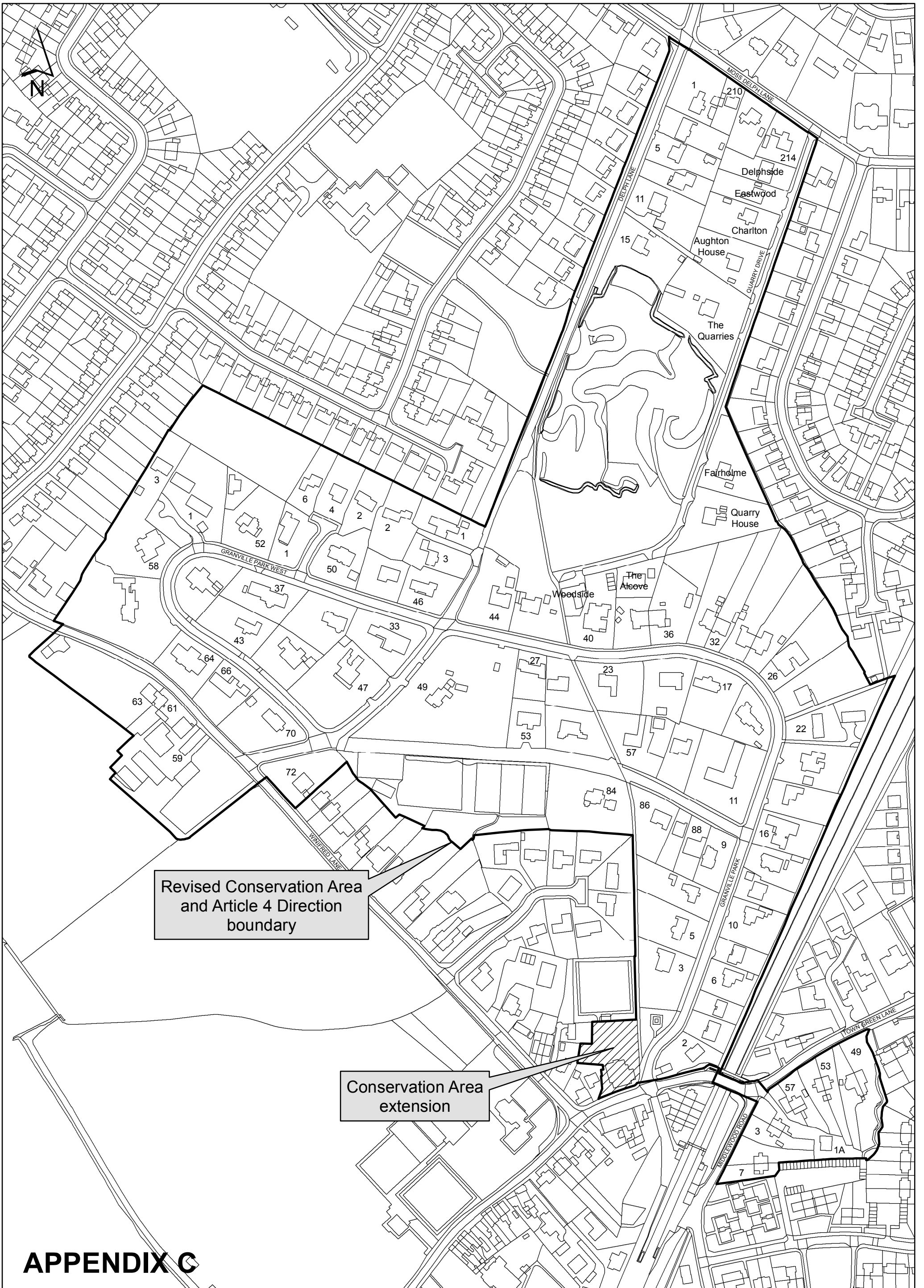
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The sketch below provides an example of a typical Granville Park frontage and illustrates some of the aspects discussed throughout the Design Guide. Labels refer to the relevant sections of the Design Guide where further information can be found.









# APPENDIX C



<b>Element of Article 4 Direction proposed for Granville Park</b>	<b>Reason</b>
Erection, alteration or removal of a chimney on a dwelling or a building within the curtilage	Chimneys are important features on many of the properties within the Conservation Area.
Enlargement, improvement or other alteration of a dwelling *	To protect original windows, doors and other important original features.
Alteration of a dwelling roof *	Alteration of roofing materials would negatively impact upon the character of the Conservation Area given the predominance of natural materials – e.g. slate and clay tiles.
Erection/construction of a porch outside any external door *	A porch is a prominent feature on the front elevation of a property and therefore can have a significant impact upon its appearance.
Provision within the curtilage of a building, enclosure, swimming or other pool incidental to the enjoyment of the dwelling or required for the maintenance, improvement or alteration of any building or enclosure *	The introduction of such a feature has the potential to impact upon the setting of the property and therefore the character of the Conservation Area.
Hard surfaces within the curtilage of a house incidental to its enjoyment *	The increase of areas of hardstanding, particularly to the front of properties within Granville Park has the potential to erode its landscaped setting, which is an important characteristic of the Conservation Area.
Installation, alteration or replacement of satellite antenna on house or curtilage *	Satellite antennae should be controlled to ensure they are correctly sited.
Erection or demolition of gates, fences, walls or other means of enclosure within the curtilage *	Boundary walls are important features within the Conservation Area.
Painting of the dwelling or buildings or enclosure within the curtilage *	Painting of buildings – particularly brickwork may have a significant impact on the character of the Conservation Area.
The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on a dwellinghouse or a block of flats; or a building situated within the curtilage of a dwellinghouse or a block of flats*	The installation of these panels on the roofs of properties, particularly on those elevations facing on to the road, can obscure, to some extent, the original roof covering and result in harm being caused to the character and appearance of the Conservation Area.

\* In respect of these developments a direction only relates to those developments fronting a highway, a waterway or an open space (defined as any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground). In the case of an extension, if any part such as the side fronts the highway etc. then this will be covered.

**Appendix E Summary of Consultation responses**

Name & Address	Section/Document	Comment	Council Response
<p>Resident, 17 Granville Park</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 1233</p>	Draft Character Appraisal	<p>Agree with the draft character appraisal, and support the proposed recommendations, in particular the inclusion of the Cockbeck Tavern within the conservation area and the extension of the Article 4 direction to the whole conservation area.</p>	Support noted.
	Draft Character Appraisal – Key Characteristics	<p>Suggest that some reference is made to the grass verges at roadside as being a key characteristic of the conservation area which ought to be preserved.</p>	Grass verges are highlighted within the list of key characteristics – at Para. 5.1.4
	Draft Design Guide: New Development	<p>Agree in particular with the following sentence in relation to plot ratios:  <i>"In order to retain the open and spacious character of Granville Park, new and extended buildings should not occupy a substantially larger proportion of the plot than that of the existing property."</i>                      However, we also feel that similar guidance is appropriate in relation to height (i.e. only incremental increases in height should be allowed). The draft character appraisal is clear that the seclusion and privacy of existing dwellings is a key characteristic of the conservation area. Therefore, new development should not be so high as to intrude into the privacy or seclusion of neighbouring properties.</p> <p>Construction of replacement buildings at a larger scale (particularly height) than their replacement affects both the privacy and outlook of neighbouring properties and so ought to be discouraged.</p>	<p>The scale (including height) of buildings is addressed in the next section of the Design Guide on 'form' of development. This section outlines the issues relating to the height of buildings (i.e. surrounding context and heights of existing buildings) that it is important to consider when developing a new or replacement property in Granville Park.</p> <p>Privacy and outlook are amenity issues rather than conservation issues and as such would be assessed by a Planning Officer as part of any planning application for new development.</p>
	Draft Design Guide: Design	<p>We would strongly disagree with the following sentence in relation to design:  <i>"On the whole new development should be 'of its time' rather than resorting to simply mimicking the design of the original houses in the Conservation Area."</i></p> <p>Such a statement is too vague and could be read as meaning that modern, box-like houses are acceptable in the</p>	<p>The most successful approach to providing new development in a Conservation Area is one which begins with an examination of the context for any proposed development in great detail and seeks to relate the new building to its surroundings. This approach is explained, and a resulting set of principles are outlined in the Design Guide.</p>

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Name & Address	Section/Document	Comment	Council Response
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 1234</p>		<p>conservation area, which is clearly not the case. Such modern designs do not contribute either historically or architecturally to the conservation area.</p> <p>In addition, the above statement is inconsistent with paragraph 2.4 of the draft character appraisal, which states as follows:  <i>"The West Lancashire 'Design Guide' Supplementary Planning Document (published in January 2008) provides specific direction in relation to design, including works to buildings in the historic environment. It states that development proposals should always be sensitive to the character of the historic environment, be of high quality in terms of design and the materials used and aim to enhance the character and appearance of the building and/or wider area."</i></p> <p>Suggest that the Draft Design Guide be re-worded to say that new development should be of a design character that contributes to the conservation area, either historically or architecturally, or both, and should not be too dissimilar to the design character of other dwellings within the conservation area.</p>	<p>This does not imply that any one architectural style is, by its nature, more likely to succeed than any other, and the Council cannot be prescriptive of the architectural style of replacement properties. There is no simple formula which can be applied to new development in Conservation Areas, whether that formula consists of 'fitting in' or 'contrasting the new with the old'. Both approaches may be suitable in different circumstances, Therefore it is important that each application should be considered on its own merits.</p>
	<p>Map 3 - Draft Character Appraisal</p>	<p>It is notable that a number of modern (box-like) houses, and houses of a completely incompatible architectural design, have been built in recent years in Granville Park, and that these are considered (in Map 3 of the draft character appraisal) as making "no contribution" to the conservation area.</p>	<p>The more modern properties in the Conservation Area have been assessed as having either a positive or neutral contribution to the character of the Conservation Area.</p>
	<p>Design Guide: Materials</p>	<p>Agree with the following sentence with regard to building materials:  <i>"New buildings should always utilise high quality and robust materials and workmanship throughout. There should be a strong logic in the choice of materials made, especially where changes in material are proposed."</i></p>	<p>The Design Guide deals with issues specifically related to conservation – and the need to ensure the character and appearance of the Conservation Area are either preserved or enhanced.</p>

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Name & Address	Section/Document	Comment	Council Response
Page 1235		However, we would suggest that such guidance be qualified by the need for sustainable development, which avoids unnecessary wastage of buildings or materials.	The Council would support the principle of reduction and recycling of building materials in the interest of carbon reduction and efficient use of resources. However, the inclusion of a specific requirement to this is beyond the scope of development management.
	Design Guide: Trees and Landscaping	<p>Agree with the following sentence in relation to mature trees:  <i>"The contribution of mature trees and established planting both along the roadside and in the gardens of many properties to the character of Granville Park is identified within the Key Characteristics of the Conservation Area and should be retained."</i></p> <p>However, what about younger trees which have not yet matured? Clearly, these should be retained also. The draft character appraisal already notes that many of the mature trees will reach the end of their natural life-spans at around the same time. Therefore, it is necessary to preserve younger trees too.</p>	<p>The specific reference to mature trees was not intended to be exclusive – it simply recognises the particular aesthetic value of mature specimens. Works to all trees within the Conservation Area require notice to the Council, regardless of age.</p> <p>Amend wording to read:  <i>"The contribution of trees (particularly mature trees and established planting) both along the roadside and in the gardens of many properties to the character of Granville Park is identified within the Key Characteristics of the Conservation Area and should be retained."</i></p>
	Design Guide: Trees and landscaping	The Draft Design Guide does not provide guidance concerning garden or tree lighting. We have noticed in recent years a trend, in new buildings in Granville Park, to add lights into garden areas. Some of these are for security reasons, and often are only triggered by motion sensors, whereas some are ostentatious and kept lit up throughout the night, sometimes throwing unwanted light into neighbouring properties. We would suggest that some guidance be included regarding garden and tree lighting in the conservation area.	<p>Light itself, and minor domestic light fittings, are not subject to planning controls.</p> <p>Nuisance lighting is specifically dealt with under Environmental Protection legislation and is beyond the remit of Planning.</p>
Resident, 2 Granville Park	Draft Character Appraisal – general comments	Generally agree with the content of the Appraisal.	Support noted.
		Trees form an important feature in the conservation area but, during the autumn period, leaves in the road create	Streetscene issues are beyond the remit of Planning. Any specific problems should be



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**Summary of Consultation responses**

Name & Address	Section/Document	Comment	Council Response
Page 1236		problems with surface water drainage from the roads and sweeping needs to be more frequent.	reported to the Council's Streetscene services.
	Para. 6.18	Disagree with the statement that with the exception of Moss Delph and Delph Lane traffic in the area only serves the properties within the area. Granville Park seems to me to have a flow of through traffic. Vehicles regularly park in front of the War Memorial.	<p>Agree that traffic has generally increased over recent decades due to increased car use and residential development in and around Aughton. However the roads through Granville Park remain noticeably quieter than the surrounding area as they do not provide a direct through route and perhaps because of the layout of the area.</p> <p>Parking issues on public highways are beyond the remit of the Planning System. Any issues that relate to highway safety or illegal parking should be reported to Lancashire County Council or local police.</p>
	p.24	Granville Park Conservation Area should be extended as recommended – to include the Cockbeck Tavern.	Support for this recommendation noted.
	p.24	Whilst accepting the architectural relationships to other buildings in the conservation area the general appearance of the Cockbeck Tavern and its surrounding grounds has over the years been quite scruffy and adds little to the area. If bringing it into the conservation area improves that then support its inclusion.	Inclusion of the Cockbeck Tavern within the Conservation Area will increase planning powers over certain changes to the building in the future. However responsibility for maintenance and general appearance of the building lies with the building owner and are beyond the remit of planning.
		There may be benefit in including the shops in Town Green Lane and the adjacent cottages leading down to the station in the conservation area as they sit naturally between Middlewood Road and Granville Park.	When considering the amendment to boundaries of Conservation Areas, the Council has to take a cautious approach – in line with National Planning Policy Guidance which states that: "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued

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Name & Address	Section/Document	Comment	Council Response
Page 1237			<p>through the designation of areas that lack special interest”.</p> <p>The shops, cottages and train station along Town Green Lane have a distinctive and different character and are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.</p>
		<p>Agree with the recommendation that the Article 4 Direction be extended to cover all properties in the Conservation Area</p>	<p>Support for this recommendation noted.</p>
		<p>Agree with the recommendation that the development covered by the Article 4 Direction is extended to include the installation, alteration or replacement of solar panels on domestic properties, so that this form of development will require Planning Permission.</p>	<p>Support for this recommendation noted.</p>
	Management Plan	<p>Agree with the content of the management plan proposals. However it seems surprising that problem areas that you point out as being of concern (number 49 and the garage at the corner of Town Green Lane) cannot be addressed as they are under private ownership when the proposal is to include all occupied properties in the conservation area with stricter but generally acceptable controls to preserve the character and appearance of the area.</p>	<p>The extension of the Article 4 Direction removes the rights householders have under existing planning legislation to undertake alterations to properties without requiring planning permission. (This includes changing doors and windows, making changes to roofs or erecting a porch.) They do not however give the Council powers to carry out works themselves.</p>
	Granville Park Conservation Area Design Guide	<p>Provides helpful advice.</p>	<p>Support for the content of Design Guide noted.</p>
Resident, Granville Park	Draft Character Appraisal – general comments	<p>The following areas should be included in the conservation area:</p> <ol style="list-style-type: none"> <li>1. Bowling Green [adjacent to Cockbeck Tavern]</li> <li>2. Shops [Town Green Lane]</li> <li>3. Train Station (both sides)</li> </ol>	<p>When considering the amendment to boundaries of Conservation Areas, the Council has to take a cautious approach – in line with National Planning Policy Guidance which states that: “When considering the designation of conservation areas, local planning authorities should ensure</p>

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**Summary of Consultation responses**

Name & Address	Section/Document	Comment	Council Response
<p>Page 1238</p>		<p>The bowling green is an integral part of Granville Park. It is part of the nature and overall look and feel of the area. It can be glimpsed as you walk along the public footpath through Granville Park. It is a welcome open space in the Park and is in keeping with the look and feel of the conservation area - tennis courts, large gardens, amenities for the residents.</p> <p>The shops and the train station are again part of the look and feel of the conservation area. The villas by the train station are part of the conservation area and all the railway buildings and the shops have the same look.</p>	<p>that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest”.</p> <p>The shops, cottages and train station along Town Green Lane have a distinctive and different character and are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.</p> <p>The Cockbeck Tavern is visually an important focal point and clearly frames one of the main entrances to the Conservation Area from Town Green Lane. The bowling green is located to its rear, largely obscured from principle views of the Conservation Area, is substantially surrounded by housing and therefore does not perform the same function.</p>
<p><i>Resident,</i> Granville Park</p>	<p>Draft Character Appraisal – general comments</p>	<p>Very pleased that there have been steps taken to preserve the area's character.</p>	<p>Support noted.</p>
	<p>Draft Character Appraisal – general comments</p>	<p>Character buildings and facilities in the area should be protected and included within the Conservation Area - including Huyton’s, the Spar shop, the bowling green at the back of the Cockbeck pub and the station, and not just the changes in the Document that are currently proposed.</p>	<p>As stated previously, when considering the amendment to boundaries of Conservation Areas, the Council has to take a cautious approach – in line with National Planning Policy Guidance which states that: “When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest”.</p>

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Name & Address	Section/Document	Comment	Council Response
Page 1239			The shops, cottages and train station along Town Green Lane have a distinctive and different character which has also been somewhat more eroded over time, and are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.
	Draft Character Appraisal – general comments	I am concerned that the Co-op has received planning permission to turn the pub into a retail shop in a conservation area. The parking could be a problem here.	These comments are related to a specific application rather than relevant to the Conservation Area Appraisal.
	Draft Character Appraisal – general comments	<p>The character of the area is determined by the footpaths, hedges walls and fences as well as the trees and houses. All these should be protected and prevented from excessive change.</p> <p>The footpaths are an important feature of the area, as are the grass frontages. The privet hedges should be protected - many have been lost in the last few years. Walls and fences should be uniform where possible with guidance given and protection.</p>	<p>The footpaths running North – South through the Conservation Area are Public Rights of Way. This gives the public the right to pass along the route at all times and legally, a public right of way is part of the highway and subject to the same protection in law.</p> <p>Agree that boundaries such as hedges walls and fences make an important contribution to the area’s character. This is recognised in both the appraisal and Design Guide. The revision of the existing Article 4 Direction as proposed would allow the control of removal or erection of fences or walls along the front boundary of properties. Those elsewhere lie outside of planning control.</p> <p>Privet hedges are not covered by the Article 4 Direction but we will encourage their retention where feasible as part of a development through the planning application process.</p>
	Granville Park Conservation Area Design Guide	House styles are variable in the area, but it is important for the plot size of each type of house to remain similar. Too many new build properties change the character of the area.	Issues relating to plot size that need to be considered when redeveloping or extending properties are set out in the Design Guide. This states that as a general principle, in order to

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Name & Address	Section/Document	Comment	Council Response
			<p>retain the open and spacious character of Granville Park, new and extended buildings should not occupy a substantially larger proportion of the plot than that of the existing property.</p> <p>Residents or developers are entitled to submit an application to replace an existing property, but the Council will resist applications to demolish those properties which have been highlighted as making a positive contribution to the character of the Conservation Area. This Appraisal update will strengthen the basis for doing so.</p>
<p>Resident, Granville Park Page 1240</p>	<p>Granville Park Conservation Area Design Guide</p>	<p>It would be useful to provide more guidance on roof tile colour, windows and replacements etc. for each type of house e.g. Edwardian, Victorian etc. in more detail.</p>	<p>The Design Guide is intended to cover general principles in relation to alterations to properties (including roofs and windows), rather than specific detailing. There are many different styles of windows and different roof materials in Granville Park due to the different eras of properties, and indeed there is even considerable variety even within properties of a similar era. (This is recognised in Para. 5.1.6) Therefore it would not be appropriate to describe all potential possibilities within the design guide. Instead advice about appropriate replacement materials and styles for individual properties should be sought through the Pre-application process.</p>
	<p>Draft Character Appraisal – general comments</p>	<p>The quarry is an important feature and needs protection.</p>	<p>Agree – this has been acknowledged in this Appraisal Update by providing more detail about the quarry in the Appraisal, highlighting it as a key public space. It is also included within the Conservation Area management plan with a commitment to support proposals which will encourage more diverse use of the Quarry and protect and enhance its biodiversity value.</p>

**Appendix E Summary of Consultation responses**

Name & Address	Section/Document	Comment	Council Response
<p>Aughton Parish Council</p>	<p>Draft Character Appraisal – general comments</p> <p>Paragraph 7.0</p>	<p>Aughton Parish Council would support the extension of the current boundary to include The Cockbeck Tavern. The building plays a significant part in the setting of the village alongside the ‘entrance’ to the Conservation Area and in close proximity to the Heritage Asset of Granville Park War Memorial.</p> <p>The bowling green to the rear of the public house also plays its part in contributing to the area’s green character and the row of shops on Town Green Lane and the Rail Station on Middlewood Road – all in close proximity to the Victorian Semi-detached houses on Town Green Lane - contribute to the special character of the area. Perhaps, as good practice, the bowling green, shops and rail station could be assessed under this heading for a boundary change.</p>	<p>Support noted.</p> <p>As stated previously, when considering the amendment to boundaries of Conservation Areas, the Council has to take a cautious approach – in line with National Planning Policy Guidance which states that: “When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest”.</p> <p>The shops, cottages and train station along Town Green Lane have a distinctive and different character which has also been somewhat more eroded over time, and are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.</p>
		<p>Aughton Parish Council welcome the extension of the Article 4 Direction across the whole of Granville Park Conservation Area. This should help to preserve the future of the Conservation Area and prevent inappropriate changes/alterations/extensions to dwellings which currently positively contribute to the Conservation Area.</p>	<p>Support noted.</p>
		<p>Highway trees – over the years, some of the trees have been lost and not replaced. In order to preserve and enhance the green character of GPCA, can this somehow</p>	<p>The management plan section of the Conservation Area Appraisal acknowledges that the loss of trees within Granville Park has been</p>

**Appendix E Summary of Consultation responses**

Name & Address	Section/Document	Comment	Council Response
		<p>be rectified through the appraisal?</p> <p>Street Scene – over the years, there has been a decline in 'street scene' services, with poor management of verges, loss of important species of hedgerow and inappropriate boundary treatments. In order to try and conserve the ambience of the Conservation Area can these matters somehow be rectified through this important review?</p>	<p>an issue, and indeed will continue to be so given that many trees in the area were planted at a similar time and therefore will reach the end of their natural lifespan around the same time. As a result the management plan states that the Council will, in the case of a privately-owned tree covered by a Tree Preservation Order, require a replacement tree to be planted in a suitable location. Roadside trees are the responsibility of Lancashire County Council with whom the Council will seek to negotiate a replacement.</p>
<p><i>Resident,</i> Quarry Drive Page 1242</p>	<p>Draft Character Appraisal – general comments</p>	<p>I think it is good to try and conserve some of the older aspects of Granville Park conservation area.</p>	<p>Support noted.</p>
	<p>Para. 6.24</p>	<p>The old stone walls and the hedgerows should be left in place wherever possible, even when the houses are demolished.</p>	<p>Agree that boundaries such as hedges and walls make an important contribution to the area's character. This is recognised in both the appraisal and Design Guide. The revision of the existing Article 4 Direction as proposed would allow the control of removal or erection of fences or walls along the front boundary of properties and we would seek to retain these as part of any planning application. Those elsewhere lie outside of planning control.</p> <p>Hedgerows are not covered by the Article 4 Direction but we will encourage their retention where feasible as part of a development through the planning application process.</p>
	<p>Section 7</p>	<p>The Bowling green behind the pub should be included within the Conservation Area extension as it is part of the village.</p>	<p>The Cockbeck Tavern is visually an important focal point and clearly frames one of the main entrances to the Conservation Area from Town Green Lane. The bowling green meanwhile is located to its rear, largely obscured from principle views of the Conservation Area, is substantially</p>



## Appendix E Summary of Consultation responses

Name & Address	Section/Document	Comment	Council Response
			surrounded by housing and therefore does not perform the same function.
	Draft Character Appraisal – para. 6.21	The quarry is in poor condition and not well maintained. Maybe a Conservation enhancement grant could be applied for to plant some trees and hedges and to tidy up the Quarry.	The Quarry is the responsibility of the Parish Council. However the management plan section of the Conservation Area Appraisal update states that the Council will support proposals which encourage more diverse use of the Quarry and protect and enhance its biodiversity value.
84 Granville Park	Appraisal Update Para. 1.2	There should also be reference here to the group of Victorian Villas on Town Green Lane and the historic farmhouse on Winifred Lane.	The era which properties belong to is described in more detail in section 5. This introductory paragraph simply serves to describe the general layout of the Conservation Area.
Page 1243	Para. 5.1.3	Reference to hedging of a native species should include reference to traditional hedging such as Privet.	Reference to ‘native species’ covers the range of hedging species that are present in Granville Park – including Holly, privet and Beech. Further detail about typical species found in Granville Park is found in the Design Guide.
	Section 5	Could there be recognition here of the pedestrian ways which follow much older access routes. These footpaths (known locally as The Pads) are extensively used and probably are the way the Conservation Area is most commonly experienced by people passing through. Footfall is surprisingly high.	This information is more appropriate to Para. 6.6. Amend to read: Vistas are enclosed views, usually long and narrow due to being enclosed and shaped by features such as buildings, streets and trees. Several of these have been identified within Granville Park including: <ul style="list-style-type: none"> <li>• The constriction created by the narrowness of the southern part of Delph Lane provides a dramatic contrast to the openness of the quarry.</li> <li>• The pedestrian footpaths which follow much older access routes. These footpaths (known locally as The Pads) are extensively used and therefore form a significant way in which the Conservation</li> </ul>

## Appendix E

## Summary of Consultation responses

Name & Address	Section/Document	Comment	Council Response
Page 1244			<p>Area is experienced by people passing through. These footpaths are divided into two sections:</p> <ul style="list-style-type: none"> <li>- The footpath which runs north – south through the park provides a vista enclosed by the rear garden fences and walls of houses in Granville Park. This sense of enclosure is particularly tangible in summer when the boundary trees add a further green dimension to this vista.</li> <li>- The footpath north of the Tennis Club which connects the end of the cul-de-sac section of Granville Park to the rest of the serpentine provides an almost rural vista entirely encircled by vegetation.</li> </ul>
	5.1.5	<p><i>“This green backdrop combined with the open spaces of the quarry and the private Tennis Club play a significant role in the creation of an Arcadian character. The unmade road surfaces on Quarry Drive and north of the tennis club also contribute to this informal, rustic character”</i></p> <p>Should include reference to the small War Memorial Park and the Cockbeck Bowling Green with its rustic Edwardian buildings - these are extremely Arcadian in character and important aspects of the Conservation Area.</p>	<p>The War memorial is situated within a small, formal landscaped garden, rather than what could be regarded as an ‘open space’. However the value of the War memorial and its setting is recognised within a separate section in Para. 6.1.7.</p> <p>The Cockbeck Tavern Bowling Green, located behind the pub and almost entirely surrounded by residential development is only glimpsed from the footpath running past it, therefore cannot be considered a key open space which makes a significant contribution to the character of the Conservation Area.</p>
	5.1.7	Under Architectural Features should be added: "associated coachhouses" as these are a very characteristic feature of the Victorian houses.	Amend to include reference to associated coach houses within the text of Para. 5.1.7

**Appendix E Summary of Consultation responses**

Name & Address	Section/Document	Comment	Council Response
Page 1245	P.9 – List of Architectural Features of Victorian properties.	The devil is in the detail and in these walls the brick courses follow the contours of the land giving a gentle and harmonious line. Modern walls do not respect this and the 'stepping' is brutal by comparison.	Amend to include reference to “brick courses which follow the contours of the land”
	Para. 5.1.9	Reference to render (either a light brown colour or a painted finish). The light brown colour is pebble dashing where small natural pebbles are applied to the render as a finish.	Amend – delete reference to colour and painted finish.
	Para. 5.1.9	The render tends to be ending in heavy bell casts above a brick base. This detail should be included as it is a very distinctive feature of Arts and Craft styling and worthy of mention.	Amend to add “ending in heavy bell casts” after Roughcast render.
		In Key Characteristics Phase 2: Edwardian stained glass is listed under Materials. In Phase 2: Arts and Crafts, it is listed under Architectural features: this probably needs standardising.	Amend to move ‘Leaded door surrounds, some with stained glass decoration’ under Architectural features (Para. 5.1.8) and delete from under Materials.
Page 1245	5.1.9	In Edwardian ‘Architectural Features’ the boundary styles are noted but not in the Victorian or the Arts and Crafts. Given the proposed Article 4 direction it is quite important to recognise these. In the Arts and Craft houses I would suggest clipped Privet and native species hedges, sometimes with wooden fences or the original estate rails. Also simple timber or brick gate posts with wooden gates.	<p>Boundary styles of the Victorian properties are mentioned under para. 5.1.7.</p> <p>Amend under para. 5.1.9 the key features of the Arts and Crafts era properties to include: Boundary treatments which typically include clipped Privet and native species hedges, sometimes with wooden fences or original estate rails.</p> <p>From evidence collected during survey of the area, a number of types of gates and gateposts exist on the boundary of Arts &amp; Crafts era properties. Therefore it is not considered possible to state the final sentence of the comments as a key feature that remains.</p>
	5.1.9	The layout of phases one and two incorporated the Arcadian ideal of the inclusion of fruit orchards and vegetable gardens. These are an important detail although	Remnants of orchards and vegetable gardens may well remain in the grounds of properties of this era. However as the comment states – few

## Appendix E

## Summary of Consultation responses

Name & Address	Section/Document	Comment	Council Response
Page 1246		<p>many are now lost to infill development.</p> <p>Phase two development is characterised by the early addition of simple detached garages as car ownership grew and dependence on the train and foot declined.</p>	<p>remain and therefore it is not considered possible to state that this is a key feature of these properties.</p> <p>Agree with the statement in terms of its recognition of the addition of buildings over time. However many of these simple garages have been replaced or altered, therefore it is difficult to justify drawing this feature out as a key characteristic.</p>
	6.9	Reference to Delph Lane not being a through route during the 19 <sup>th</sup> Century - it was a through route on foot and that was the main mode of people transport.	Amend. Sentence to read: However, with the exception of the quarry at the end of Delph Lane (which was then not shown on mapping as a through highway) the area was entirely agricultural land, divided into irregular fields.
	6.21	In relation to the tree species within the quarry, they are much more varied that this statement suggests - there is Poplar, Sycamore, Cherry, Elm, Oak, Pine also there are vestiges of more exotic planting from the time when the quarry was private gardens and garages.	Amend to read: "The Quarry is the only public recreation space in the Conservation Area. This small wooded area approximately 1.5 hectares in size, was a former quarry working site which is now within the ownership of Aughton Parish Council. It has a very natural appearance, dominated by self-seeded trees, mainly Beech with some Birch and other species"
	6.21	There is informal recreation within the Conservation Area as geocaching is actively carried out on the unadopted road by the tennis court.	Para. 6.5 – 6.7 recognise the value and use of the footpaths through Granville Park.
	6.24 and 6.26	The text should make note of the original estate rails which are shown in photos on - these are a very important original feature. Significant sections survive.	Amend to read: <i>"Some of the older properties still have their original attractive brick boundary walls at the front with stone copings and impressive stone gate piers. In some areas the original metal estate</i>

**Appendix E Summary of Consultation responses**

Name & Address	Section/Document	Comment	Council Response
Page 1247			<i>railings remain</i>
	7.5	<p>Agree with the proposed extension but this should also include its Bowling Green. The bowling green is clearly part of the plot and is in the same ownership. It exhibits along with the associated Edwardian buildings all those Arcadian characteristics previously referred to. It is part of the genteel aspirations that this place personified as it developed. It is an important green and open space.</p> <p>Additionally all the things that apply to the Cockbeck also apply to the shops on the other side of the road, the style, materials the cluster around the entrance to Granville Park and the station exit.</p>	<p>As stated previously, when considering the amendment to boundaries of Conservation Areas, the Council has to take a cautious approach – in line with National Planning Policy Guidance which states that: “When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest”.</p> <p>The shops, cottages and train station along Town Green Lane have a distinctive and different character which has also been somewhat more eroded over time, and are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.</p> <p>The Cockbeck Tavern is visually an important focal point and clearly frames one of the main entrances to the Conservation Area from Town Green Lane. The bowling green meanwhile is located to its rear, largely obscured from principle views of the Conservation Area, is substantially surrounded by housing and therefore does not perform the same function.</p>
	8.5	Are boundary treatments fronting a pathway covered by an Article 4 Direction? The paths are how most people experience the area and are very important indeed.	A footpath is not classed as a highway for the purposes of the Article 4 Direction – therefore boundary treatments fronting footpaths would not be subject to control.
	9.3 & Map 3	I strongly disagree with the assessment of 33 Granville Park	Comments noted but the Council feels that, after

**Appendix E**

**Summary of Consultation responses**

Name & Address	Section/Document	Comment	Council Response
		West and I know that many people attending the exhibition voiced their opinions about this too. It should be the lowest category no contribution - this is by virtue of it having little or no relationship to other buildings in the CA, flat roof, full render, Art Deco form, insensitive boundary treatment.	our detailed assessment the property was rightly considered to be a neutral building in terms of the areas character and appearance.
	Map 3 – Key views and vistas	Some additional key views and glimpsed views were suggested.	Comments noted.
	P. 32	<p><i>“In the case of a privately owned tree covered by a tree preservation order, then the Council will require a replacement tree to be planted in a suitable location”.</i></p> <p>Suggest replacement with “where a tree is lost in order to allow development, or through disease or damage then the Council will request a replacement tree to be planted in a suitable location”.</p>	Amend Management Plan section relating to loss of trees. Add in the following sentence: “where a tree is lost as part of a development proposal, or through disease or damage then the Council will seek a replacement tree to be planted in a suitable location”

# Equality Impact Assessment Form



<b>Directorate: Development and Regeneration</b>		<b>Service:</b>
<b>Completed by: Ian Bond</b>		<b>Date: 24/11/16</b>
<b>Subject Title: Granville Park Conservation Area Character Appraisal Update</b>		
<b>1. DESCRIPTION</b>		
Is a policy or strategy being produced or revised:	Yes	<i>*delete as appropriate</i>
Is a service being designed, redesigned or cutback:	No	
Is a commissioning plan or contract specification being developed:	No	
Is a budget being set or funding allocated:	No	
Is a programme or project being planned:	No	
Are recommendations being presented to senior managers and/or Councillors:	Yes	
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty ( <b>Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations</b> ):	Yes	
Details of the matter under consideration:	<ul style="list-style-type: none"> <li>• The Draft Conservation Area Appraisal for Granville Park</li> <li>• Report to members on the results of public consultation on the updated document and the representations received</li> <li>• The proposals identified in the Character Appraisal to extend the conservation area and make a new Article 4 Direction</li> </ul>	
<p><i>If you answered <b>Yes</b> to any of the above go straight to Section 3</i></p> <p><i>If you answered <b>No</b> to all the above please complete Section 2</i></p>		
<b>2. RELEVANCE</b>		
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	Yes/No*	<i>*delete as appropriate</i>
If <b>Yes</b> , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered <b>Yes</b> go to Section 3</i>		
If you answered <b>No</b> to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>		
<b>3. EVIDENCE COLLECTION</b>		
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	Residents of Granville Park Conservation Area in particular, but also wider residents of the	



	local area to a lesser degree.
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	No
Which of the protected characteristics are most relevant to the work being carried out?  Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity	No No No No No No No No No
<b>4. DATA ANALYSIS</b>	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	N/A
What will the impact of the work being carried out be on usage/the stakeholders?	The Character Appraisal update identifies management proposals within the conservation area and proposes a new Article 4 Direction, which restricts permitted development rights, an extension to the conservation area and new design guidance. The appraisal will be used by the LPA in determining planning applications.
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	People's views were sought during a consultation workshop with local residents held the evening of 12 April 2016. This allowed residents to discuss aspects of the built and natural environment which contribute towards the special character of the Conservation Area.  The consultation responses received as a result of the consultation forms part of the Cabinet report.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	The views of residents (via a workshop, direct consultation and from an exhibition) have been incorporated into the draft document.
If any further data/consultation is needed and is to be gathered, please specify:	Under the procedures residents affected by the creation of the Article 4 Direction and the extension of the boundary will be consulted and a notice will be placed in a Local newspaper.
<b>5. IMPACT OF DECISIONS</b>	
In what way will the changes impact on people with	The provision of a new Article 4 Direction to

particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	cover the whole of the conservation area removes the rights of homeowners to undertake certain types of work and therefore can have a negative impact on those residents. In some circumstances compensation can be applicable. However the review has been justified by the Council's duty to preserve the character and appearance of conservation areas. This work helps the Council fulfil that statutory duty.
<b>6. CONSIDERING THE IMPACT</b>	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).	Homeowners affected by the changes have the opportunity to apply for planning permission.
What actions do you plan to take to address any other issues above?	No actions.
<b>7. MONITORING AND REVIEWING</b>	
When will this assessment be reviewed and who will review it?	We have a general duty to review all the Borough's Conservation Areas from time to time. We currently have a program to review and monitor conservation areas.



## APPENDIX G

### MINUTE OF PLANNING COMMITTEE – 8 DECEMBER 2016

#### 52 GRANVILLE PARK CONSERVATION AREA CHARACTER APPRAISAL UPDATE

Consideration was given to the report of the Director of Development and Regeneration which sought support from members in respect of the Character Appraisal update for Granville Park Conservation Area boundary and the making of a new Article 4 Direction as identified in the appendices of the report.

RESOLVED: That the properties as indicated on the plan circulated at the meeting be included in the Granville Park Conservation Area these being the Bowling Green at the rear of the Cockbeck Tavern and the cottages at the top of Winifred Lane.

(Note: During consideration of this item Councillors G. Hodson, J. Hodson and O'Toole left the meeting and were not present for the remainder of the meeting).





CABINET: 10 JANUARY 2017

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**Report of:** Borough Transformation Manager & Deputy Director of Housing and Inclusion

**Relevant Portfolio Holder:** Councillor Y Gagen

**Contact for further information:** Mrs S Griffiths (Extn. 5097)  
(E-mail: [susan.griffiths@westlancs.gov.uk](mailto:susan.griffiths@westlancs.gov.uk))

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**SUBJECT: FUNDING OF VOLUNTARY & OTHER ORGANISATIONS WORKING GROUP**

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Wards affected: Borough wide

## **1.0 PURPOSE OF THE REPORT**

1.1 To advise Cabinet of the recommendations of the Funding of Voluntary and Other Organisations Cabinet Working Group (Working Group) meetings of 21 July, 23 September, 6 October and 14 December 2016 in respect of the monitoring arrangements for the current grant recipients and the applications for one year revenue funding for 2017/2018.

## **2.0 RECOMMENDATIONS**

2.1 That subject to 2.2 below, the recommendations arising from the scoring of the applications received from voluntary organisations for one year revenue funding from April 2017 by the Funding of Voluntary and Other Organisations Cabinet Working Group at its meeting on 14 December 2016 be endorsed as detailed in the minutes of the meeting attached at Appendix 5

2.2 That Applicants be advised of Cabinet's recommendations and that funding is not guaranteed but will form part of considerations when the Council's budget is finalised on 22 February 2017.

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## **3.0 BACKGROUND**

3.1 The current grant agreements with the voluntary organisations currently funded by the Council expire on 31 March 2017.

- 3.2 The Working Group met on 21 July 2016 to consider options for an approach to revenue funding to voluntary organisations from 1 April 2017 onwards and to determine how the monitoring arrangements within the Grant Agreements were to be undertaken.
- 3.3 The Working Group resolved to undertake monitoring/evaluation arrangements by way of presentations from the Voluntary Organisations together with site visits.
- 3.4 The Working Group resolved to extend the mechanism adopted last year to determine revenue grant applications for the forthcoming financial year 2017-18.

#### **4.0 CURRENT POSITION**

- 4.1 17 applications for revenue funding were received and the Working Group met on 14 December 2016 to score and prioritise the applications and to make recommendations as to the amount of funding (or otherwise) to award.
- 4.2 The minutes of the meetings containing the recommendations to Cabinet, are attached as an Appendix to this report.

#### **5.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 5.1 The total grants recommended by the Working Group to be made in 2017-2018 are within the current budget.

#### **6.0 COMMENTS OF THE BOROUGH TRANSFORMATION MANAGER AND DEPUTY DIRECTOR OF HOUSING AND INCLUSION**

- 6.1 The Working Group were provided with details of how (or otherwise) the applicants had met the eligibility criteria, an analysis of each of the organisation's financial statements and business plan together with a commentary on each of the applicants health & safety policy.
- 6.2 Applicants have been advised of the Working Group's recommendations and that funding is not guaranteed but will form part of considerations when the Council's budget is finalised on 22 February 2017.

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#### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this report.

#### **Equality Impact Assessment**

There is a significant direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report



## **Appendices**

1. Equality Impact Assessment
2. Minutes of the Funding of Voluntary & Other Organisations Working Group held on 21 July,
3. Minutes of the Funding of Voluntary & Other Organisations Working Group held on 23 September,
4. Minutes of the Funding of Voluntary & Other Organisations Working Group held on 6 October
5. Minutes of the Funding of Voluntary & Other Organisations Working Group held on 14 December 2016.



## Appendix

<h1 style="color: red; margin: 0;">Equality Impact Assessment Form</h1>	
<b>Directorate:</b> Housing and Inclusion	<b>Service:</b> Transformation
<b>Completed by:</b> Sue Griffiths	<b>Date:</b> 5 July 2016
<b>Subject Title:</b> Review of Revenue Funding to Voluntary Organisations	
<b>1. DESCRIPTION</b>	
Is a policy or strategy being produced or revised:	Yes
Is a service being designed, redesigned or cutback:	Yes
Is a commissioning plan or contract specification being developed:	Yes
Is a budget being set or funding allocated:	Yes
Is a programme or project being planned:	No
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty ( <b>Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations</b> ):	Yes
Details of the matter under consideration:	Applications for revenue funding from Voluntary Organisations from April 2017-18.
<p><i>If you answered <b>Yes</b> to any of the above go straight to Section 3</i></p> <p><i>If you answered <b>No</b> to all the above please complete Section 2</i></p>	
<b>2. RELEVANCE</b>	
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	
If <b>Yes</b> , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered <b>Yes</b> go to Section 3</i>	
If you answered <b>No</b> to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>	
<b>3. EVIDENCE COLLECTION</b>	
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	Impact on the voluntary sector in West Lancashire and users of their services.
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	Users of the services provided by the Voluntary organisations currently in receipt of revenue funding from the Council.



Which of the protected characteristics are most relevant to the work being carried out?	<p>Age Yes</p> <p>Gender Yes</p> <p>Disability Yes</p> <p>Race and Culture Yes</p> <p>Sexual Orientation Yes</p> <p>Religion or Belief Yes</p> <p>Gender Reassignment Yes</p> <p>Marriage and Civil Partnership Yes</p> <p>Pregnancy and Maternity Yes</p>
<b>4. DATA ANALYSIS</b>	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	Residents in the Borough have access to the services provided by the voluntary organisations in receipt of revenue funding.
What will the impact of the work being carried out be on usage/the stakeholders?	Risk that the voluntary organisations currently in receipt of revenue funding may not be successful in continued funding which may have an impact on their services. Conversely other voluntary organisations are afforded the opportunity to apply for funding.
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	Client satisfaction statistics will be sought from the voluntary organisations applying for revenue funding from 2017 onwards.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	<p>Applicants for revenue funding are required to offer equality of opportunity in service delivery, employment and all other aspects of its work having particular regard to the requirements of the Equalities Act 2010; and to provide the Council with an up to date statement of its equal opportunities policy.</p> <p>The voluntary organisations currently funded by the Council provide services to users/stakeholders with protected characteristics.</p>
If any further data/consultation is needed and is to be gathered, please specify:	None
<b>5. IMPACT OF DECISIONS</b>	
In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	There is a risk that people with protected characteristics may not be able to access services, if a voluntary organisation's funding reduces or discontinues. Other organisations not currently funded by the Council may be successful in obtaining a grant in order to enhance their services.

**6. CONSIDERING THE IMPACT**

If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).

Ample notice will be given to voluntary organisations currently funded by the Council if they are unsuccessful with their application.

What actions do you plan to take to address any other issues above?

No Actions

**7. MONITORING AND REVIEWING**

When will this assessment be reviewed and who will review it?

The Funding of Voluntary and Other Organisations Working Group will consider all issues in relation to voluntary sector funding.



**PRESENT:**

Councillor: G Dowling (Chairman)

Councillors: J Davis  
G Owen  
Y Gagen

**1 APOLOGIES**

Apologies for absence were submitted on behalf of Councillor West.

**2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3 MINUTES**

That the minutes of the last meeting of the Working Group held on 14 January 2016 be approved as a correct record.

**4 REVIEW AND MONITORING OF VOLUNTARY ORGANISATIONS CURRENTLY FUNDED BY WAY OF A GRANT AGREEMENT**

Consideration was given to the report of the Borough Transformation Manager & Deputy Director of Housing and Inclusion which referred to the monitoring/evaluation requirements within the current Grant Agreements with the voluntary organisations in receipt of revenue funding in the current financial year. He further outlined options in relation to the allocation of funding to voluntary organisations from April 2017 onwards.

RESOLVED (A) That the monitoring and evaluation of the Grant Agreements with the voluntary organisations in receipt of revenue funding for 2016-2017 be by way of presentations to the Working Group followed by site visits to the organisations by the Working Group.

(B) That the mechanism for allocation of revenue funding to voluntary organisations for the 2017-2018 financial year be by way of option a) outlined in the report.





Start: 9.00 am  
Finish: 11.25 am

**PRESENT:**

Councillor: G Dowling (Chairman)

Councillors: J Davis, Y Gagen

Officers Borough Transformation Manager & Deputy Director  
Housing and Inclusion (Mr S Walsh)  
Principal Member Services Officer (Mrs S Griffiths)

Also Present: J Monaghan (West Lancs. ARK)  
P Walker (West Lancashire Dial A Ride Association)  
C Mitchell-Brown (Bereavement Counselling Service)  
A Melling (Homestart Central Lancs.)

**5 APOLOGIES**

Apologies for absence were submitted on behalf of Councillors Owen and West.

**6 DECLARATIONS OF INTEREST**

Councillor Gagen declared a non-pecuniary interest in agenda item 4 (Evaluation and Monitoring of Grant Agreements – West Lancashire Dial A Ride Association) as an employee of Lancashire County Council.

**7 MINUTES**

RESOLVED That the minutes of the last meeting of the Working Group held on 21 July 2016 be approved as a correct record.

**8 EVALUATION & MONITORING OF GRANT AGREEMENTS**

Further to minute no 4 of the previous meeting, the Borough Transformation Manager & Deputy Director of Housing and Inclusion reported upon the monitoring/evaluation requirements contained within the Grant Agreements with the voluntary organisations in receipt of revenue funding for 2016/17.

Representatives from the voluntary organisations were invited to the meeting to make a presentation to the Working Group and Members of the Working Group were given an opportunity to raise questions/comments on issues relating to the monitoring/evaluation of the Grant Agreements.

RESOLVED

That in relation to the following organisations:-

- (A) West Lancs. ARK  
Full payment of grant for 2016-17 be confirmed subject to receipt of satisfactory financial statements.
- (B) West Lancs. Dial A Ride  
Full payment of grant for 2016-17 be confirmed subject to receipt of satisfactory financial statements.
- (C) Bereavement Counselling Service  
Full payment of grant for 2016-17 be confirmed subject to receipt of satisfactory financial statements
- (D) Homestart Central Lancs.  
Full payment of grant for 2016-17 be confirmed subject to receipt of satisfactory financial statements

Start: 9.00 am  
Finish: 11.40am

**PRESENT:**

Councillor: G Dowling (Chairman)

Councillors: J Davis Y Gagen  
G Owen D West

Officers: Borough Transformation Manager & Deputy Director of Housing and Inclusion (Mr S Walsh)  
Strategic Housing Manager (Mr S Jones)  
Service Accountant (Mrs K Samosa)  
Principal Member Services Officer (Mrs S Griffiths)

Also Present: Mr T Lewis (Disability Advice West Lancashire)  
Mrs D Gradwell & Mr G Simpson (Lancashire West CAB)  
Mr G Mitten & Ms J Bradley (West Lancashire CVS)

**9 APOLOGIES**

There were no apologies for absence.

**10 DECLARATIONS OF INTEREST**

Councillor Davis declared a non-pecuniary interest in agenda item 4 (Evaluation and Monitoring of Grant Agreements – West Lancashire CVS) as a former Trustee of Wigan and Leigh Council for Voluntary Service.

**11 MINUTES**

RESOLVED That the minutes of the last meeting of the Working Group held on 23 September 2016 be approved as a correct record.

**12 EVALUATION AND MONITORING OF GRANT AGREEMENTS**

Further to the meetings of the Working Group held on 21 July 2016 and 23 September 2016 the Borough Transformation Manager and Deputy Director of Housing and Inclusion reported upon the monitoring/evaluation requirements contained within the Grant Agreements with the voluntary organisations in receipt of revenue funding for 2016/17.

Representatives from the Voluntary Organisations were invited to the meeting to make a presentation to the Working Group and Members of the Working Group were given an opportunity to raise questions/comments on issues relating to the monitoring/evaluation of the Grant Agreements.

RESOLVED (A) That in relation to the following organisations:-

- i) Disability Advice West Lancashire  
Full payment of grant for 2016-17 be confirmed subject to receipt of satisfactory financial statements
  - ii) Lancashire West Citizens Advice Bureau  
Full payment of grant for 2016-17 be confirmed subject to receipt of satisfactory financial statements
  - iii) West Lancashire CVS  
Full payment of grant for 2016-17 be confirmed subject to receipt of satisfactory financial statements
- (B) That officers be requested to submit a growth bid of a sum of up to £5,000 in respect of the Revenue Funding for Voluntary Organisations Budget, in order to support the costs of the engagement of a consultant to explore commissioning models for revenue grants to voluntary organisations within the Borough.

.....  
**Chairman**

**FUNDING OF VOLUNTARY & OTHER ORGANISATIONS WORKING GROUP**

**HELD: Wednesday, 14 December 2016**

Start: 10.00 am

Finish: 11.15 am

**PRESENT:**

Councillor: G Dowling (Chairman)

Councillors: Councillor Y Gagen  
Councillor G Owen

Officers: Borough Transformation Manager & Deputy Director of Housing and Inclusion (Mr S Walsh)  
Strategic Housing Manager (Mr S Jones)  
Service Accountant (Mrs K Samosa)  
Principal Member Services Officer (Mrs S Griffiths)

13 **APOLOGIES**

Apologies for absence were submitted on behalf of Councillors Davis and West.

14 **DECLARATIONS OF INTEREST**

Councillor Dowling declared a non-pecuniary interest in agenda item 4 (Applications for Revenue Funding 2017-18 – Application from Alzheimer’s Research) as an employee of Alzheimers’ Society.

15 **MINUTES**

RESOLVED That the minutes of the last meeting of the Working Group held on 6 October 2016 be approved as a correct record.

16 **APPLICATIONS FOR REVENUE FUNDING 2017-18**

Consideration was given to the report of the Borough Transformation Manager and Deputy Director of Housing and Inclusion which provided details of applications received from voluntary organisations for revenue funding from April 2017-March 2018.

He reminded Members of the voluntary organisations that were currently funded by the Council until March 2017 and of the current budget provision and indicated that the total sum of applications received far exceed the amount within this budget.

In accordance with the adopted mechanism for revenue grant funding he provided a summary of how (or otherwise) the applicants had met the eligibility criteria together

with an analysis of each applicants financial situation, business plan and appropriate policies.

Members scored and prioritised the applications in accordance with the adopted mechanism and made recommendations accordingly.

RESOLVED (A) That in accordance with the priority list, Cabinet be requested to:-

- i) Provide funding by way of a one year Grant Agreement to the following voluntary organisations:

West Lancashire CVS (subject to receipt of Satisfactory financial Statements)	29,250
Homestart Central Lancs	11,270
Lancashire West CAB	43,160
WL Dial A Ride Assn	25,720
Disability Advice WL	8,510
Bereavement Counselling	5,330
West Lancs. ARK	13,000

- ii) Advise the following applicants that funding is not available due to their position on the priority list

The Sewing Room  
Learning Stars  
Evermore Enterprises  
Lathom Almshouse

- iii) Refuse the following applications as they have not met the eligibility criteria for the following reasons:-

Skelmersdale & District Foodbank (not provided an adequate health & safety policy)  
Listening Hands Therapy (not provided end of year financial statements/premature – newly formed organisation)  
Moorgate Guides (not provided an adequate Health & safety policy)  
Alzheimer's Research UK (not provided end of year financial statements/not demonstrated how it directly benefits the residents of West Lancashire)



WL Pensioners Forum (not provided an adequate Health  
& safety policy/business plan)  
Devine Days (not provided adequate health & safety  
policy)

- (B) That the applicants be advised that the recommendations of the Working Group will not guarantee funding, but will form part of considerations when the Council's budget is agreed on 22 February 2017.





CABINET: 10 January 2017

EXECUTIVE OVERVIEW &  
SCRUTINY COMMITTEE:  
26 January 2017

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**Report of: Borough Treasurer**

**Relevant Portfolio Holder: Councillor C. Wynn**

**Contact for further information: Liz Fearn (Ext. 5605)**  
**(E-mail: [liz.fearn@westlancs.gov.uk](mailto:liz.fearn@westlancs.gov.uk))**

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**SUBJECT: MEDIUM TERM CAPITAL PROGRAMME**

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Wards Affected: Borough wide

## **1.0 PURPOSE OF THE REPORT**

- 1.1 To set out details on the GRA medium term capital programme position for the next 3 years.

## **2.0 RECOMMENDATIONS TO CABINET**

- 2.1 That the medium term financial position be noted, and consideration given to how a balanced capital programme can be achieved.
- 2.2 That the Portfolio Holder for Finance be given delegated authority to submit firm proposals to Council on 22 February 2017 to enable the capital programme to be set.
- 2.3 That call in is not appropriate for this item as it is to be submitted to the Executive Overview and Scrutiny Committee on 26 January 2017.

## **3.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE**

- 3.1 That consideration be given to how a balanced capital programme can be set and that any comments agreed by the Committee be submitted to the Portfolio Holder for Finance in advance of the Council meeting to be held on 22 February 2017.
-

## 4.0 BACKGROUND

4.1 The Council has a medium term rolling capital programme, which is reviewed and updated on a regular basis. As part of the budget setting process, a programme covering the next three years will need to be agreed by Council at its meeting in February 2017. This report concentrates on the general capital programme and does not consider the HRA capital programme which is determined through a separate process.

## 5.0 CAPITAL RECEIPT FUNDING

5.1 The main source of Council funding available to support the general capital programme are receipts from the sale of assets, and at the start of this financial year there were £2.238m of receipts being held for this purpose. The number and value of assets sold each year can vary significantly depending on a range of factors. In particular Council House sales under Right to Buy (RTB) legislation can be volatile depending on the state of the economy and changes in government rules.

5.2 Table 1 shows details of sales by number and value in recent years. Part of the proceeds from the sale of Council Houses must be repaid to the Government, and the usable sale proceeds shown below reflect the amount available for new capital spending after taking these payments into account.

Year	Number of Sales		Usable Sale Proceeds £000	
	Council Houses	Other Assets	Council Houses	Other Assets
2007/08	91	4	1,181	8
2008/09	27	2	326	158
2009/10	12	2	174	43
2010/11	18	2	226	97
2011/12	10	0	123	0
2012/13	25	3	240	102
2013/14	48	4	307	29
2014/15	35	4	300	273
2015/16	57	5	338	142
2016/17 (mid year)	36	5	165	146

5.3 Based on recent trends and projecting forward on a prudent basis it is anticipated that there will be receipts of £0.925m generated from an estimated 185 RTB Council House sales over the next 4 years, as well as £0.446m of receipts from land sales.

5.4 In addition to the funding shown above the Council is also able to retain a further share of the proceeds from RTB sales under government regulations in relation to an "Allowable Debt" factor. Part of this funding is set aside for the repayment of Housing debt and the remaining element is then available for new capital

spending. It is estimated that this should enable new spending of £1.862m over the next 4 years in addition to the figures shown above.

- 5.5 Taking all of these factors into account, it is anticipated that there will be capital receipts of £3.233m generated over the 4 year period 2016-17 to 2019-20 that will be available to fund new capital expenditure. These projections are potentially subject to significant variation as, for example, a single large asset sale could produce a large receipt and the level of future house sales is difficult to predict. However, in looking at medium term financial plans it is best practice to use a prudent approach when estimating future available resources. The assumptions underlying these projections have been based on discussions with colleagues in Housing and Estates and the estimates will be updated on a regular basis to ensure they take account of new developments.

## **6.0 SPENDING REQUIREMENTS**

- 6.1 The Council's current 3 year programme covers the period 2016/2017 to 2018/2019. Consequently, in addition to current year budgets there are also indicative spending approvals in place for the following two years. It should be recognised, however, that as we operate a medium term capital programme, approvals that have been given for future years are indicative allocations only that are potentially subject to change.
- 6.2 The current value of spending approvals to be funded from capital receipts (based on decisions made at the Council meeting in December 2016) is £4.187m which is analysed in Appendix 1. In addition to the existing scheme approvals it is our normal practice in developing the rolling medium term programme to include provisional allocations for the next year of the programme (in this case 2019/2020). Consequently, Appendix 1 also contains provisional allocations of £0.802m for ongoing capital schemes which typically receive funding each year.

## **7.0 OVERVIEW**

- 7.1 Table 2 overleaf summarises the current position in terms of estimated capital receipt funding and spending requirements. The bottom line position is that there is estimated funding available of £482,000 over the programme period. This funding position is before any consideration is given to potential new capital schemes that have been identified by Heads of Service. Appendix 2 provides a summary of these budget options, which in total comes to £737,000 although a number of potential schemes still have values to be confirmed.
- 7.2 Given this position there will be a need to review and realign the programme, as well as scrutinising the new budget options, as has been the case in most recent budget rounds. However this can be done over a medium term time scale as there are sufficient receipts already held by the Council to fund the programme for a considerable period of time.

<b>Table 2 – General Capital Receipts Funding Available</b>	<b>£000</b>
Usable capital receipts held in April 2016	2,238
Estimate of receipts that will be generated between April 2016 and the end of the 2019/2020 financial year	3,233
Existing spending approvals covering period 2016/2017 – 2018/2019	-4,187
Provisional spending approvals for 2019/2020	-802
<b>Total Funding Available for new schemes</b>	<b>482</b>

## **8.0 WAY FORWARD**

- 8.1 There are a number of options that can be considered to realign the programme that essentially involve either reducing the level of current and planned future spending to match the available resources, re-profiling schemes into later years, or finding alternative sources of funding. Members will need to carefully consider what proposals to include in the final budget to meet corporate and service objectives but also to ensure a balanced overall financial position.
- 8.2 There are a number of factors that can be considered or given regard through this process including:
- The Council has been very successful in attracting external capital investment over many years, although opportunities for government grant funding are now more limited than in the past
  - The Local Land Auction Pilot is actively being pursued, which should deliver funding for the Skelmersdale Town Centre Vision
  - The priority that is attached to the potential new capital schemes set out in Appendix 2
  - Prudential borrowing could be assessed as a mean of providing additional capital resources. This type of borrowing can be used to finance investment in long term fixed assets where it is prudent, affordable and sustainable. If the Council was to borrow £1m for 25 years, it would increase revenue costs by £70,000 per annum as a result of interest and minimum revenue provision requirements. The costs associated with this borrowing would then need to be factored into the revenue budget, and this could be difficult to achieve given the GRA's challenging medium term financial position.
  - It would be feasible to consider using part of the current year's projected favourable budget variance on the GRA as a potential funding source for new

capital schemes. This approach would though need to be considered in conjunction with the revenue budget position for next year.

- The scope to develop new capital schemes funded through Section 106 Agreements (where there was a balance of £1.723m in April 2016) or Community Infrastructure Levies which are subject to separate processes
- The Leisure Strategy may result in potential new additional capital spending requirements being identified
- The development of the Westec House site that should deliver sales proceeds that can be reinvested back into the capital programme or used to provide funding for the proposed new development company

8.3 Officers will work with each Political Group during the budget process to review the available options. The Council meeting will then provide an opportunity for each Political Group to put forward proposals to produce a balanced capital programme.

## **9.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

9.1 The proper management of the Council's asset base enhances service delivery. Assets consume a high level of resources both in terms of capital investment and revenue maintenance and having a proper strategy in this area ensures that the capital base can shape the future direction of the Council.

## **10.0 RISK ASSESSMENT**

10.1 The level of capital receipts generated by asset sales is a significant risk to the future development of the programme. If receipts exceed the projections contained in this report, it would enable additional schemes to be developed. However, if receipts are below the projections, it would require reductions to be made.

10.2 Some schemes in the Programme are dependent on external partner funding. To minimise the risk of funding not being available, such schemes will only begin once their funding details have been finalised.

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### **Background Documents:**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

The decision from this report does not have any direct impact on members of the public, employees, elected members and/or stakeholders. Therefore, no Equality impact assessment is required.

### **Appendices**

Appendix 1 - Capital Receipt Funding Approvals

Appendix 2 – Potential new capital schemes

Appendix 3 – Minute of Cabinet 10 January 2017 (Executive Overview and Scrutiny Committee only) – to follow



**APPENDIX 1 - CAPITAL RECEIPT FUNDING FOR INDIVIDUAL SCHEMES**

SERVICE AND SCHEME	Current Allocations				Provisional Allocation
	2016/2017	2017/2018	2018/2019	Total	2019/2020
	£'000	£'000	£'000	£'000	£'000
<b><u>Finance and HR Services</u></b>					
Parish Capital Schemes	61	30	30	121	30
<b><u>Central Schemes</u></b>					
Environmental / Town and Village Centre Improvement Fund	170			170	
<b><u>Leisure &amp; Wellbeing - General</u></b>					
Playground Improvements	38	60	30	128	30
Leisure Trust	228	228	228	684	228
CCTV	77			77	
Park Pool		150		150	
Beacon Park	10			10	
Allotment Improvements	50			50	
Sports Fields	80	20		100	
Chapel Gallery	50			50	
<b><u>Housing Private Sector</u></b>					
Housing Renewal Grants	60	140	100	300	100
Disabled Facilities Grants	89	100	100	289	100
<b><u>Planning</u></b>					
Free Tree Scheme	3	3	3	9	
Preservation of Buildings at Risk	2			2	
Section 106 / CIL Database	13			13	
Replacement Equipment	10			10	
Planning OR Recommendations	17			17	
Skelmersdale Town Centre	11			11	
<b><u>Technical Services</u></b>					
Appley Bridge Quarry	75			75	
<b><u>Regeneration &amp; Estates</u></b>					
Acquisition of Wheatsheaf Walks Site	100			100	
<b><u>Housing Strategy</u></b>					
Affordable Housing	398			398	
<b><u>Corporate Property</u></b>					
Corporate Property Investment Programme	285	164	164	613	164
<b><u>Transformation</u></b>					
I C T Infrastructure	50	50	50	150	50
ICT Development Programme	295	100	100	495	100
Replacement CRM system	130			130	
Website Contract Management System	12	23		35	
<b>Total Programme</b>	<b>2,314</b>	<b>1,068</b>	<b>805</b>	<b>4,187</b>	<b>802</b>



## APPENDIX 2

<b>POTENTIAL NEW CAPITAL SCHEMES</b>	2017-18 £000	2018-19 £000	2019-20 £000
<b>Development and Regeneration</b>			
1 Micro Drainage Computer Design Software with ongoing revenue costs of £1,800 per annum	12	0	0
2 Working in partnership with Lancashire County Council			
- Moor Street phase 1 (Moorgate to Railway Road)	35	0	0
- Moor Street phase 2 (Moorgate to Railway Road)	0	175	3
4 Purchase of Idox EDM system (Planning)	97	0	0
Funding from capital reserve and virement	-85	0	0
Ongoing annual revenue costs of £13,300			
5 Planning ICT upgrades	TBC	TBC	TBC
6 Closed Landfill Site Aeration System at Mill Dam Lane	75	0	0
<b>Housing and Inclusion - Transformation</b>			
1 Re-design of web page to promote customer accounts	15	0	0
2 Invest to save to enable digital services	20	20	20
3 Non Microsoft Software Licencing Review	TBC	TBC	TBC
4 Skype for Business	TBC	TBC	TBC
5 Replacement Audio System in Council Chamber	10	0	0
6 Replacement Web Payment System	TBC	TBC	TBC
<b>Leisure and Wellbeing</b>			
1 Beacon Park Garage and Compound	25	0	0
2 CCTV Replacement Programme	100	100	100
<b>Street Scene</b>			
1 Repairs to loading bays within the transfer station	15	0	0
<b>Total</b>	<b>319</b>	<b>295</b>	<b>123</b>
<b>GRAND TOTAL OVER 3 YEARS</b>			<b>737</b>





## **AGENDA ITEM: 6(f)**

**CABINET:** 10 January 2017

**EXECUTIVE OVERVIEW &  
SCRUTINY COMMITTEE:**  
26 January 2017

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**Report of:** Director of Housing and Inclusion and Borough Treasurer

**Relevant Portfolio Holder:** Councillor J. Patterson

**Contact for further information:** Peter Quick (Extn. 5203)  
(E-mail: [peter.quick@westlancs.gov.uk](mailto:peter.quick@westlancs.gov.uk))

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**SUBJECT: HOUSING ACCOUNT – REVENUE AND CAPITAL PROGRAMME**

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Wards affected: Borough wide

### **1.0 PURPOSE OF THE REPORT**

1.1 To provide a summary of the Housing Account's financial position.

### **2.0 RECOMMENDATIONS TO CABINET**

- 2.1 That the financial position be noted and consideration given to the budget matters set out in this report.
- 2.2 That the use of the Director of Housing and Inclusion's delegated authority in relation to rent and service charge changes be noted and endorsed.
- 2.3 That this report be used for consultation purposes prior to the Council considering this matter in February 2017.
- 2.4 That the Housing Portfolio Holder be given delegated authority to submit firm proposals to Council on 22 February 2017 to enable the budget to be set.
- 2.5 That call in is not appropriate for this item as it is to be submitted to the next meeting of the Executive Overview and Scrutiny Committee on 26 January 2017.

### **3.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE**

- 3.1 That the budget position be considered and that any comments agreed by the Committee be submitted to the Housing Portfolio Holder in advance of the Council meeting to be held on 22 February 2017.
- 

### **4.0 BACKGROUND**

- 4.1 The Council must set a budget for its Housing Account before the start of each financial year, and this budget will set out the financial basis for the delivery of services. The budget that is set must enable Council and tenant priorities to be delivered but must also be affordable. In addition it should comply with best practice requirements on budget setting, and meet statutory and accounting regulations. The Council meeting on the 22<sup>nd</sup> February will provide all Members with the opportunity to debate and agree this budget.
- 4.2 The Policy Options report to the July 2016 Council meeting identified a cumulative budget gap of £7.954m for the HRA over the next 3 years in terms of the level of spending required to deliver agreed service levels and the value of funding that was expected to be available. This was primarily as a result of a change in government approach requiring rents to be reduced by 1% per year over the 4 year period to 2020, rather than allowing rents to be increased by inflation (CPI) plus 1%.
- 4.3 At the July 2016 Council meeting, a package of budget streamlining and other measures were agreed to address this position and this will deliver savings over the 4 year period 2016-20 of £3.453m. At the October Council meeting a further package of measures was agreed that would deliver additional savings of £6.155m in the period up to 2019/20. Following these policy option reports the bottom line position for the HRA was that it would have additional funds available for investment and to deal with future financial challenges. This report now provides an update on this position taking into account the work that has been completed to date through the budget setting process.

### **5.0 RENTAL INCOME**

- 5.1 The Government announced a change in its policy on Council housing rents in the Summer of 2015, which required a 1% reduction in tenant rent levels per year for the four year period from 2016/17 to 2019/20. Rents were set on this basis in 2016/17 and a further 1% reduction will be made in 2017/18.
- 5.2 The Government had announced an exception for certain categories of supported housing in 2016/17, including sheltered housing. This meant in 2016/17 sheltered housing rents were increased using the previous approach of CPI + 1% which resulted in an increase of 0.9% for 2016/17. The Government had also advised that as a one-off option, providers of sheltered housing could increase the rent charged on re-let sheltered properties by 10% and this approach was taken during 2016/17. Government have since advised that sheltered housing for

elderly people will be subject to the same 1% reduction in rents per year for the remaining three years of the rent reduction policy and this is reflected in the 2017/18 budget estimates.

5.3 Consequently in line with our standard practice the Director of Housing and Inclusion will use her delegated authority to reduce rent levels by 1% from April 2017 for all properties.

5.4 Rental income is the main funding source for the Housing Account. The rent reduction means that the overall level of rent income will reduce next year, although there are a number of other factors that will influence this position including:

- The number of properties within the Housing Stock which will be influenced by Right to Buy Council house sales (which is outside the Council's control), the number of homes built or purchased, and the number of homes demolished as part of revival and development projects
- Void levels and the time it takes to relet can have an adverse impact on income levels. It is estimated that void levels will continue at their existing 2% level into 2017/18
- The Welfare Reform agenda, including Universal Credit, will affect tenant's income and consequently their ability to pay their rents. This is likely to have a negative impact on collection rates and levels of bad debts, and consequently this is an area that will need to continue to be monitored closely to assess its impact

## **6.0 OTHER CHARGES**

6.1 A general principle is applied to service charges that they should be calculated to ensure that they are sufficient to recover the cost of service provision. In keeping with this principle it is proposed to increase the general level of service charges next year by 2.0% (based on the September CPI rate of 1.0% plus 1.0% in line with our standard practices).

6.2 There will be a number of exceptions to this general approach including:

- An analysis of Leaseholder service charges identified that the costs of service provision were being under-recovered. In February 2016 it was agreed to implement service charge increases in a phased manner over a 3 year period to rectify this position, and 2017/18 will be the second year of this approach
- The District Heating Account is currently in surplus and consequently it is proposed to reduce the level of heating charges by 2% in 2017/18
- Garage rents will be frozen at 2016/17 levels pending the implementation of the Garage Strategy
- Lancashire County Council have advised that the Supporting People grant previously paid to the Council (currently worth £237,000 per year) to support residents in sheltered accommodation will cease completely in March 2017. This follows a period of reductions in the level of grant received. In response to this anticipated decision a review of the sheltered housing support service and service charges has been carried out during 2016/17 and residents will be consulted on proposals in January 2017

## **7.0 DRAFT ESTIMATES AND CAPITAL INVESTMENT PROGRAMME**

7.1 The base assumptions used in the HRA Business Plan and for the HRA Estimates are detailed in Appendix A. The HRA Business Plan sets out projections of expenditure and income over a 30 year period to enable forward planning and long term investment decisions to be made. The HRA Estimates for 2017-18 then provide more detailed information that sets out the financial basis for how HRA service objectives will be achieved.

7.2 The draft estimates for 2017/18 are shown in Appendix B and provide a provisional HRA budget for 2017/18 covering all areas of revenue expenditure and income. These estimates include increases in the base budget required to roll forward agreed service levels but do not allow for any service improvements. They also allow for reductions in rents and changes in service charges as highlighted above. These estimates will be reviewed prior to the Council meeting in February 2017 to ensure that they are robust for the purposes of the budget calculation in accordance with the requirements of the Local Government Act 2003.

7.3 The draft HRA estimates reflect the following factors:

- The Policy Options agreed by Council in July 2016 and October 2016 have been built into the estimates
- The Government has decided not to proceed with its compulsory Pay to Stay initiative in 2017/18 so this factor has not been included in the draft estimates
- The Government has amended its plans to charge a High Value Assets Levy to each housing authority to fund the extension of right to buy to housing associations. In this year's Autumn statement the Government advised that an extended pilot would take place in one region, yet to be determined, before being rolled out. In effect this means that the High Value Asset Levy is not expected until April 2018 at the earliest and it could be longer. The value of any potential future levy is not reflected in the 2017/18 draft estimates or the Business Plan
- The Government will introduce a new Apprenticeship Levy from April 2017, and the estimated cost for the HRA of £15,000 has been included in the draft estimates
- Streamlining of operational budgets was carried out earlier in 2016/17 as part of the Policy Options process. As part of 2017/18 budget setting, budgets have again been reviewed and further savings found. These are primarily from harvesting previously reported savings by deleting posts that were being held vacant. This will not affect service delivery or existing employees.
- The budget for external interest payments has been reduced as funding requirements for the capital programme have been financed by reducing cash balances rather than taking out external loans at higher interest rates



- A technical adjustment has been made to transfer £100,000 of the voids revenue budget into capital voids as this better reflects the nature of how money will be spent in this area. This change has a neutral bottom line financial impact.

7.4 In addition to the roll over budget in continuing services, it is also important to consider new budget issues and areas for development. Appendix C comprises a list of budget issues that Officers have identified and that should be considered as part of the budget process. Members will need to carefully consider those options, and any others that emerge through the budget process, and determine which proposals to include in the final budget to meet service objectives.

7.5 The proposed Capital Investment Programme for the next 5 years is shown in Appendix D. This programme has been developed through the long term asset management process to ensure that sufficient investment will take place to develop and maintain the housing stock in line with agreed standards. The programme also contains a number of other schemes that reflect Member and tenant priorities including the Beechtrees Revival Project, and funding to enable affordable new homes to be built and / or purchased. The total value of the proposed programme is currently £10,447,000 in 2017/18, and this can be funded by a combination of revenue contributions, HRA borrowing, and capital receipts.

## **8.0 TOWARDS A BALANCED BUDGET POSITION AND LONG TERM PROSPECTS**

8.1 The draft estimates contained in the appendices identify that there are additional funds available for investment next year. Officers will work with Members from both political groups, and will consult with tenants, to consider this position and how these funds can be used. In looking at finalising the budget for next year consideration will need to be given to a number of different factors including:

- Tenants comments and feedback on the budget position
- The acceptance of the new budget issues set out in Appendix C
- Potential future developments in the Welfare Reform agenda
- The potential future impact of the government's High Value Assets Levy
- The profiling of capital expenditure and borrowing across future financial years
- HRA reserves and balances

## **9.0 SUSTAINABILITY IMPLICATIONS / COMMUNITY STRATEGY**

9.1 The Council with its Tenants wants to ensure that the future business plan allows properties to be brought up to a reasonable standard and that appropriate investment can be made at the appropriate time. Business plan modelling

enables a well informed investment plan to be developed in keeping with the requirements of an effective asset management strategy. The community strategy has highlighted that local people should receive good quality homes for a fair and appropriate rent, and these issues are considered through the business plan process.

## **10.0 RISK ASSESSMENT**

10.1 The formal consideration and reporting of the budget estimates is part of the overall budgetary management and control framework that is designed to minimise the financial risks facing the Council. This process is resource intensive for both Members and Officers but ensures that a robust and achievable budget is set.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required. A formal Equality Impact Assessment will be produced when the Council agrees the budget at its meeting in February.

### **Appendices**

Appendix A – HRA Business Plan Key Assumptions  
Appendix B – Draft HRA Estimates  
Appendix C - Budget Issues  
Appendix D - Draft Investment Plan

## APPENDIX A - KEY BUSINESS PLAN ASSUMPTIONS

	2017/18	2018/19	2019/20	2020/21	2021/22
<u>General Factors</u>					
CPI Inflation	1%	2%	2%	2%	2%
RPI Inflation	2%	3%	3%	3%	3%
Stock numbers	-0.9%	-0.6%	-0.8%	-0.8%	-0.9%
<u>Income</u>					
Dwelling rents	-1%	-1%	-1%	3%	3%
General Service Charges (CPI + 1%)	2%	3%	3%	3%	3%
Garage rents	0%	0%	0%	0%	0%
Heating Charges	-2%	3%	3%	3%	3%
Interest income	0.3%	0.3%	0.3%	0.3%	0.3%
Other income (CPI)	1%	2%	2%	2%	2%
<u>Expenditure</u>					
Employee related	1%	1%	1%	2%	2%
Repairs, maintenance & energy (RPI)	2%	3%	3%	3%	3%
Bad debt provision	1%	1%	0.5%	0.5%	0.5%
Interest rate on new borrowing	3%	3%	3%	3%	3%
Other expenditure (CPI)	1%	2%	2%	2%	2%

### Notes

- ✓ (1) As void rates, (currently budgeted at 2%), are not expected to change over the period of this forecast and their impact is built into the starting budgets they have not been included in this analysis
- ✓ (2) The average interest rate on existing borrowing of 3.47% is fixed and will not change over the forecast period and so is not shown above
- ✓ (3) The scale of the investment programme has been based on long term investment profiles and will be reviewed in time for Council in February 2017.
- ✓ (4) For 2017/18 draft budgets the above assumptions have been applied but where there is a contractual obligation for a different rate it has been used instead
- ✓ (5) In addition to the assumed 1% pay uplift in 2017/18, employers pension contributions have been increased from 13.7% to 16.3% as a result of an actuarial review of the pension fund
- ✓ (6) No principal repayments of debt will be made over the next 3 years and then this position will be reassessed in 2020/21

## **AREAS OF UNCERTAINTY WITHIN THE BUSINESS PLAN**

- 1) It is difficult to accurately predict future inflation rates, interest rates, and the level of right to buy sales. These will be kept under review and updated if required.
- 2) The continuing welfare reform agenda, along with the implementation of the Local Housing Allowance may potentially have a significant effect on the level of bad debts.

## **FACTORS NOT BUILT INTO THE BUSINESS PLAN**

- 1) Although the High Value Assets Levy has been delayed until April 2018 at the earliest it is still on the horizon. As there remains no information on the size or nature of the levy, no definitive date that the levy will start to be charged, or a formula with which to calculate it, the levy has not been included in the business model.
- 2) Current Government policy requires a 1% reduction in tenant rents until 2019/20. The business plan assumes that after this time rent increases will return to the previous formula of CPI + 1%. If Government extend the rent reduction period or implement any other policies these are not included in the business plan.

## APPENDIX C

### HRA BUDGET ISSUES IDENTIFIED

Budget Issue		2017/18 £000	2018/19 £000	2019/20 £000
	<b>Capital Expenditure</b>			
1	Beechtrees Revival – additional resources (see note)	496	-	-
2	Installation of communal bins	100	100	-
3	Local Housing Allowance initiatives	50	50	-
	<b>Sub Total</b>	<b>646</b>	<b>150</b>	<b>-</b>
	<b>Revenue Expenditure</b>			
1	Flaxton Rainbow	25	-	-
2	Digital inclusion initiatives	20	20	20
3	Control of non-native invasive plants	15	15	15
4	Additional resources to support internal project development	15	15	15
5	Communal door entry preventative maintenance service	11	11	17
6	Renewal of GPRS air time contract (2 year contract)	-	16	16
7	Implementing the data quality strategy	15	-	-
8	Introduce a paperless direct debit service – 2 year pilot	5	4	-
	<b>Sub Total</b>	<b>106</b>	<b>81</b>	<b>83</b>
	<b>Total</b>	<b>752</b>	<b>231</b>	<b>83</b>

#### Note

The Beechtrees Revival project is the subject of a separate report on the Cabinet agenda.



## APPENDIX D

### CURRENT INVESTMENT PLAN UNTIL 2021/22

	2017/18	2018/19	2019/20	2020/21	2021-22
	Budget	Budget	Budget	Budget	Budget
	£'000	£'000	£'000	£'000	£'000
Bathrooms	3,441	231	237	311	273
Communal Electrics	0	0	188	216	217
Communal heating	122	34	26	22	0
Electrical	517	497	519	584	588
Fencing and paving	0	0	0	1,155	1,354
Heating	602	826	940	867	907
Kitchen	0	511	522	539	580
Lifts	0	168	171	175	0
R&M	0	0	30	0	0
Roofing	1,286	2,198	2,453	1,035	1,093
Walls	770	744	1,054	384	386
Windows and Doors	0	335	405	349	403
Disabled Adaptations	642	584	653	774	789
Failed double glazing	11	11	12	12	12
Laundry equipment	5	5	5	5	5
Gulleys	11	11	12	12	12
Gutters	11	11	12	12	12
Communal Areas CAAT	293	434	261	220	258
Sheltered Upgrades	125	132	138	141	144
Structural Work	188	199	208	212	217
Void work Contingency	253	0	0	0	0
Garages	117	124	0	0	0
Minor Works	3	22	0	0	0
Beech Trees Revival	859	1,633	0	0	0
Westec	505	0	0	0	0
Fees	686	703	717	732	746
<b>Total Capital Investment</b>	<b>10,447</b>	<b>9,413</b>	<b>8,563</b>	<b>7,757</b>	<b>7,996</b>

#### Notes

- (1) All budgets have been inflated by RPI and adjusted for changes in stock number as assumed in Appendix A
- (2) The Communal Doors category in the investment plan has been combined with the Communal areas CAAT category as this all refers to communal area works







**CABINET: 10 January 2017**

**EXECUTIVE OVERVIEW AND  
SCRUTINY: 26 January 2017**

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**Report of:** Borough Treasurer

**Relevant Portfolio Holder:** Councillor C. Wynn

**Contact:** Marc Taylor (Extn. 5092)  
(E-mail: [Marc.Taylor@westlancs.gov.uk](mailto:Marc.Taylor@westlancs.gov.uk))

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**SUBJECT: GENERAL REVENUE ACCOUNT BUDGET 2017-18**

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Wards affected: Borough Wide

## **1.0 PURPOSE OF THE REPORT**

1.1 To provide a summary of the current General Revenue Account budget position.

## **2.0 RECOMMENDATIONS TO CABINET**

- 2.1 That the financial position for 2017-18 and later years be noted, and consideration given to how a balanced budget can be achieved.
- 2.2 That the Portfolio Holder for Finance be given delegated authority to submit firm proposals to Council on 22<sup>nd</sup> February 2017 to enable the budget to be set.
- 2.3 That call in is not appropriate for this item as it is to be submitted to the next meeting of the Executive Overview and Scrutiny Committee on 26<sup>th</sup> January 2017.

### **3.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE**

- 3.1 That the budget position be considered and that any comments agreed by the Committee be submitted to the Portfolio Holder for Finance in advance of the Council meeting to be held on 22<sup>nd</sup> February 2017.
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### **4.0 BACKGROUND**

- 4.1 The Council must set a budget before the start of each financial year, and this budget will set out the financial basis for the Council's corporate and service plans. The budget that is set must enable the Council's priorities to be delivered but must also be affordable. In addition it should comply with best practice requirements on budget setting, and must meet statutory and accounting regulations. The Council meeting on the 22<sup>nd</sup> February will provide all Members with the opportunity to debate and agree this budget.
- 4.2 The Policy Options report to July Council estimated that there was a projected budget gap of £1,437,000 facing the Council in 2017-18. This budget gap figure reflects the difference between the spending that is required to maintain services at their agreed level and the resources that are expected to be available. At this meeting a number of proposals to maximise income opportunities, seek efficiencies and economies, and procurement savings with a total value of £564,000 were agreed.
- 4.3 A further set of policy option measures were agreed at the October Council meeting including the introduction of green waste charging and changes to employee car allowances and rates. Taking all of these factors into account the size of the remaining budget gap is £387,000.
- 4.4 The scale of the projected budget gap facing the Council was estimated earlier this year based on the information that was available at that time and after making assumptions about the level of government funding that would be provided. Now that the Local Government Finance Settlement has been published, and the work on producing detailed budget estimates for 2017-18 has been completed, a revised assessment of the budget gap has been calculated.

### **5.0 LOCAL GOVERNMENT FINANCE SETTLEMENT**

- 5.1 The Local Government Finance Settlement was published on 15<sup>th</sup> December and was broadly in line with what was expected in the Medium Term Financial Forecast apart from changes made to New Homes Bonus grant arrangements. Key features of the settlement included:

- A reduction in Revenue Support Grant of £705,000 to £871,000 as expected
- That the Lancashire Business Rates Pool has been approved for 2017/18

- That the Council tax level can be increased up to the higher of 2% or £5 at Band D level
- 5.2 The Settlement identified a number of significant changes to New Homes Bonus grant arrangements. Firstly a threshold level of growth of 0.4% has now been introduced that must be exceeded before any grant is paid. This will reduce the grant that is received in future years with a cumulatively larger effect as time goes by. In addition the Government have also reduced the number of years that the grant will be paid from its current level of 6 years, to 5 years in 2017/18 and 4 years in 2018/19. The actual level of growth for the year was relatively high at 0.8% and as a result the Council will receive New Homes Bonus grant funding of £1,723,000 next year, which is £9,000 more than the £1,714,000 that we have received in the current year.
- 5.3 The Medium Term Financial Forecast had anticipated a reduction in New Homes Bonus funding in 2017/18, and consequently the small increase in grant that was actually achieved was better than expected. However the impact of changes from 2018/19 will be significantly worse than expected and consequently this will increase the scale of the budget gap in future years.

## **6.0 BUDGET POSITION FOR 2017-18**

- 6.1 Draft estimates have been prepared for next year that set out a provisional budget for the Council covering all areas of expenditure and income. These estimates are based on rolling forward existing budgets to enable agreed service levels to be maintained. These estimates also include a number of increases to cover standard budget factors including the impact of an estimated 1% national pay increase, contractual increments, and contract inflation in line with contractual agreements. These estimates also incorporate the policy option savings agreed at the July and October Council meetings.
- 6.2 The draft estimates set out in the Appendix will be reviewed to ensure that they are robust for the purposes of the budget calculation in accordance with the requirements of the Local Government Act 2003, and the results of this review will be reported to the February Council meeting.
- 6.3 Through the budget process, Heads of Service have identified a range of new budget issues or pressures for next year that mainly relate to unavoidable cost increases or income reductions. Members will need to carefully consider these proposals and determine which items to include in the final budget to meet corporate and service objectives. In line with the approach adopted in the Medium Term Financial Forecast a provision of £125,000 has been allowed for this factor in 2017-18, but its final value will depend on Member decisions.
- 6.4 In looking at finalising the budget for next year consideration will need to be given to a number of different factors including:
- How the remaining budget gap should be addressed
  - The challenging financial position facing local authorities over the medium term where any budget increases will need to be met by savings elsewhere in the budget

- The acceptance of budget issues and pressures identified by Heads of Service
- Changes to fees and charges and the level of the Council Tax
- The proposals included in the Policy Options report to October Council that were deferred for consideration at a later date
- The projected favourable variance of £220,000 on the current year's budget identified in the mid year review
- The Council's Reserves policy

6.6 The Group leaders and their financial spokespersons are currently examining in detail various budget options, and the Council meeting in February will provide an opportunity for each Political Group to put forward proposals that combine both expenditure and the means of funding it and to set the Council Tax.

## **7.0 MEDIUM TERM FINANCIAL POSITION**

7.1 The Council currently has a healthy financial position where there is a projected favourable budget variance in the current year and where there is a relatively small budget gap remaining for 2017/18. However looking further forward the Medium Term Financial Forecast is projecting a budget gap of £1.562m for 2018/19 and £0.473m for 2019/20, and these figures will increase once the effect of the Finance Settlement is taken into account. Consequently the medium term financial picture remains very challenging, and this will be addressed through a further Policy Options process that will be operated in 2017.

## **8.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

8.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder. The report has no significant links with the Sustainable Community Strategy.

## **9.0 RISK ASSESSMENT**

9.1 The formal consideration and reporting of the budget estimates is part of the budgetary management and control framework that is designed to minimise the financial risks facing the Council. This process is resource intensive for both Members and Officers but ensures that a robust and achievable budget is set.

9.2 There are number of financial factors that will influence next year's budget that are unavailable at the time of producing this report including the deficit or surplus on this year's Council Tax collection, and business rate income projections. Estimates for these areas will be produced in January in line with statutory requirements, and will be included in the final budget setting report to Council in February.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required. A formal Equality Impact Assessment will be produced when the Council agrees the budget at its meeting in February.

### **Appendices**

Draft GRA Estimates



## APPENDIX – DRAFT GRA ESTIMATES

### WEST LANCASHIRE BOROUGH COUNCIL GENERAL REVENUE ACCOUNT ESTIMATES

NET EXPENDITURE BUDGETS	2016/2017 BUDGET £	2017/2018 ESTIMATE £
<b>SERVICE BUDGETS</b>		
Leisure and Wellbeing	4,707,070	4,603,290
Housing and Inclusion	1,440,310	1,598,350
Development and Regeneration	940,240	737,040
Street Scene	5,025,710	4,737,460
Legal and Democracy	1,079,860	909,800
Finance and Human Resources	1,679,690	1,579,610
General and Unallocated Items	-523,642	-1,740
<b>NON SERVICE ITEMS</b>		
Treasury Management	-34,560	-37,030
Capital Charges	-1,277,710	-1,327,070
Minimum Revenue Provision	185,390	261,550
Transfer from Balances / Reserves	-339,040	-88,390
<b>FUNDING ITEMS (all provisional or to be updated)</b>		
General Government Grants	-3,297,059	-2,601,078
Retained Business Rate Income	-3,195,780	-3,614,780
Council Tax Deficit / Surplus (-)	-36,725	-67,000
Council Tax Income	-6,353,754	-6,535,170
<b>Bottom line budget position</b>	<b>0</b>	<b>154,842</b>







CABINET: 10 JANUARY 2017

CORPORATE & ENVIRONMENTAL  
OVERVIEW & SCRUTINY  
COMMITTEE:  
2 MARCH 2017

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**Report of: Borough Transformation Manager and Deputy Director of Housing & Inclusion**

**Relevant Portfolio Holder: Councillor I Moran**

**Contact for further information: Ms A Grimes (Extn. 5409)  
(E-mail: [alison.grimes@westlancs.gov.uk](mailto:alison.grimes@westlancs.gov.uk))**

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**SUBJECT: QUARTERLY PERFORMANCE INDICATORS (Q2 2016/17)**

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Wards affected: Borough wide

## **1.0 PURPOSE OF THE REPORT**

1.1 To present performance monitoring data for the quarter ended 30 September 2016.

## **2.0 RECOMMENDATIONS TO CABINET**

2.1 That the Council's performance against the indicator set for the quarter ended 30 September 2016 be noted.

2.2 That the call-in procedure is not appropriate for this item as the report is being submitted to the next meeting of the Corporate & Environmental Overview & Scrutiny Committee on 2 March 2017.

## **3.0 RECOMMENDATIONS TO CORPORATE & ENVIRONMENTAL OVERVIEW & SCRUTINY COMMITTEE**

3.1 That the Council's performance against the indicator set for the quarter ended 30 September 2016 be noted.

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## **4.0 CURRENT POSITION**

- 4.1 Members are referred to Appendix A of this report detailing the quarterly performance data.
- 4.2 32 data items are reported quarterly, two of these are data only. Of the 30 PIs with targets reported:
- 21 indicators met or exceeded target
  - 4 indicators narrowly missed target; 3 were 5% or more off target
  - 2 indicators have data unavailable at the time of the report (*NI 191 Residual household waste ; NI 192 Percentage of household waste*)

As a general comparison, Q2 performance in 2015/16 gave 21 (from 32) indicators on or above target (to enable a comparison these figures do not include outturn information for NI195c and NI195d as these indicators are no longer monitored quarterly for 16/17).

- 4.3 Performance plans prepared by service managers are already in place for those indicators where performance falls short of the target by 5% or more for this quarter, if such plans are able to influence outturn and will be relevant for future monitoring purposes.
- 4.4 Where performance is below target for consecutive quarters, plans are revised only as required, as it is reasonable to assume that some remedial actions will take time to make an impact.
- 4.5 For those PIs that have flagged up as 'amber' (indicated as a triangle), an assessment has been made at head of service level based on the reasons for the underperformance and balancing the benefits of implementing a performance plan versus resource implications. This is indicated in the table.
- 4.6 The performance indicator data appended to this report details the council's quarterly performance against key performance indicators. The performance information aims to help demonstrate performance against the corporate priorities as well as providing some service-specific information. The full suite of indicators for 2016/17 was agreed by Cabinet in March 2016. Annual outturn for the full suite is reported to Council within the Annual Report.

## **5.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

- 5.1 The information set out in this report aims to help the Council improve service performance and is consistent with the Sustainable Community Strategy aim of providing good quality services that are easily accessible to all.

## **6.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 6.1 There are no direct financial or resource implications arising from this report.

## **7.0 RISK ASSESSMENT**

- 7.1 This item is for information only and makes no recommendations. It therefore does not require a formal risk assessment and no changes have been made to risk registers as a result of this report. Monitoring and managing performance information data helps the authority to ensure it is achieving its corporate priorities and key objectives and reduces the risk of not doing so.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required.

### **Appendices**

Appendix A – Quarterly Performance Indicators for Q2 July-September 2016/17

Appendix B – Minute of Cabinet 10 January 2017 (Corporate & Environmental Overview and Scrutiny Committee only) – to follow



# APPENDIX A: QUARTERLY PERFORMANCE INDICATORS

Icon key					
PI Status			Performance against same quarter previous year		
	OK (within 0.01%) or exceeded	21		Improved	13
	Warning (within 5%)	4		Worse	14
	Alert (by 5% or more)	3		No change	3
	Data only	2	/	Comparison not available	0
	Awaiting data	2		Awaiting data	2
N/A	Data not collected for quarter	0			
Total number of indicators		32			

## Shared Services <sup>1</sup>

PI Code & Short Name	Q2 2014/15	Q3 2014/15	Q4 2014/15	Q1 2015/16	Q2 2015/16	Q3 2015/16	Q4 2015/16	Q1 2016/17	Q2 2016/17	Current Target	Comments	Q2 16/17 vs Q2 15/16	Quarter Performance
	Value	Value	Value	Value	Value	Value	Value	Value					
ICT1 Severe Business Disruption (Priority 1)	100%	100%	100%	100%	100%	100%	100%	100%	100%	99%			
ICT2 Minor Business Disruption (P3)	100%	99%	99%	99%	99%	98%	98%	98%	97%	97%			
ICT3 Major Business Disruption (P2)	100%	100%	100%	100%	100%	89%	92%	100%	92%	98%	<p>Within month performance for August and September was 100%. 1 incident in July was resolved outside the target time. The small number of incidents in this category means that this resulted in underperformance for the quarter and will make achieving the annual SLA extremely difficult. All other incidents have been resolved within the target time.</p> <p>No plan attached since any action for improvement is managed through contractual meetings.</p>		
ICT4 Minor Disruption (P4)	99.0%	99.0%	99.0%	99.0%	99.0%	97.0%	98.0%	99.0%	99.0%	98%			
B1 Time taken to process Housing Benefit/Council Tax Benefit new	7.66	8.23	6.62	8.89	8.07	8.00	7.02	7.22	7.24	12.00			

PI Code & Short Name	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Current Target	Comments	Q2 16/17 vs Q2 15/16	Quarter Performance
	2014/15	2014/15	2014/15	2015/16	2015/16	2015/16	2015/16	2015/16	2016/17				
	Value	Value	Value	Value	Value	Value	Value	Value	Value				
claims and change events													
B2 Overpayment Recovery of Housing Benefit overpayments (payments received)	£82,895	£130,906	£203,868	£67,408	£149,382	£207,159	£276,577	£79,368	£157,338	£84,611		↑	✓
R1 % of Council Tax collected	56.11%	83.60%	96.03%	29.64%	56.69%	84.37%	97.02%	29.38%	56.67%	57.31%	No plan attached since any action for improvement is managed through contractual meetings.	↓	⚠
R2 % council tax previous years arrears collected	12.36%	27.34%	33.56%	8.97%	25.31%	32.64%	37.31%	9.98%	17.3%	12.36%		↓	✓
R3 % of Non-domestic Rates Collected	58.26%	83.29%	96.40%	28.09%	54.83%	80.41%	98.32%	29.27%	56.87%	55.55%		↑	✓
R4 % Sundry Debtors % of revenue collected against debt raised	79.34%	86.49%	90.73%	72%	83.67%	88.84%	95%	66.42%	72.43%	65.75%		↓	✓




### Leisure & Wellbeing Services

PI Code & Short Name	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Current Target	Comments	Q2 16/17 vs Q2 15/16	Quarter Performance
	2014/15	2014/15	2014/15	2015/16	2015/16	2015/16	2015/16	2015/16	2016/17				
	Value	Value	Value	Value	Value	Value	Value	Value	Value				
WL08a Number of Crime Incidents	1,277	1,277	1,105	1,120	1,169	1,271	1,205	1,359	1,224			↓	
WL_18 Use of leisure and cultural facilities (swims and visits)	315,366	254,704	322,129	314,915	303,157	215,442	331,443	307,707	311,904			↑	






### Finance and HR Services

PI Code & Short Name	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Current Target	Comments	Q2 16/17 vs Q2 15/16	Quarter Performance
	2014/15	2014/15	2014/15	2015/16	2015/16	2015/16	2015/16	2015/16	2016/17				
	Value	Value	Value	Value	Value	Value	Value	Value	Value				
WL_121 Working Days Lost Due to Sickness Absence <sup>2,3</sup>	8.37	7.84	8.74	9.63	10.43	10.47	9.64	8.89	7.61	8.08	The quarter outturn represents the best position achieved in recent times and reflects the additional resources that have been put into this area.	↑	✓

## Development & Regeneration Services

PI Code & Short Name	Q2 2014/15	Q3 2014/15	Q4 2014/15	Q1 2015/16	Q2 2015/16	Q3 2015/16	Q4 2015/16	Q1 2016/17	Q2 2016/17	Current Target	Comments	Q2 16/17 vs Q2 15/16	Quarter Performance
	Value	Value	Value	Value	Value	Value	Value	Value					
NI 157a Processing of planning applications: Major applications	76.92%	44.44%	62.50%	100%	100%	100%	81.82%	100%	92.31%	65.00%		↓	
NI 157b Processing of planning applications: Minor applications	70.00%	70.59%	80.88%	72.22%	66.15%	67.14%	62.26%	70.97%	91.67%	75.00%		↑	
NI 157c Processing of planning applications: Other applications	76.10%	84.51%	88.71%	85.03%	83.33%	81.82%	80.00%	85.95%	96.64%	85.00%		↑	

## Housing & Inclusion Services

PI Code & Short Name	Q2 2014/15	Q3 2014/15	Q4 2014/15	Q1 2015/16	Q2 2015/16	Q3 2015/16	Q4 2015/16	Q1 2016/17	Q2 2016/17	Current Target	Comments	Q2 16/17 vs Q2 15/16	Quarter Performance
	Value	Value	Value	Value	Value	Value	Value	Value					
PA01 % Housing repairs completed in timescale	95.86%	96.58%	97.36%	97.04%	96.11%	97.02%	95.38%	94.93%	97.42%	97.00%		↑	
HS1309 HS13 % LA properties with CP12 outstanding	0.04%	0.06%	0.1%	0.05%	0.01%	0.08%	0.13%	0.13%	0.22%	0%	Reported performance is an average from months in the period.  Target based on legal requirement for all eligible properties to have certificate. No plan has been prepared but we continue to focus on rigorous procedures to ensure compliance.	↓	
TS1 Rent Collected as a % of rent owed (excluding arrears b/f)	98.04	98.18	98.65	102.3	100.12	99.74	99.81	102.3	99.96	97.00		↓	
TS24a Average time taken to re-let local authority housing (days) - GENERAL NEEDS	18.19	22.77	29.42	26.63	25.93	26.97	32.75	19.80	20.69	28.00		↑	
TS24b Average time taken to re-let local authority housing (days) - SUPPORTED NEEDS	41.39	65.66	92.24	60.33	63.09	24.89	77.62	44.82	100.94	65.00	No plan has been prepared. Figure skewed by the re-let of 1 property in July which had been empty for 4 years. August and September data was on	↓	









PI Code & Short Name	Q2 2014/15	Q3 2014/15	Q4 2014/15	Q1 2015/16	Q2 2015/16	Q3 2015/16	Q4 2015/16	Q1 2016/17	Q2 2016/17	Current Target	Comments	Q2 16/17 vs Q2 15/16	Quarter Performance
	Value	Value	Value	Value	Value	Value	Value	Value	Value				
											target.		

### Street Scene Services

PI Code & Short Name	Q2 2014/15	Q3 2014/15	Q4 2014/15	Q1 2015/16	Q2 2015/16	Q3 2015/16	Q4 2015/16	Q1 2016/17	Q2 2016/17	Current Target	Comments	Q2 16/17 vs Q2 15/16	Quarter Performance
	Value	Value	Value	Value	Value	Value	Value	Value	Value				
NI 191 Residual household waste per household (Kg) <sup>4</sup>	125.47	129.69	117.6	122.66	124.96	138.46	131.82	121		125	Awaiting external confirmation of data.		
NI 192 Percentage of household waste sent for reuse, recycling and composting <sup>4</sup>	49.70%	41.66%	41.08%	51.08%	51.37%	41.81%	40.61%	54.16%		50.00%	Awaiting external confirmation of data. Traditionally Q1 and Q2 provide the highest composting figures.		
NI 195a Improved street and environmental cleanliness (levels of litter, detritus, graffiti and fly posting): Litter	1.17%	1.00%	.33%	N/A	1.17%	1.17%	2.00%	N/A	1.33%	1.61%	Survey carried out three times each year. No data for Q1.		
NI 195b Improved street and environmental cleanliness (levels of litter, detritus, graffiti and fly posting): Detritus	2.75%	2.50%	8.89%	N/A	3.41%	5.97%	5.47%	N/A	3.24%	5.00%	Survey carried out three times each year. No data for Q1.		
WL01 No. residual bins missed per 100,000 collections	87.07	85.20	74.23	81.12	93.34	87.42	97.41	70.00	82.74	80.00	Head of Service's amber assessment: performance plan not required.		
WL06 Average time taken to remove fly tips (days)	1.06	1.08	1.09	1.07	1.05	1.06	1.08	1.07	1.01	1.09			
WL122 % Vehicle Operator Licence Inspections Carried Out within 6 Weeks	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%			



## Transformation & Support Services

PI Code & Short Name	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Current Target	Comments	Q2 16/17 vs Q2 15/16	Quarter Performance
	2014/15	2014/15	2014/15	2015/16	2015/16	2015/16	2015/16	2015/16	2016/17				
	Value	Value	Value	Value	Value	Value	Value	Value	Value				
BV8% invoices paid on time	98.44%	98.73%	99.27%	99.06%	98.65%	99.28%	98.36%	98.54%	98.33%	98.75%	This relates to 170 of 9,994 invoices missing the target. This included a batch mis-categorised. Guidance was re-circulated. Performance in August and September was in target.  Head of Service's amber assessment: performance plan not required.		
WL19bii Direct dial calls answered within 10 seconds <sup>2</sup>	81.50%	82.13%	82.28%	81.34%	80.79%	82.35%	81.00%	80.15%	79.95%	82.21%	This relates to 59,386 calls. 89.4% were answered within 20 seconds.  Head of Service's amber assessment: performance plan not required.		
WL90 % of Contact Centre calls answered	93.6%	91.1%	91.6%	90.6%	93.8%	92.4%	91.1%	92.2%	94.6%	91.0%			
WL108 Average answered waiting time for callers to the contact centre (seconds)	24.00	44.00	31.00	43.00	23.00	37.00	60.00	64.00	47.00	50.00			

### Notes:

<sup>1</sup> Managed through LCC/BTLS contract. Contractual targets are annual. Quarter targets are provided as a gauge for performance only. Performance plans are not provided since actions planned to improve performance are discussed and managed through contractual monthly Quality of Service meetings. ICT data and RBS data reflect progress to year end.

<sup>2</sup> WL19bii / WL121: Data does not include BTLS seconded staff.

<sup>3</sup> WL\_121: From 2016/17, quarter data shows a rolling 12 month outturn against the annual target rather than 'within quarter' performance. Outturns of previous quarters re-stated to show this.

<sup>4</sup> NI191-192: Data is provided to WLBC with a time lag due to time involved to confirm final figures.

'NI' and 'BV' coding retained for consistency/comparison although national reporting no longer applies.

Following the annual review of PIs, the following changes to QPIs were approved by Cabinet in March 2016 for 2016/17:

- TS24a Average time taken to re-let local authority housing (Supported Needs) – target changed from 50 to 65 to take account of low demand for sheltered housing;
- WL108 Average answered waiting time for callers – target changed from 30 to 50s to reflect increased demand on operator time resulting from increased resolution at first point of contact;
- WL121 Working days lost to sickness absence – outturn period changed from 'within quarter' performance to match internal management reports showing rolling 12 month 'outturn' against the annual target, previous quarter outturns restated to reflect this;
- NI 191 Residual household waste per household – target changed from 495 to 500kg to reflect increase in street litter collected and increase in waste presented for collection;
- NI 195c Improved street and environmental cleanliness (levels of graffiti) – indicator deleted as assessment includes private property where there is no control;
- NI 195d Improved street and environmental cleanliness (levels of fly posting) – indicator deleted as assessment includes private property where there is no control;
- BV8 % invoices paid on time – target changed from 98.24% to 98.75%





CABINET: 10 January 2017

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**Report of: Director of Housing and Inclusion**

**Relevant Portfolio Holder: Councillor J. Patterson**

**Contact for further information: Leigh McFarlane (Extn. 5233)**  
(Email: [leigh.mcfarlane@westlancs.gov.uk](mailto:leigh.mcfarlane@westlancs.gov.uk))

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**SUBJECT: GOVERNMENT CONSULTATION ON FUNDING FOR SUPPORTED HOUSING**

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Wards affected: Borough wide

## **1.0 PURPOSE OF THE REPORT**

1.1 To determine if the Council wishes to respond to the Government Consultation attached at Appendix A and if so, to agree the Council's response.

## **2.0 RECOMMENDATIONS**

2.1 That the response at Appendix B be sent by the Director Housing & Inclusion as the Council's response.

2.2 That Call In is not appropriate for this item due to the deadline for the consultation response.

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## **3.0 BACKGROUND**

3.1 The Government issued a consultation paper on the proposed new housing costs funding model for supported housing on 21 November 2016. The consultation closes after a 12 week period on Monday 13 February 2017.

3.2 The consultation paper, which is entitled 'Funding for Supported Housing' is attached at Appendix A, and seeks views on arrangements for funding the additional housing costs associated with providing supported housing in England, and on funding for emergency and short term placements across Great Britain.

## **4.0 ISSUES**

- 4.1 The Government seeks to continue with the roll out of Universal Credit to working age claimants to improve work incentives and enhance simplicity for claimants. With this commitment they have stated that there is now a need to consider how best to fund the supported housing sector, as this has its own set of specific needs and circumstances.
- 4.2 The reform will seek to increase the role that quality, individual outcomes and value for money play in the new funding model, which the Government have indicated will come into effect from 1 April 2019.
- 4.3 A response to the consultation and the proposed new funding model has been prepared and is attached at Appendix B for consideration.
- 4.4 Given the scope of the consultation, stakeholder views have been sought to contribute to the response.

## **5.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

- 5.1 The outcome of the consultation and proposed new funding may impact on the sustainability of the supported housing provision which includes sheltered housing, within the Borough and the ability of those in need to access these services.

## **6.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 6.1 It is difficult to predict what impact this policy may have. The Council have however remodelled services and charges for those service users living in sheltered accommodation to limit impact. For the 17% of sheltered service users who have to fund costs themselves there will be some impact but this will be limited and managed by working with those affected offering benefit and budgeting advice. The response at Appendix A attempts to minimise the impact to all service users and the HRA.

## **7.0 RISK ASSESSMENT**

- 7.1 The proposed new funding model is intended to commence from 1 April 2019 and a more detailed risk assessment will be carried out when the final details of the new funding arrangements have been confirmed.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

## **Equality Impact Assessment**

The consultation decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required at this time.

## **Appendices**

Appendix A – Funding for Supported Housing Consultation Paper.

Appendix B – Director Housing & Inclusion proposed response.

Appendix C – Minute of Landlord Services Committee (Cabinet Working Group) held on 5 January 2017 – to follow





Department for  
Communities and  
Local Government



Department  
for Work &  
Pensions

# Funding for Supported Housing

Consultation



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# Scope of the consultation

Topic of this consultation:	This consultation seeks views on the design of the Government's new housing costs funding model for supported housing, as well as views on how funding for emergency and short term placements should work. It covers the following areas: <ol style="list-style-type: none"> <li>1. Devolved top-up funding to local authorities in England; and</li> <li>2. Funding for emergency and short term supported housing placements across Great Britain.</li> </ol>
Scope of this consultation:	Housing costs funding for supported housing.
Geographical scope:	This consultation seeks views on arrangements for funding the additional housing costs associated with providing supported housing in England, and on funding for emergency and short term placements across Great Britain.
Impact Assessment:	Not needed at this stage.

## Basic Information

To:	This consultation is aimed at supported housing commissioners and providers, developers and investors, residents and those who represent their views.
Body/bodies responsible for the consultation:	The Secretary of State for Communities and Local Government and Secretary of State for Work and Pensions.
Duration:	This consultation will last for 12 weeks from 21 November (closing on Monday 13 February 2017).
Enquiries:	For any enquiries about the consultation please contact: <a href="mailto:supportedhousing@communities.gsi.gov.uk">supportedhousing@communities.gsi.gov.uk</a>
How to respond:	You may respond by emailing your response to the questions in this consultation to: <a href="mailto:supportedhousing@communities.gsi.gov.uk">supportedhousing@communities.gsi.gov.uk</a>  Please title the email:  "Supported housing consultation response".  If you are responding in writing, please make it clear which questions you are responding to.

Written responses should be sent to:

Department for Communities and Local Government  
Supported Housing Programme  
Fry Building  
3<sup>rd</sup> Floor  
2 Marsham Street  
London  
SW1P 4DF

When you reply it would be very useful if you confirm whether you are replying as an individual or submitting an official response on behalf of an organisation and include:

- your name,
- your position (if applicable),
- the name of organisation (if applicable),
- an address (including post-code),
- an email address,
- a contact telephone number, and
- if you are responding about arrangements for short term accommodation whether you are responding with regards to England, Scotland or Wales.

# Introduction

1. One of the Government's key commitments is to protect the most vulnerable. Supported housing helps to underpin this obligation and supports hundreds of thousands of the most vulnerable people across the country. From helping those with learning disabilities to providing older people with support needs with somewhere to live that can meet their changing needs as they age, crisis accommodation for people fleeing domestic abuse or emergency places for rough sleepers, help for those recovering from drug or alcohol dependency, or support to vulnerable young people such as care leavers to get the help they need to move on and get a job and to live independently.
2. The Government is committed to protecting and boosting the supply of supported housing and ensuring it provides value for money and works for those who use it as well as those who pay for it. Over the past months, we have talked extensively to supported housing commissioners, providers, and developers as well as representatives of supported housing residents about what a workable and sustainable funding model for the sector should look like.
3. Two things are absolutely clear. Firstly, doing nothing is not an option. Universal Credit is being rolled out to working age claimants across Great Britain and is an important reform to improve work incentives and enhance simplicity for claimants. In this context, we need to consider how best to fund the supported housing sector to cater for its specific needs and circumstances. Secondly, it is absolutely critical that we get the detail right to ensure we deliver a funding model that is flexible enough to reflect the diversity of the sector and meets the needs of individual tenants, providers and commissioners. In particular, we recognise the vital importance of ensuring that providers are able to develop new, much needed, supported housing and we want the long-term funding model to support this. As part of this reform we also want to increase the role that quality, individual outcomes and value for money play in the funding model.
4. That is why we have confirmed to Parliament in a Written Ministerial Statement that we will defer the application of the Local Housing Allowance (LHA) rates to supported housing until 2019/20.<sup>1</sup> From 1 April 2019, we will bring in a new funding model which will ensure that supported housing continues to be funded at the same level it would have otherwise been in 2019/20, taking account of our plans on social rents.

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<sup>1</sup> Written Ministerial Statement (15 September 2016): <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2016-09-15/HCWS154/>

5. The new model will mean that core rent and service charges will be funded through Universal Credit (or Housing Benefit for pensioners and where Universal Credit has yet to be fully rolled out) up to the level of the applicable LHA rate. Local authorities are best placed to make decisions about how to support vulnerable people in their areas and to commission the supported housing services that are needed locally. The new model will devolve funding to local authorities in England to provide a 'top-up' where necessary to providers, reflecting the often higher costs of offering supported housing. We recognise a different approach may be needed for short term accommodation, including hostels and refuges, but this type of accommodation will benefit from the same protection as supported housing in general.
6. In England, this will give local authorities an enhanced role in commissioning supported housing in their area. This will also allow local authorities to take a more coherent approach to commissioning for needs across housing, health and social care. Better local knowledge will help drive transparency, quality and value for money from providers in their area.
7. We want to continue the conversation we have begun with the supported housing sector and work with them to develop the detail for the new model. This document begins the consultation process alongside a programme of task and finish groups working with the sector on key design components of the model and designing a new approach for short term accommodation. We will also work with local authorities and other partners to determine how funding should be distributed among individual local authorities.
8. While the framework for the new funding model has been set, this consultation seeks views on key system design elements to ensure the model will work for tenants, commissioners, providers and developers.
9. Across the United Kingdom, core rent and service charges will continue to be funded through Universal Credit (or Housing Benefit for pensioners or where Universal Credit has yet to be fully rolled out) up to the level of the applicable LHA rate. The Scottish Government and Welsh Government have devolved responsibility for housing policy and already determine their own priorities in relation to supported housing. Alongside the transition to a new funding model in England, the UK Government will therefore also ensure that the devolved administrations receive a level of funding in 2019/20 equivalent to that which would otherwise have been available through the welfare system in order to meet the additional costs of supported housing.
10. This consultation will run for 12 weeks until 13 February 2017. There will then be a Green Paper on the detailed arrangements for the local top-up model and approach to short term accommodation in the spring. A final package will be announced in autumn 2017 to allow time for transitional arrangements and any necessary legislation to be made ahead of the new model commencing on 1 April 2019. We propose to put shadow arrangements on the detail and allocation of funding in place from April 2018 to allow full transition to a new model.
11. While designing the mechanics of a new funding model is important to provide certainty for service users, commissioners, providers and developers, the

Government views this as the start of a longer term process in England. During this consultation process we want to work with the sector to consider wider strategic goals such as responding to growing future demand for support to maintain people's independence as well as looking for opportunities for service transformation, for example, to strengthen links across public service commissioning, including health, housing, social care and criminal justice. We are also keen to explore with the private, social and public sector the potential for alternative finance and delivery models for increasing supported housing supply through the use of social investments. We will set out any conclusions on these broader considerations in the Green Paper next spring.

# 1. Supporting people to live independently

## Who needs support?

12. Supported housing plays a crucial role in supporting hundreds of thousands of the most vulnerable people. The Supported Accommodation Evidence Review, published alongside this consultation, suggests up to 716,000 people were using supported housing across Great Britain at any given point in time at the end of 2015.<sup>2</sup>
13. Providing a safe, stable and supportive place to live can be the key to unlocking better outcomes for vulnerable people, from tackling poverty and disadvantage to managing crises, rehabilitation or maintaining people's independence. For many, it is a stepping stone to independent living in the longer term. For some, it is vital life-long support that helps them to live independently in the community.
14. The types of people in supported housing include:
- Older people with support needs;
  - People at risk of or recovering from homelessness;
  - People with learning disabilities;
  - People with mental health problems;
  - People with physical or sensory disabilities;
  - People with drug or alcohol problems;
  - People experiencing or at risk of domestic abuse;
  - Vulnerable young people (such as care leavers or teenage parents);
  - Ex-offenders;
  - Vulnerable armed forces veterans; and
  - Others (such as refugees with support needs).

## What is supported housing?

15. Supported housing is any housing scheme where housing is provided alongside care, support or supervision to help people live as independently as possible in the community. It covers a range of different housing types, including hostels, refuges, supported living complexes, extra care schemes and sheltered housing. Supported housing can provide long term support for years for some vulnerable groups such as

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<sup>2</sup> Supported Accommodation Review: the scale, scope and cost of the supported housing sector (2016), see: <https://www.gov.uk/government/publications/supported-accommodation-review>

older people and disabled people or very short term immediate emergency help for when people are in times of crisis, such as use of hostels and refuges.

16. Accommodation is predominantly provided by social landlords, including housing associations and local authorities, as well as charitable and voluntary organisations. Housing associations provide over 70 percent of supported housing units in Great Britain. Some private sector “for profit” organisations also provide supported housing, both as landlords and/or support providers.
17. The Supported Accommodation Evidence Review provides a national level snapshot estimate of the size and composition of the sector at the end of 2015. It suggests there were approximately 651,500 supported housing units in Great Britain. The majority in England (85%), with nine percent in Scotland and six percent in Wales.
18. We use a broad umbrella term ‘supported housing’ to cover both supported housing in general and sheltered housing for older people. This consultation considers both types of provision and both working and pension age residents. Also covered are the two complementary definitions used in the benefits system, Supported Exempt Accommodation<sup>3</sup> and Specified Accommodation.<sup>4</sup>

## Why supported housing is important

19. Supported housing provides vital support to some of our country’s most vulnerable people. It helps many people to lead independent lives or turn their lives around and is a vital service for a country that works for all. It is also an investment which brings savings to other parts of the public sector, such as health and social care and underpins a range of policy objectives across Government including:
  - **Supporting vulnerable people:** such as frail, older people and disabled people, people with mental health problems, and vulnerable ex-service veterans;
  - **Tackling homelessness:** preventing homelessness in the first place and helping people recover and move on from homelessness;

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<sup>3</sup> Supported Exempt Accommodation is defined as being either: a resettlement place; or accommodation which is provided by a county council, housing association, registered charity or voluntary organisation where that body, or person acting on their behalf, provides the claimant with care, support or supervision.

<sup>4</sup> Specified Accommodation includes supported exempt accommodation, and adds three more categories: (i) Managed properties, which includes supported housing which would meet the definition of supported exempt accommodation but for the care support or supervision being provided by someone other than the landlord; (ii) Refuges provided for someone who has left their home as a result of domestic violence; and (iii) Hostels, including hostels provided by local authorities where care, support or supervision is provided. People living in specified accommodation are eligible to continue to receive Housing Benefit in respect of their housing costs, even where they claim Universal Credit, and the housing support paid through Housing Benefit does not count towards the Benefit Cap.



- **Providing refuge:** through crisis and follow-on accommodation and support services for those fleeing domestic abuse;
- **Tackling poverty and disadvantage:** such as helping people with learning disabilities or vulnerable young people, including care leavers', transition to independent living;
- **Recovery:** such as support and treatment for those with drug and or alcohol problems or helping ex-offenders to integrate back into the community; and
- **Improving public health and supporting the health and care system:** by helping older people or people with disabilities to lead healthy and independent lives keeping them out of acute health settings and residential care or smoothing their discharge from hospital.

20. DCLG analysis, based on the Frontier Economics report for the Homes and Communities Agency on Specialist Housing in 2010, estimates that the net fiscal benefit of providing supported housing is £3.53 billion per year.<sup>5</sup>

## The Government's commitment to supported housing

21. The Government has a strong track record in protecting individuals living in the supported housing sector. For example, the Housing Benefit paid in respect of most types of supported housing is not taken into account for Benefit Cap purposes. While work has been ongoing to align the funding approach to supported housing and Universal Credit, temporary provision has been made to allow claimants living in supported housing to continue to receive Housing Benefit for their housing costs alongside Universal Credit for their other living costs.
22. The Government also has a strong track record of boosting supply of supported housing. Between 2011 and 2015 the Government delivered over 18,000 new supported homes across England.
23. At the Spending Review we committed £400 million to deliver a further 8,000 supported housing units through the Department for Communities and Local Government's Shared Ownership and Affordable Homes Programme. In addition, the Department of Health's Care and Support Specialised Housing (CASSH) fund was launched in 2012 with over £200 million being invested to build over 6,000 supported homes over the next few years.
24. The Department of Health has also recently launched a £25 million Capital Fund for Housing and Technology for People with Learning Disabilities. A further £40 million was invested in the Homelessness Change/Platform for Life programme to upgrade

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<sup>5</sup> Frontier Economics (2010) Financial benefits of investment in specialist housing for vulnerable and older people, see: <https://www.frontier-economics.com/documents/2014/06/financial-benefits-of-investment-frontier-report.pdf>

homeless hostels and improve health facilities. We are also fully committed to ensuring that no victim of domestic abuse is turned away from the support they need, as reaffirmed in the strategy to end Violence Against Women and Girls (VAWG) published in March. As part of this we have committed £80 million of extra funding up to 2020 to tackle violence against women and girls, including funding for securing the future of refuges and other accommodation based services. As part of this, a £20 million fund was launched on 3 November for local authorities to bid to increase refuge spaces and other accommodation for women fleeing domestic violence.<sup>6</sup>

## Current delivery and costs

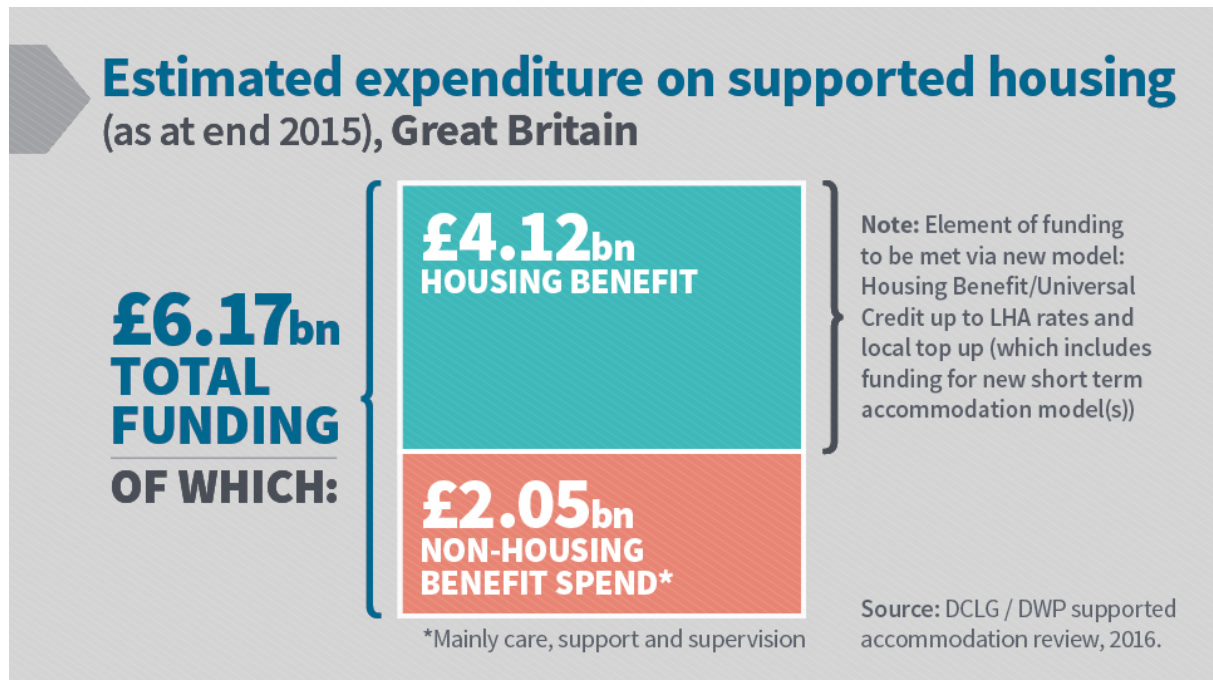
25. Supported housing is enormously diverse, with provider type, scheme characteristics and delivery models and commissioning structures varying across Great Britain.
26. The Government recognises that supported housing costs can often be higher than mainstream housing for a variety of reasons. This includes higher maintenance, repairs and rates of turnover and the specific needs and characteristics of residents, which may require the provision of communal areas and facilities as well as enhanced security. We also recognise that retirement housing, including sheltered housing and extra care, can also often have higher housing costs. We wish to ensure the new funding model works for the whole sector.
27. Funding for supported housing is complex and comes from a variety of sources. Housing Benefit plays a significant role. It meets eligible housing-related costs, including core rent and eligible service charges (which can include for example, the cost of repairs, renewing communal furnishing and fittings and some intensive housing management costs). The Supported Accommodation Evidence Review estimates that the annualised Housing Benefit expenditure for supported housing across Great Britain as at December 2015 is £4.12 billion. This represents around 17 percent of the total expenditure on Housing Benefit. The majority of supported housing expenditure from Housing Benefit is for older people, at an estimated £2.4 billion, with an estimated £1.7 billion spent on working-age provision.
28. The Supported Accommodation Evidence Review conservatively estimates at the end of 2015 that around £2.05 billion is spent in addition to Housing Benefit, on mainly support and care services for tenants in supported housing (see Figure 1 below). The principal sources of separate care and support funding are local authority adult social care services, housing and homelessness funding. Further funding comes from sources such as children's services, substance misuse

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<sup>6</sup> DCLG, 2016-2018 Domestic Abuse Fund: prospectus, see: <https://www.gov.uk/government/publications/domestic-abuse-fund-prospectus>

services, charitable grants and Big Lottery funding, as well as from health sources and a small amount from fundraising and donations.

**Figure 1**



29. Work towards the Supported Accommodation Evidence Review found many examples of excellent practice in terms of local areas strategically assessing and identifying need for supported housing, strong commissioning and regular review of provision for individuals to support those who are able to move on into independent living and to make best use of provision.
30. The review also found some circumstances of patchy commissioning practice, alongside some frustration among commissioners about providers only being required to comply with welfare rules. This has resulted in some providers setting up provision outside local commissioning structures or scrutiny with poor assurance of outcomes, quality or value for money. Both issues further support the case for change.

## 2. The case for change

### Rationale and objectives

31. There are two clear reasons for seeking to reform the funding of supported housing. The roll out of Universal Credit for working age people, as described above, is one but there is also a need to more fundamentally consider how supported housing across the whole sector should be planned for, commissioned and delivered and how to manage growing demand within a tighter public spending climate:

- **Universal Credit** – a new funding mechanism is required to work in conjunction with Universal Credit. Universal Credit will meet core housing costs, up to the level of the relevant LHA rate, and therefore the question arises about the most effective way to deal with additional costs in excess of this.
- **A local focus on outcomes, oversight and cost control** – we want the quality of services and a focus on outcomes for the people who use them to be at the forefront of supported housing provision. The current system for funding the housing costs of supported housing is not well designed to ensure effective oversight of quality or control of spending to ensure value for money. We must consider new approaches to transparency and oversight in order to achieve consistent quality and to demonstrate to the taxpayer the value of the considerable public investment in these services.

32. In addition, supported housing plays a critical role in meeting our objectives for supporting vulnerable people across Government. Our overall objectives for reform are:

- To ensure that vulnerable people receive the support they need;
- To establish a funding system that protects genuine supported housing and provides certainty to maintain and encourage the development of new supply;
- To deliver provision that focusses on service users – getting access at the right time as well as, where possible, help to move on at the right time – and focusses on their individual outcomes as well as the quality of provision;
- To better align responsibility for commissioning services with greater control of the budgets to ensure improvements in quality, value for money, appropriate oversight, transparency and accountability; and
- To seek opportunities for greater collaboration and innovation through local commissioning across public sector commissioning, including strengthening the links between health, housing and social care.

### Universal Credit and the impact on Supported Housing

33. Universal Credit, which is currently being rolled out nationwide, is a benefit for working age people who are both in and out of work. It replaces six existing benefits, and includes support for rental costs where applicable. Universal Credit is paid monthly directly to claimants. Universal Credit is currently available in every Jobcentre in Great Britain for single jobseekers. Full rollout of Universal Credit for all

claimant types is currently underway and will be complete in 2022. Housing costs for those of pension age will also continue to be met through the welfare system. For those in supported housing, welfare payments up to the level of the LHA rate will be supplemented where necessary by the local top-up fund from April 2019.

34. Universal Credit offers significant benefits, in terms of simplicity, ease of access and improved work incentives for all claimants, including those individuals living in supported housing.
35. Local knowledge is central to the current system for funding supported housing through Housing Benefit. In addition, much supported housing provision is developed in consultation with and is commissioned by local authorities to meet the needs of local people and this requires close co-operation at the local level. Determining individual entitlement where the claimant lives in supported housing requires very detailed consideration of which costs are eligible and whether the costs cited are reasonable. Such a system usually requires local knowledge, expertise and involvement.
36. For providers of certain types of short term accommodation, Universal Credit, which is typically paid monthly, presents challenges. Shorter term accommodation may include provision such as:
  - hostels for homeless people or domestic violence refuges;
  - short term emergency accommodation provided by a local authority whilst their duty to house a homeless person is assessed; and
  - other supported housing settings where stays may be short term.
37. The Government also recognises that different funding models for the short term accommodation types set out above may also be applicable to Temporary Accommodation provided by local authorities in discharging their homelessness duties.
38. We are seeking views on how best to provide support for short term stays alongside the monthly assessment and payment in Universal Credit. Challenges include ensuring we remain responsive to housing needs at the start of someone's Universal Credit claim while entitlement is determined and first payments are made.

## A local focus on outcomes

39. As we have set out above, local knowledge is of crucial importance in ensuring supported housing is commissioned in the right way. In addition to preparing for a new local role as part of the implementation of Universal Credit, many local authorities have also told us that they would welcome an enhanced local commissioning role. Some councils have raised concerns about the existing Housing Benefit regime, in particular regarding insufficient local control over the establishment and location of supported housing services and quality of some services being provided outside of their commissioning arrangements. Supported housing providers and developers have been clear that they are seeking as much

clarity as possible about what funding is available as well as a strong desire for consistency around the availability of funding and its administration.

40. Concerns have also been raised that the current Housing Benefit regulations restrict who can provide supported housing, and receive the enhanced funding through the supported exempt provisions, to non-metropolitan county councils, housing associations, registered charities and voluntary organisations. This leaves no room for other providers and can restrict the claimants' choice of who delivers support services, since to qualify for the enhanced funding through Housing Benefit the care, support or supervision must be provided by, or on behalf of, the landlord.
41. Longer term, we also need to build a system which is better able to manage future demand as the population is ageing and medical advances also mean that more people with severe physical and learning disabilities are enjoying longer lives. This makes it even more important that spending provides value for money and is targeted effectively and providers are able to develop new supported housing supply.

### 3. A new framework for future supported housing costs

42. On 15 September, the Government announced a new funding model for supported housing. Government has deferred the application of the Local Housing Allowance (LHA) policy for supported housing until 2019/20. At this point we will bring in a new funding model which will ensure that supported housing continues to be funded at the same level it would have otherwise been in 2019/20, taking into account the effect of Government policy on social sector rents.
43. We also announced that, as planned, the Government would apply the social rent reduction to supported housing, with rents in these properties decreasing by 1% a year for 3 years, up to and including 2019/20. The existing exemption for specialised supported housing will remain in place and will be extended over the remaining 3 years of the policy for fully mutuals/co-operatives, almshouses and Community Land Trusts and refuges.
44. It is our intention that from 2019/20 core rent and service charges will be funded through Housing Benefit or Universal Credit up to the level of the applicable LHA rate. This will apply to all those living in supported accommodation from this date. The Shared Accommodation Rate will not apply to people living in the supported housing sector, in recognition of the particular challenges this would have placed upon them.
45. In England, we will devolve funding to local authorities to provide additional 'top-up' funding to providers where necessary, reflecting the higher average costs of offering supported accommodation, compared to general needs. This will give local authorities an enhanced role in commissioning supported housing in their area. This will also allow local authorities to ensure a more coherent approach to commissioning for needs across housing, health and social care, using local knowledge to drive transparency, quality and value for money from providers in their area.
46. Separate existing funding streams for care, support and supervision (such as legacy Supporting People funding) would remain part of the funding mix for supported housing but will not be changed by these reforms. The intention would be for the top-up fund to be used in conjunction with the wide range of funding dedicated to local commissioning.
47. We will ring-fence the top-up fund to ensure it continues to support vulnerable people. The amount of top-up funding will be set on the basis of current projections of future need. This will also help to provide certainty for providers that reductions in funding from Housing Benefit or Universal Credit due to LHA rates, can be met elsewhere as well as to give greater assurance to developers of new supported housing supply.

48. While we are confident that this model will meet the needs of the majority of the sector, we recognise some particular challenges may remain for very short term accommodation, including hostels and refuges. We will work with the sector to develop further options to ensure that providers of shorter term accommodation continue to receive appropriate funding for their important work. Whilst the mechanism may be different, funding for this type of accommodation will benefit from the same protection as supported housing in general.



## 4. Consultation: key issues and questions

49. This is a consultation on how the new local funding model should work in England.

50. There are five key issues that we would like to explore through this consultation to develop the detail that will underpin the new approach to funding for supported housing set out on 15 September. These are:

- I. Fair access to funding, the detailed design of the ring-fence and whether other protections are needed for particular client groups to ensure appropriate access to funding, including for those without existing statutory duties;
- II. Clarifying expectations for local roles and responsibilities, including what planning, commissioning and partnership arrangements might be necessary locally;
- III. Confirming what further arrangements there should be to provide oversight and assurance for Government and taxpayers around ensuring value for money and quality outcomes focussed services;
- IV. Exploring the appropriate balance between local flexibility and provider certainty, including what other assurance can be provided beyond the ring-fence, for developers and investors to ensure a pipeline of new supply; and
- V. Developing options for workable funding model(s) for short term accommodation, including hostels and refuges.

Issues I – IV relate to the detailed arrangements for the local top up model in England. Issue V relates to short term accommodation provision across Great Britain, as it is currently funded through the welfare system.

### **I. Fair access to funding, the detailed design of the ring-fence and whether other protections are needed for particular client groups to ensure appropriate access to funding, including for those without existing statutory duties.**

51. Local authorities will administer the local top-up, and in two tier areas, there is a case for the upper-tier local authority to hold the funding as they tend to be responsible for commissioning the bulk of supported housing services.

52. Different types of supported housing provision and services are commissioned by different bodies locally, such as Clinical Commissioning Groups and district housing authorities. It will be important to ensure that funding streams are better aligned so they can deliver their respective commissioning objectives.

*Q1. The local top-up will be devolved to local authorities. Who should hold the funding; and, in two tier areas, **should the upper tier authority hold the funding?***

*Q2. How should the funding model be designed to maximise the opportunities for local agencies to collaborate, encourage planning and commissioning across service boundaries, and ensure that different **local commissioning bodies can have fair access to funding**?*

53. We will ring-fence the top-up fund to ensure it continues to support vulnerable people. We propose that the ring-fence should be set to cover expenditure on a general definition of supported housing provision, rather than there being separate ring-fenced pots for different client groups.
54. Many people who rely upon supported housing have multiple and complex needs and supported housing services often address a combination of these needs (e.g. homelessness, mental health issues and substance misuse problems) and therefore, breaking down funding between different client groups becomes complicated and could limit flexibility for local areas to manage changing circumstances. Local authorities will, of course, need to comply with the public sector equality duty under section 149 of the Equality Act 2010 when deciding how to allocate funding.
55. However, some stakeholders have raised concerns that certain vulnerable groups could be overlooked, or particular groups could be prioritised for funding at the expense of others. We are keen to understand what, if any, statutory provision could be made to provide reassurance, including what potential role additional statutory duties for local authorities in England could play, particularly in terms of protecting provision for specific vulnerable groups within the context of the overall ring-fence.

*Q3. How can we ensure that **local allocation** of funding by local authorities matches local need for supported housing across all client groups?*

*Q4. Do you think **other funding protections for vulnerable groups**, beyond the ring-fence, are needed to provide fair access to funding for all client groups, including those without existing statutory duties (including for example the case for any new statutory duties or any other sort of statutory provision)?*

## **II. Clarifying expectations for local roles and responsibilities, including what planning, commissioning and partnership arrangements might be necessary locally.**

56. The new model will give local authorities in England an enhanced role in commissioning supported housing in their areas. In addition, local partnerships could combine this funding with existing care, support and supervision funding to commission services. This could be helpful in encouraging local authorities to consider all supported housing funding in the round. It should incentivise efficiencies and join up existing care and support funding, helping with health and social care integration across the life course.
57. We will consider what level of new burdens funding would be appropriate to enable local authorities to fulfill their new role.

Q5. *What expectations should there be for **local roles and responsibilities**? What planning, commissioning and partnership and monitoring arrangements might be necessary, both nationally and locally?*

Q6. *For local authority respondents, what **administrative impact and specific tasks** might this new role involve for your local authority?*

### III. **Confirming what further arrangements there should be to provide oversight and assurance for Government and taxpayers around ensuring value for money and quality outcomes focussed services.**

58. Supported housing is of vital importance to vulnerable people and we want to continue to work with providers to ensure that services are as good as they can be. We want to build on the work of excellent providers to drive all quality and value for money up to the level of the best. These reforms, giving local areas greater control and strategic oversight, represent the first step towards that goal, whilst giving the sector the necessary certainty over the total amount of funding available nationally. We also want quality and a focus on individual outcomes to play a greater role in how we fund the sector.

Q7. *We welcome your views on what features the new model should include to provide **greater oversight and assurance** to tax payers that supported housing services are providing value for money, are of good quality and are delivering outcomes for individual tenants?*

### IV. **Exploring the appropriate balance between local flexibility and provider certainty, including what other assurance can be provided beyond the ring-fence, for developers and investors to ensure a pipeline of new supply.**

59. Providers have told us that within a localised funding model they would prefer a degree of standardisation with regards to the administration of a local top-up as well as the underpinning framework for reaching a funding decision – for example, via a national statement of expectations or a national commissioning framework. This is particularly important for larger providers who operate across many different local areas and would welcome a degree of standardisation and consistency. However, it is important to balance this against the need to preserve flexibility for local areas to design the delivery of the top-up in their area in a way which best meets the needs and circumstances of supporting vulnerable people in their areas.

Q8. *We are interested in your views on how to strike a balance between local flexibility and provider/developer certainty and simplicity. What features should the funding model have to provide **greater certainty to providers** and in particular, developers of new supply?*

Q9. *Should there be a **national statement of expectations or national commissioning framework** within which local areas tailor their funding? How should this work with existing commissioning arrangements, for example across health and social care, and how would we ensure it was followed?*

Q10. The Government wants a **smooth transition** to the new funding arrangement on 1 April 2019. What transitional arrangements might be helpful in supporting the transition to the new regime?

Q11. Do you have **any other views** about how the local top-up model can be designed to ensure it works for tenants, commissioners, providers and developers?

**V. Developing options for workable funding model(s) for short term accommodation, including hostels and refuges.**

60. While we are confident that the local top up model will meet the needs of the majority of the sector, we recognise some particular challenges, such as the monthly payment of Universal Credit, may remain for very short term accommodation, including hostels and refuges. We will work with the sector to develop further options to ensure that providers of shorter term accommodation continue to receive appropriate funding for their important work. Whilst the mechanism or mechanisms (if more than one model is necessary) may be different, funding for this type of accommodation will benefit from the same protection as supported housing in general.

Q12. We welcome your views on how **emergency and short term accommodation** should be defined and how funding should be provided outside Universal Credit. How should funding be provided for tenants in these situations?

## Task and finish groups

61. There will be four task and finish groups working across these key issues outlined through this consultation, which will include membership from key stakeholders and partners from across the sector and from across Government departments and the devolved administrations where appropriate. This work will run in tandem with this consultation exercise and report back to Government. The task and finish groups will cover the following:

- A. **Fair access to funding** (issue I above);
- B. **Local roles & responsibilities including ensuring value for money, quality and appropriate oversight** (combining issues II and III above): exploring how the new model should work in practice and how to assure quality;
- C. **Ensuring new supply of supported housing** (issue IV above): looking at how to provide assurance and certainty for developers as well as maintaining local flexibility for commissioners; and
- D. **Short term accommodation** (issue V above): developing options for a workable and sustainable funding model or models for short term accommodation.

## Timetable

62. This document begins the consultation process alongside a programme of task and finish groups working with the sector on key design components of the model and designing a new approach for short term accommodation.
63. While the framework for the new funding model has been set, this consultation seeks views on key system design elements to ensure the model(s) will work for tenants, commissioners, providers and developers. The specific issues we wish to resolve through this consultation include fair access to funding; clarifying expectations for local roles and responsibilities; confirming what further arrangements there should be to provide oversight and assurance; exploring the appropriate balance between local flexibility and provider certainty; and gathering views on developing a workable funding model(s) for short term accommodation, including hostels and refuges.
64. This consultation will run for 12 weeks until 13 February 2017. There will then be a Green Paper on the detailed arrangements for the local top-up model and approach to short term accommodation in the spring. A final package will be announced in autumn 2017 to allow time for transitional arrangements to be made ahead of the new model commencing on 1 April 2019.

<b>Timetable</b>	<b>Delivery phase</b>
<b>Nov 2016 To Feb 2017</b>	Consultation: consultation document
<b>Nov/Dec/Jan/Feb</b>	Stakeholder engagement and task and finish groups
<b>Spring 2017</b>	Green Paper on detailed model(s) and funding distribution consideration
<b>Autumn 2017</b>	Announce detailed funding model(s) and local authority funding allocations
<b>April 2018</b>	Shadow year arrangements in place on detail and allocation of funding to allow full transition to new model
<b>April 2019</b>	Commencement of new funding model(s)

# About this consultation

This consultation document and consultation process have been planned to adhere to the Consultation Principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal information, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 1998 (DPA) and the Environmental Information Regulations 2004).

If you want the information that you provide to be treated as confidential, please be aware that, under the FOIA, there is a statutory Code of Practice with which public authorities must comply and which deals, amongst other things, with obligations of confidence. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Department for Communities and Local Government will process your personal data in accordance with DPA and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties.

Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

**DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT**

**CONSULTATION- FUNDING FOR SUPPORTED HOUSING - NOVEMBER 2016**

**Suggested Response - West Lancashire Borough Council**

The Council are unable to provide a response to the consultation in the format requested due to the timescales involved and the scale of the issues in question which require careful consideration and discussion with other providers of supported housing. A general response has however been prepared.

We welcome the intention to ring-fence the devolved top-up funding to ensure that the vulnerable and those in need are not disadvantaged. Our areas of concern are:

- Whether the intended level of the top-up funding made available will be sufficient to meet local needs. Comparisons have been made with Supporting People funding which was initially ring-fenced but then faced funding reductions in subsequent years.
- Whether funding levels will have an annual uplift.
- How the funding will be applied locally as we are a 2<sup>nd</sup> tier authority. Initial indications were that funding would sit at 1<sup>st</sup> tier level, therefore with Lancashire County Council, who is responsible for commissioning the majority of supported housing services that are currently in place. There would be a significant administrative impact for this Council if we were responsible for administering the top-up funding for the Borough.
- That no-one with support needs should end up in accommodation that does not meet their individual requirements, or become homeless as a result of the changes.
- That the actual level of housing and support costs will be met in full and funding will meet levels of demand.
- That sufficient time is given to manage the transition period to any new funding system.

The Council will work closely with local providers of supported housing to help develop and shape the new funding model and ensure that residents of West Lancashire are not disadvantaged. We will also contribute to the formal feedback through the Association of Retained Council Housing (ARCH) of which we are a member.







Cabinet: 10 January 2017

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**Report of: Director of Housing and Inclusion**

**Relevant Portfolio Holder: Councillor J. Patterson**

**Contact for further information: Mr W. Berkley (Extn. 5259)**  
**(E-mail: [william.berkley@westlancs.gov.uk](mailto:william.berkley@westlancs.gov.uk))**

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**SUBJECT: BEECHTREES REVIVAL - UPDATE**

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Wards affected: Borough wide

## **1.0 PURPOSE OF THE REPORT**

1.1 To provide an update in relation to the Beechtrees Revival project and to establish the preferred option for consideration by Council.

## **2.0 RECOMMENDATIONS**

2.1 That the contents of this report and the progress being made in relation to the Beechtrees Revival project be noted.

2.2 That option 3, as detailed at paragraph 5.3, be submitted to Council for consideration as part of the budget setting process for 2017/18.

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## **3.0 BACKGROUND**

3.1 The Beechtrees Revival project was initially agreed by Council on 25th February 2015. It consisted of the major refurbishment of 6 blocks of flats the minor refurbishment of 2 attached blocks of flats, the construction of 14 new build houses following the demolition of 3 attached blocks of flats and 4 houses. A budget of £2,996k was allocated to the project over 3 years. Implementation was however deferred, following a government announcement relating to rent reductions. Council decided to proceed with the project in February 2016. An addition £630k surplus from the Firbeck Revival was allocated to the project as part of the 2016/17 mid-year review.

## **4.0 CURRENT POSITION**

- 4.1 The rehousing of affected tenants has now been completed, with a number of tenants now enjoying new accommodation on the Firbeck development.
- 4.2 Invasive structural investigations of the flats have now been carried out. These investigations have identified that additional structural remedial works are required to deliver the original vision for the flats. Part of the vision for the flats was to open up the front of the stairway to allow more light into the communal areas. It has been identified that the structural works required to achieve this combined with defects identified within the structure will require extensive remedial works to be carried out.
- 4.3 It was therefore felt necessary to re-assess the options for the project in relation to the 6 retained detached blocks the remaining new build / demolition / minor refurbishment work will proceed as planned. The options which have been considered are detailed below along with the associated advantages / disadvantages for the detached blocks and financial implications. These are based on a recent government announcement in relation to benefit changes for under 35s and a predicted reduction in demand for flat accommodation.
- 4.4 Flats on Beechtrees were identified, following a net present value analysis, as being unsustainable and having a negative effect on the business plan.

## **5.0 OPTIONS**

- 5.1 Option 1 - Proceeding with the project in its existing form this will take the overall project cost to £4,338K (an additional £712K on the existing budget). This includes addition work to carry out concrete repairs. Whilst this option is achievable the additional costs involved now make it less attractive in comparison with what could be achieved with other options. The advantages of this are that it provides the most number of units and an opportunity to establish what can be achieved with similar blocks.
- 5.2 Option 2 - Demolish 4 detached blocks and replace with 14 x 2 bed houses and refurbish the remaining 2 detached blocks. This option would take the overall project cost to £4,156k (an additional £530k on the existing budget). This option acknowledges the difficulties in refurbishing the existing blocks and limits these along with producing additional new build properties. Again, refurbishing the two blocks will provide an opportunity to establish what can be achieved with similar blocks. The disadvantages of this option are that refurbishing the two blocks would be costly and would not afford the life of a new build solution.
- 5.3 Option 3 - Demolish 6 detached blocks and replace with 22 x 2 bed houses. This option would take the overall project cost to £4,095k (an additional £496k on the existing budget). This will provide the biggest impact on the estate and the resulting properties will have a guaranteed remaining life. The disadvantage of this option is the reduced number of units.
- 5.4 Option 4 - Demolish the 6 detached blocks and clear the site. This option would take the overall project cost to £2,254k leaving a £1,372k surplus budget. This

option will address the sustainability issues and the negative effect on the business plan of the demolished flats and leave the opportunity to further develop the site at some time in the future. This is the most economical of the options however; it would not provide the number of homes afforded by the other options.

5.5 The options detailed above have been developed with consultants but will be subject to planning approval.

## 6.0 SUMMARY

6.1 A summary of the options outlined in section 5 is shown in the table below.

6.2 Options Summary Table:

£000s			Outputs									
	Estimated Cost	Addition Funding Required	Demolished Houses*		Demolished Flats*		Refurbished Flats**		New Build Houses***		Net Effect	
			No of Units	Estimated effect on income p.a.	No of Units	Estimated effect on income p.a.	No of Units	Estimated effect on income p.a.	No of Units	Estimated effect on income p.a.	No of Units	Estimated effect on income p.a.
Option 1	£ 4,338.00	£ 712.00	4	£ -14,573	12	£ -39,399	44	£ 39,945	14	£ 70,380	-2	£ 56,352
Option 2	£ 4,156.00	£ 530.00	4	£ -14,573	36	£ -118,198	20	£ 18,157	28	£ 140,760	-12	£ 26,145
Option 3	£ 4,095.00	£ 469.00	4	£ -14,573	48	£ -157,598	8	£ -	36	£ 180,977	-16	£ 8,806
Option 4	£ 2,254.00	£ -1,372.00	4	£ -14,573	48	£ -157,598	8	£ -	14	£ 70,380	-38	£ -101,791

\*Estimated reduction is based on average 14 days void loss for Digmoor

\*\* Estimated increase in rent following refurbishment and moving to affordable rent levels and 3 days per year void loss.

\*\*\* New build rent levels based on Firbeck rental rates and 3 days void loss per year.

## 7.0 PREFERRED OPTION

7.1 Having considered the options, officers feel that the balance has now shifted to a new build solution, due to the increase in costs relating to the detached flat refurbishments. Option 3 will provide the biggest improvement on the estate and it will also be the lowest risk, in terms of potential legacy issues / defects. New build properties would provide a minimum 80 years life.

## 8.0 CONSULTATION

8.1 Extensive consultation has been carried out in connection with the initial optional appraisal. Additional consultation will be carried out with tenants as part of the HRA budget setting process.

## 9.0 IMPLICATIONS/COMMUNITY STRATEGY

9.1 The proposal will affect the provision of affordable housing in Skelmersdale, for which there is very high demand. In addition, the development will also contribute to meeting the housing needs and aspirations of the wider local community.

## **10.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 10.1 The financial implications vary for each option and are summarised in table 6.2. It is proposed that the preferred option is considered by full Council as part of the budget setting process for the 2017/18 financial year.
- 10.2 Table 6.2 shows the estimated effect of each of the options on projected income. Whilst the preferred option only provides a modest increase in income, it is felt that resulting properties will be the most sustainable in terms of demand and long term maintenance costs. In addition, it will provide the most positive impact on the estate of all the options.

## **11.0 RISK ASSESSMENT**

- 11.1 There are differing risks dependant on the option taken, these are touched upon in section 5. Options that retain existing blocks pose the highest degree of risk in terms of increased costs, due the uncertain nature of working on existing buildings and the potential to uncover hidden issues/defects. Option 1 therefore represents the highest degree of risk, followed by option 2 then option 3, with option 4 being the lowest risk. These risks need to be considered along with the opportunities the various options afford.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

There is a direct impact on members of the public, employees, elected members and / or stakeholders, therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

### **Appendices**

Appendix A - Equality Impact Assessment

Appendix B – Minute of Landlord Services Committee (Cabinet Working Group) held on 5 January 2017 – to follow

# Equality Impact Assessment Form



<b>Directorate:</b> Housing & Inclusion	<b>Service:</b> Property Services
<b>Completed by:</b> William Berkley	<b>Date:</b> 5 <sup>th</sup> December 2016
<b>Subject Title:</b> Beechtrees Revival - Update	
<b>1. DESCRIPTION</b>	
Is a policy or strategy being produced or revised:	No
Is a service being designed, redesigned or cutback:	No
Is a commissioning plan or contract specification being developed:	No
Is a budget being set or funding allocated:	No
Is a programme or project being planned:	Yes
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty ( <b>Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations</b> ):	No
Details of the matter under consideration:	Beechtrees Revival – Update (Cabinet preferred option)
<i>If you answered <b>Yes</b> to any of the above <b>go straight to Section 3</b></i> <i>If you answered <b>No</b> to all the above <b>please complete Section 2</b></i>	
<b>2. RELEVANCE</b>	
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	N/A
If <b>Yes</b> , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered <b>Yes</b> go to <b>Section 3</b></i>	N/A
If you answered <b>No</b> to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>	N/A

<b>3. EVIDENCE COLLECTION</b>	
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	Residents of Beechtrees and applicants for social housing
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	N/A
Which of the protected characteristics are most relevant to the work being carried out?  Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity	Yes Yes No No No No No No No No
<b>4. DATA ANALYSIS</b>	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	Residents of West Lancashire who require social housing.
What will the impact of the work being carried out be on usage/the stakeholders?	Improved quality of social housing. Potential reduction in the number of units available. Improved appearance on the estate.
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	When the revival scheme was initially consulted upon, the vast majority of respondents to our consultation are in favour of the scheme in principal, with only 2 people against.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	We have offered various channels of consultation, online surveys, questionnaires, drop in events and email.  The vast majority of respondents to our consultation were in favour of the revival scheme in principal.
If any further data/consultation is needed and is to be gathered, please specify:	N/A

<b>5. IMPACT OF DECISIONS</b>	
In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	The impact to existing tenants has been addressed by offering re-housing. The largest demographic in the flats was males between 20-29.
<b>6. CONSIDERING THE IMPACT</b>	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).	The option chosen will affect the number of social housing units available for rent and the make of the housing stock. The change in make-up which will result from officers preferred option will address anticipated future demand due to changes in government policy in relation to benefits/housing.
What actions do you plan to take to address any other issues above?	No Actions.
<b>7. MONITORING AND REVIEWING</b>	
When will this assessment be reviewed and who will review it?	N/A







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**Report of: Director of Leisure and Wellbeing**

**Relevant Portfolio Holders: Councillor Y. Gagen**

**Contacts for further information: Mr S. Kent (Extn. 5169)  
(E-mail: [Stephen.kent@westlancs.gov.uk](mailto:Stephen.kent@westlancs.gov.uk) )**

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**SUBJECT: TAWD VALLEY PARK PROJECT**

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Wards affected: All Skelmersdale Wards.

## **1.0 PURPOSE OF THE REPORT**

- 1.1 To request funding to engage consultants to deliver a detailed master plan for the Council to progress the development of a programme of environmental and recreational improvements in Tawd Valley Park, Skelmersdale.

## **2.0 RECOMMENDATIONS TO CABINET**

- 2.1 That the allocation of up to £25,000 be approved to undertake the master plan process for the Tawd Valley Park Project.
- 2.2 That delegated authority be given to the Director of Leisure and Wellbeing to take all steps necessary to engage consultants to deliver the Tawd Valley Park master plan.

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## **3.0 BACKGROUND**

- 3.1 Tawd Valley Park is an area of public open space running along the line of the River Tawd from Skelmersdale Town Centre in a northerly direction for 2 km to the edge of the town at Ashurst. The park consists of open greenspace, woodlands, and meadows and is within easy access of most of the residential areas of Skelmersdale.
- 3.2 The park offers the potential to be a valuable recreational and environmental asset to the local community, however, realising this potential will require careful and co-ordinated planning and investigation to establish environmental improvements that are required to improve the health of the park, and

recreational facilities that are beneficial to the local community and are what local people want.

- 3.3 In the previous park development project at Coronation Park in Ormskirk, the process used was to initially develop a master plan for the park, created from an extensive consultation and planning process. This process proved to be very successful and the results for Coronation Park have been excellent. It is felt therefore that taking the same approach for Tawd Valley Park would be the best way to take the project forward.

#### **4.0 CURRENT POSITION**

- 4.1 In November 2016 an officer working group was established consisting of West Lancashire Borough Council, Environment Agency, Groundwork CLM, Douglas Valley Catchment Programme and Lancashire County Council. This group will initially oversee a master plan process which will create clear and justified proposals for the project, will give an idea of the level of resources required to implement the scheme, and where these resources could be realised.

- 4.2 The master plan would include:-

- Scoping Exercise - to establish facilities existing on and around the park.
- Environmental Appraisal – identifying where environmental improvements/protection are required.
- Options Appraisal – liaison with stakeholders to establish core improvements required.
- Public Consultation – extensive programme to consult on core improvements and others proposals from the community.
- Establishing Consensus – gathering all views and proposals and propose options for master plan.
- Draft Master plan – compilation of consensus proposals into overall plan for further consultation.
- Final Master plan – adoption of Master plan.
- Design Proposals – detail designs for all elements of improvement works.
- Costings – indicative prices for all improvement works.
- Sources of Funding – identify feasible and available sources of funding.

- 4.3 In addition to the master plan, and further into the process, the officer working group will seek funding required and will oversee the implementation of the project. It will also assist with developing the sustainability of the project through creating a means of on-going management of the park.

#### **5.0 PROPOSALS**

- 5.1 It is proposed that the Tawd Valley Park Working Group develop specifications for the Master plan contract and that the Council make revenue funds of up to £25,000 available to cover the cost of this contract.

## **6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

6.1 The development of this master plan and the subsequent improvements to Tawd Valley Park would greatly increase the level of healthy outdoor activity available to the local community. It would involve the local community in decision making and would therefore foster local ownership and the involvement in on-going stewardship. The scheme would also protect and enhance the natural environment of the park.

## **7.0 FINANCIAL AND RESOURCE IMPLICATIONS**

7.1 A bid for £25,000 revenue funding has been made from the 2017/18 budget to allow the Master plan contract to proceed. Early and positive consideration of this bid would allow the tender process to start as soon as possible.

7.2 A bid for Community Infrastructure Levy funding has been made for £300,000 capital funds to help implement the Tawd Valley Park Project. Undertaking the Masterplan process during 2017 would help to justify the CIL bid and may provide a significant start to the implementation of the scheme.

## **8.0 RISK ASSESSMENT**

8.1 Should the £25,000 requested be allocated then a master plan could be developed. This would be a major step forward in the development of Tawd Valley Park but would not necessarily guarantee that the capital resources required to implement the scheme would be available. However, the early production of a master plan for the project would assist in the bid for C.I.L monies.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

There is a direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

### **Appendices**

1. Equality Impact Assessment



## Appendix 1 – Equality Impact Assessment

<h1 style="color: red;">Equality Impact Assessment Form</h1>	
Directorate: Community Services	Service: Leisure, Cultural & Arts
Completed by: Stephen Kent	Date: 10th January 2017
Subject Title: Tawd Valley Park Project	
<b>1. DESCRIPTION</b>	
Is a policy or strategy being produced or revised:	<i>*delete as appropriate</i>
	No
Is a service being designed, redesigned or cutback:	No
Is a commissioning plan or contract specification being developed:	No
Is a budget being set or funding allocated:	No
Is a programme or project being planned:	Yes
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty ( <b>Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations</b> ):	No
Details of the matter under consideration:	Request for funding to progress a master plan for the upgrading of Tawd Valley Park, Skelmersdale.
<p><i>If you answered <b>Yes</b> to any of the above go straight to Section 3</i></p> <p><i>If you answered <b>No</b> to all the above please complete Section 2</i></p>	
<b>2. RELEVANCE</b>	
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	<i>*delete as appropriate</i>
If <b>Yes</b> , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered Yes go to Section 3</i>	
If you answered <b>No</b> to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>	
<b>3. EVIDENCE COLLECTION</b>	
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	Skelmersdale community.
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	Skelmersdale community.
Which of the protected characteristics are most relevant to the work being carried out?	<i>*delete as appropriate</i>

<p>Age</p> <p>Gender</p> <p>Disability</p> <p>Race and Culture</p> <p>Sexual Orientation</p> <p>Religion or Belief</p> <p>Gender Reassignment</p> <p>Marriage and Civil Partnership</p> <p>Pregnancy and Maternity</p>	<p>All – relates to all sectors of the community.</p>
<p><b>4. DATA ANALYSIS</b></p>	
<p>In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?</p>	<p>Limited use by Skelmersdale community.</p>
<p>What will the impact of the work being carried out be on usage/the stakeholders?</p>	<p>Facility will be more attractive for safe use, provide wider recreational provision, and will develop a healthier environment which will all help to increase the use of the park by the community.</p>
<p>What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?</p>	<p>There has been criticism of the standard of Tawd Valley Park for some years from the local community and ward councillors. This Project is in direct response to the need for improvements and has general support from all stakeholders.</p>
<p>What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?</p>	<p>Consultation will be part of the process to be undertaken as a result of the funding requested in this report.</p>
<p>If any further data/consultation is needed and is to be gathered, please specify:</p>	<p>Extensive local consultation with local community, schools, groups and other community representatives will be undertaken as part of this project.</p>
<p><b>5. IMPACT OF DECISIONS</b></p>	
<p>In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?</p>	<p>Improved and additional facilities will accommodate as wide a cross section of the community as possible.</p>
<p><b>6. CONSIDERING THE IMPACT</b></p>	
<p>If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).</p>	<p>Any negative impacts will be monitored by the Council and dealt with accordingly.</p>
<p>What actions do you plan to take to address any other issues above?</p>	<p>Liaison with local community and stakeholders, including the establishment of a "Friends" group to represent the views of the local community.</p>

<b>7. MONITORING AND REVIEWING</b>	
When will this assessment be reviewed and who will review it?	January 2018. Reviewing officer – Stephen Kent.







**CABINET**

**10 January 2017**

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**Report of:** Director of Leisure and Wellbeing

**Relevant Portfolio Holder:** Councillor Y Gagen

**Contact for further information :** John Nelson, (ext 5157)  
[John.Nelson@westlancs.gov.uk](mailto:John.Nelson@westlancs.gov.uk)

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**SUBJECT: NEW LEISURE FACILITIES AND PROCUREMENT OF LEISURE PARTNERSHIP**

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Wards affected: Borough wide.

## **1.0 PURPOSE OF THE REPORT**

1.1 To seek Cabinet approval to engage specialist consultants to undertake a financial viability appraisal and options for financing for new leisure provision in Skelmersdale and Ormskirk, to enter into discussion with North Meols Parish Council regarding the future of Banks Leisure Centre and to initiate discussions with the current leisure provider regarding an extension to the leisure services agreement.

## **2.0 RECOMMENDATIONS**

2.1 That the Director of Leisure and Wellbeing and the Borough Treasurer, in consultation with the Portfolio Holder for Leisure & Human Resources and the Portfolio Holder for Finance be authorised to:-

2.1.1 Engage specialist consultants to undertake a financial viability appraisal and options for replacement leisure facilities in Skelmersdale and Ormskirk, in accordance with para 9.1 of the report.

2.1.2 Enter in to discussion with North Meols Parish Council regarding options for the management of Banks Leisure Centre.

2.1.3 To agree and conclude all necessary arrangements with the current leisure provider to enable an extension to the Leisure Services Agreement in accordance with para 9.4 of the report, to include entering into any leases, amendments to agreements, and the giving of any notifications/notices which may be required to effect any extension.

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### **3.0 BACKGROUND**

3.1 The Council at its meeting on the 24 February 2016 agreed to the adoption of new Leisure and Playing Pitch Strategies for the Council. Included within the Leisure strategy was a key action timetable (page 1 of the timetable is attached at Appendix 1).

3.2 The first key action is for the establishment of a project team:-

*Establish a Project Team led by the Deputy Director of Leisure and Wellbeing with representatives from Finance and Legal, supported by the Procurement Executive with an external Specialist Adviser to undertake the procurement of a new partnership arrangement from 1 April 2020 which would include significant capital investment for the built sports provision as outlined in (a) to (d) below, including options for securing capital investment. (See Appendix 1 for details).*

3.3 A Project Team and Project Board were established to make progress with the actions agreed in the leisure strategy, in addition it was also considered prudent for the formation of a Cabinet Working Group to provide political direction and support.

3.4 The Project Team have met on three occasions and the Project Board on two occasions. In addition several individual meetings have been held regarding specific issues both internally and with external partners and leisure providers.

3.5 The West Lancashire Leisure Partnership Cabinet Working Group met on the 7 September 2016 and again on the 30 November 2016.

### **4.0 PROJECT TEAM**

4.1 The Project Team consists of senior officers covering a range of service areas, including leisure and wellbeing, finance, legal, procurement, planning, regeneration, estates and planning services. Other specific teams and function areas will be added as the project progresses.

4.2 The project team have looked at and considered a number of key areas. The areas covered include:-

- Current contract provisions.
- Leisure Strategy Key Action plan.
- Scope of services to be considered.
- Site options for replacement facilities.
- Skelmersdale Town centre redevelopment partnership and the impact/opportunities for new leisure facility provision.
- Funding options and grant funding availability.
- Procurement options.
- The range and commercial applications of the mix of facilities to be provided.
- Contract extension and transitional arrangements.

- Lease conditions and site covenants.

4.3 The project negotiations and engagement to seek funding and delivery of new provision together with identifying a new delivery partner is likely to continue for a period beyond 1 year and potentially up to 4 years.

## **5.0 PROJECT BOARD**

5.1 The formation of a project board to provide oversight and support for the project and project team is important, the project board consists of the Director of Leisure and Wellbeing, Director of Development and Regeneration, Borough Treasurer, Borough Solicitor and the Deputy Director of Leisure and Wellbeing.

## **6.0 CABINET WORKING GROUP**

6.1 The Leisure Partnership Cabinet Working Group is comprised of six members, four Labour Councillors and two Conservative Councillors.

6.2 The terms of reference for the Cabinet Working Group are :-

- To consider the opportunities available for the procurement of a new partnership arrangement for the provision of leisure services, which would include significant capital investment for built sports provision, as outlined in the Key Action plan of the Councils leisure strategy.
- To report recommendations to Cabinet and/or Council as appropriate.

6.3 The Project Board chair, the Director of Leisure and Wellbeing, together with the chair of the Project Team, the Deputy Director of Leisure and Wellbeing, provide information and guidance to the Cabinet Working Group together with other Council officers as appropriate.

## **7.0 DEVELOPMENT / PROCUREMENT OPTIONS**

7.1 Cabinet Working Group Members considered proposals for the mix of facilities, incorporating elements of existing provision and considering options of commercial interest which would reduce the ongoing operational costs. A list of the options proposed to members is included at Appendix 2.

7.2 The procurement process, finances and affordability are critical. Options and availability of working with one development partner to design, build and then operate the facility could be restrictive and would involve a high level of risk security built into any agreement for the long term operational management. It is proposed that separating the functions of design and build away from the operational management would provide for a wider selection of potential partner organisations and a better value operational tender at a later date.

7.3 The potential for collaboration with the West Lancashire Clinical Commissioning Group (CCG) with an option for a health centre/doctors surgery added to the

proposed Skelmersdale leisure facilities would add value to the impact of a new facility and working in partnership should reduce build and operational costs.

- 7.4 Should the separation option for the design/build with a separate tender/agreement for the operational management be accepted and taken forward then an extension of the current leisure services agreement would be required, this would allow for the new facilities to be assessed for income and operation costs prior to a procurement and tender process for the operational management of the facilities.
- 7.5 In addition by extending the current agreement and evaluating the business during the first twelve to eighteen months of the new facilities, then it will provide the Council with opportunities to consider other types of management arrangements.
- 7.6 In order to effect an extension it may be a requirement to provide a Contract Modification Notice in the Official Journal of the European Union, OJEU. There is a risk that this will provoke a challenge, but this is considered to be extremely unlikely as the rationale for the extension (i.e. collecting operating financial data for the new-build centres in advance of a tender) will benefit not only the Council, but all potential bidders by reducing financial risk.
- 7.7 The existing operational leisure services agreement and the relationship between West Lancashire Community Leisure Limited (a registered charity) the operating partner Serco Leisure Operating Limited and the agreements between WLBC and Serco Leisure Operating limited for maintenance and Serco Paisa for capital investment have proved beneficial for the Authority. The current arrangements were agreed in 2004 and since then other types of operational partnership structures have been formed and should be considered. A new type of management arrangement and or variations of the current agreement may provide additional benefits and opportunities.
- 7.8 Members of the Cabinet Working Group were advised of the current relationship with Beacon Park golf course, which was added to the operational leisure services agreement in 2012. Members were also informed of the options and restrictions for Banks Leisure Centre, that the facilities at Banks do not belong to the Borough Council and are leased from the Secretary of State for Health with a renewal of the lease in 2021.
- 7.9 The options for the site of Banks Leisure Centre have been the subject of tentative discussions between developers and the Secretary of State for Health. However further progress cannot be made without the involvement of the Borough Council. Options have been broadly discussed for external funding for an alternative facility in Banks, subject to the land that the current leisure centre is on, being released by surrender of the lease. This option is in very early discussions and may not be financially viable. Unless alternative methods of managing the facilities or the development option proceeds, then the prospect of the lease with the Secretary of State for Health coming to conclusion and the facility closing is a distinct and real possibility.
- 7.10 Cabinet Working Group members discussed the site options for the new leisure centre in Skelmersdale. Members were advised of the ongoing discussions with

St Modwen and the options under consideration from the Director of Development and Regeneration. The release of the land vacated by Nye Bevan Pool, once the new leisure centre opens, would be advantageous to the redevelopment of the town centre.

- 7.11 The option for a replacement for Park Pool within an area close to the town centre of Ormskirk is important. In order to maintain customer loyalty and to ensure continuation of services provision it is proposed that the current facilities should remain open until the new facility is built. Options and the availability of a new site will need to be considered as part of a financial viability study.

## 8.0 PROJECT TIMELINE

- 8.1 An outline project time table is provided below, identifying key dates and the key tasks as part of a procurement process.

- 8.2 An initial draft outline of key dates is provided below:-

• Identify project team and project board members.	<b>By end of</b> April 2016
• Agree members working group representation.	June 2016
• Agree procurement options and identify external support required. *	July 2016
• Agree scope for procurement/range of facilities .	Oct 2016
• Report to Cabinet on external support and range of facilities.	Jan 2017
• Extension negotiations and notice for OJEU.	Mar 2017
• Report to Council seeking authority to progress with discussions.	Apr 2017
• Agreement for extension for the operational management and outline agreement for transitional management arrangements.	Sept 2017
• Specification development and funding options identified.	Nov 2017
• Pre tender invitation SQ (PQQ).	Jan 2018
• Procurement options confirmed and invitation/tender published.	Mar 2018
• Negotiations and evaluation with design/build partners.	May 2018
• Preferred partner appointment and final agreement on range and funding of facility options to be delivered.	July 2018
• Agreement for transitional operational management.	Sept 2018
• Start construction of new facilities (if funding is in place).	Mar 2019
• Opening of new Leisure Centre/s .	April 2020
• Commence procurement/tender process for a new operation.	April 2021
• Evaluation of operating performance of new facilities.	Oct 2021
• Negotiations with prospective operating partners.	Oct 2021
• Commence new partnership arrangement.	April 2022

\* External support has not yet been engaged.

A detailed project time line will be developed with the Project Team, providing key tasks and a critical path for specific routines and project deadlines. Reports to Cabinet and Council as required to progress in relation to key decisions and authority to proceed with key actions/delivery.

- 8.3 There is no guarantee at this stage that the financial viability appraisal will show that it is feasible to build replacement leisure facilities in Skelmersdale and Ormskirk. Given the difficult medium term financial position facing the council there is a significant risk that this will not be possible. Consequently the time line shown above may need to be amended following the outcome of the appraisal.

## **9.0 PROPOSALS**

- 9.1 That members allocate up to £50,000 funding from the major projects reserve to undertake a financial viability assessment on the proposed facility mix for the new leisure facilities. Identifying the new leisure facilities in Skelmersdale as the priority site and the options for the viability and replacement of the facilities at Park Pool Ormskirk. The financial viability assessment to consider the options put forward to maximise income potential and identify a financial model/s for financing the construction costs. Including an assessment/identification of grant funding and external financing options.
- 9.2 Although preferable to secure two new leisure facilities at the beginning of a new partnership arrangement, it may not be financially possible to afford either. As part of the viability assessment, Skelmersdale would be considered likely to be the priority site while a full replacement for Park Pool may need to be considered at a future date.
- 9.3 That discussions be commenced with North Meols Parish Council regarding the options for a community partnership to manage the day to day operation of Banks Leisure Centre.
- 9.4 That negotiations commence with West Lancashire Community Leisure Limited and the leisure operating partners Serco Leisure Operating Limited for the extension of the current leisure services agreement, for the reasons set out in section 7 above. Including making any notifications/notices which may be required to effect any extension to the partnership arrangement. This would allow for options for transitional funding agreements to be agreed, to allow for the development of two new facilities and the potential transfer or closure from the arrangement of Banks Leisure Centre.

## **10.0 IMPLICATIONS/COMMUNITY STRATEGY**

- 10.1 There are significant implications for any delays in the procurement/extension of an operational management partnership arrangement and securing capital investment for replacement of existing facilities. Partnership agreement and consultation with community groups, CCG, Parish Councils and current partner organisations will be a key element of the decisions for the facility mix that can be delivered and afforded within Council finances.
- 10.2 The provision of local authority services, in particular leisure facilities has an impact on the health and wellbeing of residents. As part of the Councils commitment to improvements for health of residents and to tackle health inequalities, the provision of good quality affordable leisure facilities will support the Councils vision and ambitions.

## **11.0 RISK ASSESMENT**

- 11.1 The project to secure funding and the development of two new leisure facilities is complex and not without risk. Raising aspirations and being unable to deliver is a reputational risk for the Council. Being unable to financially sustain the investment and revenue is a significant ongoing financial risk for the Council.
- 11.2 The procurement considerations for building the facilities and options for the procurement of the future management arrangements will have individual risks which will need to be assessed. These will form part of further considerations as the project progresses.
- 11.3 The project will be included on the Councils corporate risk register, noting the challenges and risks associated with the project.

## **12.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 12.1 In order to progress with an initial financial viability assessment it is proposed to allocate up to £50,000 to engage specialist consultant/advisors, with funding to be allocated from the major projects reserve.
- 12.2 The Council financial position is that it is required to make significant revenue savings over the next few years. Any negotiations will need to be structured so that the current revenue cost of operating the services under consideration by the project team, is significantly reduced or if commercially viable provide the Council with a surplus position.
- 12.3 Although preferable to secure two new leisure facilities at the beginning of a new partnership arrangement, it may not be financially possible to afford either. The financial viability assessment will need to look at the option of affordability and viability for both sites and the option of one site being taken forward.
- 12.4 The extension of the current leisure services agreement would, without any changes to the current service levels or agreements, provide savings from the fixed capital investment payments of **£ 338,640 per year** for a two year extension. Additional savings could be achieved by negotiation, particularly if options for the leisure centre in Banks could be removed from the operation.
- 12.5 It is likely that the Council will be required to provide both the land and capital investment as part of the development of new facilities, particularly if it also seeks to significantly reduce or remove the revenue cost of the day-to-day operation of the facilities. The extent of any capital and revenue funding will be determined as the project and evaluation of the facility mix and negotiations proceeds.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

## **Equality Impact Assessment**

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required.

## **Appendices**

1. Leisure Strategy – page 1 of Key Actions Timetable
2. Proposed facility mix



## KEY ACTIONS Timetable

Aim	Action	Estimated Timescale	Partners (Lead)
Built Sports Provision	<p>Establish a Project Team led by the Deputy Director of Leisure and Wellbeing with representatives from Finance and Legal, supported by the Procurement Executive with an external Specialist Adviser to undertake the procurement of a new partnership arrangement from 1 April 2020 which would include significant capital investment for the built sports provision as outlined in (a) to (d) below, including options for securing capital investment.</p> <p><i>(a) Skelmersdale</i></p> <ul style="list-style-type: none"> <li>◀ In the context of the Partnership Agreement with HCA and St Modwens and the finances available, minimising revenue cost wherever possible, development of a new sports centre in Skelmersdale replacing Nye Bevan pool.</li> </ul> <p><i>(b) Ormskirk</i></p> <ul style="list-style-type: none"> <li>◀ In the context of the impact of the new Sporting Edge facilities and the finances available, undertake an options appraisal in relation to replacing Park Pool in the future.</li> </ul> <p><i>(c) Burscough</i></p> <ul style="list-style-type: none"> <li>◀ In the context of the finances available and market appetite potentially update and refurbish and enhance as appropriate the sports facilities at Burscough Racquets and Fitness Centre in order to secure its medium term future.</li> </ul> <p><i>(d) Banks</i></p> <ul style="list-style-type: none"> <li>◀ In the context of the finance available and market appetite potentially update and refurbish and enhance as appropriate the sports facilities at Banks Sports Centre in order to secure its medium term future or consider closure.</li> </ul>	2016-2020	WLBC, Private Sector, Health partners, Parish Councils, Sport England, National Governing Bodies (NGB's).



## New Leisure Centre/s Facility Mix

## APPENDIX 2

Facilities	Skelmersdale	Ormskirk
Main Pool	✓	✓
Training Pool	✓	✓
Water play	✓	Optional depending on cost and income projections
Village Changing Rooms	✓	✓
Fitness Suite (220 stations)	✓	✓
Aerobics Studio	✓	✓
Spinning Studio (fixed location with 'Virtual' spinning classes)	✓	✓
Sports Hall (4 badminton courts)	Optional depending on cost and income projections	X
Bowling Alley (10 pin 8 lanes)	✓	X
Soft Play Area (including party room)	✓	✓
Climbing Walls (Vertigo)	✓	X
Spa treatment (sauna, steam, Jacuzzi, treatment rooms, relaxation area with coffee bar)	X	✓
Catering Snack Bar	✓	✓





CABINET: 10 January 2017

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**Report of: Director of Leisure and Wellbeing**

**Relevant Portfolio Holder: Councillor Kevin Wright**

**Contact for further information: Mrs Laura Lea (Extn. 5196)**  
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**SUBJECT: PRIVATE SECTOR HOUSING STRATEGY 2017-2020**

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Wards affected: Borough wide

## **1.0 PURPOSE OF THE REPORT**

1.1 To consider and agree the Private Sector Housing Strategy 2017-2020.

## **2.0 RECOMMENDATION**

2.1 That the Private Sector Housing Strategy 2017-2020; attached as Appendix 1; be approved and implemented.

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## **3.0 BACKGROUND**

3.1 The Housing Act 2004 introduced a duty on local authorities to keep the housing conditions in their area under review with a view to identifying any action that may need to be taken under this and other specified legislation.

3.2 A review of the Borough's housing stock was carried out in 2015. The Building Research Establishment Ltd (BRE) were commissioned to undertake a series of modelling exercises to provide up to date detailed housing stock information in order to inform this strategy. A copy of the 'BRE Dwelling Level Housing Stock Modelling and Database for West Lancashire Borough Council April 2016' is attached at Appendix 2.

## **4.0 CURRENT POSITION**

4.1 The Private Sector Housing Strategy 2017-2020, as attached at Appendix 1, provides an updated picture of the condition of the private sector housing stock in the Borough and outlines the key objectives that will be addressed.

- 4.2 The Action Plan contained in the report outlines the actions that will be taken to meet the key objectives in order to improve housing standards in the Borough.
- 4.3 The strategy also provides an update on the progress made since the Strategy for Private Sector Housing in West Lancashire 2006-2009.

## **5.0 ISSUES**

- 5.1 The main findings of the BRE report shows that there are over 8,000 dwellings in the private sector that have category 1 hazards, with over 7,000 being owner-occupied dwellings. The average cost of mitigating these hazards is £5,787 per dwelling.
- 5.2 The wards with the highest level of disrepair are Bickerstaffe, Scarisbrick and Scott.
- 5.3 The highest concentrations of fuel poverty are found in the wards of Digmaor, Moorside and Skelmersdale South whilst the wards with the highest levels of excess cold are Bickerstaffe, Newburgh and Scarisbrick.

## **6.0 CONSULTATION**

- 6.1 As part of the process of updating the strategy, a period of public consultation has been allowed for any feedback or suggested improvements. To facilitate this, a copy of the draft strategy was posted on the Council's website. The consultation period closed on the 18 November 2016.
- 6.2 A summary of the feedback is attached at Appendix 3. The matters raised have been noted but no significant changes were required to the strategy.

## **7.0 PROPOSED ACTIONS**

- 7.1 The key objectives of the strategy are:
- Continue to raise the quality of existing private sector housing stock
  - Make the best use of existing private sector housing stock
  - Deliver the Council's Sustainable Energy Strategy 2012-2020 residential and domestic sector objectives relating to private sector housing
- 7.2 In order to meet the key objectives, an Action Plan has been devised that will focus on enhancing the Council's enforcement powers and supporting private landlords and home-owners to improve the condition and energy efficiency of their properties.
- 7.3 The Council will improve its enforcement powers by implementing the relevant sections of the Housing and Planning Act 2016 in relation to banning orders for private landlords and maintaining a database of 'rogue' landlords and property agents.

7.4 The Council will assist private landlords and home owners to improve the condition and energy efficiency of their properties by providing advice and assistance on the works required and any grants or external funding that may be available.

## **8.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

8.1 The actions contained in the strategy will help to improve the condition of the Borough's private sector housing stock and reduce fuel poverty. The strategy also links to the improved health for all and young and older people key objectives of the Sustainable Community Strategy.

## **9.0 FINANCIAL AND RESOURCE IMPLICATIONS**

9.1 There are some financial/ resource implications arising from this report in respect of certain actions however these will be met using existing resources.

## **10.0 RISK ASSESSMENT**

10.1 The actions referred to in this report are covered by the scheme of delegation to officers and any necessary changes have been made in the relevant risk registers.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

There is a direct impact on members of the public, employees, elected members and / or stakeholders; therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report

### **Appendices**

1. Private Sector Housing Strategy 2017-2020
2. BRE Dwelling Level Housing Stock Modelling and Database for West Lancashire Borough Council April 2016
3. Consultation Feedback
4. Equality Impact Assessment





**Appendix 1**



**Private Sector Housing Strategy 2017 - 2020**

## 1.0 INTRODUCTION

- 1.1 The Private Sector Housing Strategy 2017 – 2020, builds on the aims and objectives of the previous strategy 'A Strategy for Private Sector Housing in West Lancashire 2006-2009'. Whilst much has been done to deliver the aims of the previous strategy since 2006, recent changes in the economic environment and Government policy along with updated information regarding the condition of the Borough's private housing stock have necessitated the production of a new strategy.
- 1.2 The purpose of the strategy is to set out a clear vision with objectives and an action plan to enable the residents of West Lancashire to live in decent homes which are in good repair and are safe, secure and warm.
- 1.3 In order to build a picture of the private sector housing stock within the borough, the Council reviews property conditions every five years. The Council commissioned Building Research Establishment Ltd (BRE), to undertake a series of modelling exercises to provide up to date detailed housing stock information in order to inform this strategy. The results of the modelling exercises were published in the 'BRE Dwelling Level Housing Stock Modelling and Database (Stock Model) for West Lancashire Borough Council' in April 2016.
- 1.4 In addition to the work carried out by the BRE, the Council has ensured that we have engaged and consulted with stakeholders.
- 1.5 The strategy also reflects the Council's corporate priorities which are:
- **Ambitious for our Economy**  
Retain and grow jobs, increase skill levels and encourage business and wealth
  - **Ambitious for our Environment**  
Enhance the built and physical environment and its cleanliness
  - **Ambitious for Health and Wellbeing**  
Improve the health and wellbeing of local communities
- 1.6 The following Council strategies have also been taken into account:
- Sustainable Community Strategy 2007 – 2017
  - Housing Strategy 2014-2019
  - Local Plan 2012-2027
  - Sustainable Energy Strategy 2012-2020

## 2.0 KEY OBJECTIVES

2.1 The main findings of the BRE Dwelling Level Housing Stock Modelling and Database (Stock Model) for West Lancashire Borough Council April 2016 have been used to inform the key objectives of the strategy.

2.2 The main findings were:

- 8,121 dwellings in the private sector have category 1 hazards. Of these, 7,071 (19%) are owner occupied with 1,050 (20%) being private rented. The cost of mitigating category 1 hazards from all 8,121 properties is estimated to be £5,803 per dwelling
- The highest concentrations of all Housing Health and Safety Rating System (HHSRS) hazards in the private sector are found in the wards of Newburgh, Scarisbrick and Bickerstaffe
- Wards with the overall highest levels of dwellings in disrepair are Bickerstaffe, Scarisbrick and Scott
- The highest concentrations of fuel poverty in the private sector are found in the wards of Digmaor, Moorside and Skelmersdale South
- The highest concentrations of excess cold are found in Bickerstaffe, Newburgh and Scarisbrick
- The average standard assessment procedure (SAP) rating for all private sector dwellings is 55. For owner occupied dwellings the figure is 55 whilst for private rented dwellings it is 56
- 14.5% (6,050) of private sector dwellings and 12.3% (660) of private rented dwellings are estimated to have an energy performance certificate rating (EPC) below band E. Under proposed legislation these properties would not be eligible to be rented out after 2018

2.3 Reflecting these findings, the key objectives of the strategy have been identified as:

**Objective 1:** Continue to raise the quality of existing private sector housing stock

**Objective 2:** Make the best use of existing private sector housing stock

**Objective 3:** Deliver the Council's Sustainable Energy Strategy 2012-2020 residential and domestic sector objectives relating to private sector housing

## **3.0 NATIONAL, REGIONAL AND LOCAL STRATEGIC CONTEXT**

### **3.1 National Context**

- 3.1.1 The Government's Housing Strategy 'Laying the Foundations: A Housing Strategy for England' 2011 set out the intended direction for housing. The aim of the strategy was to reignite the housing market and encourage house building.
- 3.1.2 The Government sees the provision of a healthy, well-managed private rented sector as essential to meeting housing need and demand with a focus on raising standards within the sector and for local authorities to address fitness and disrepair issues.

### **3.2 Regional Context**

- 3.2.1 The Lancashire Strategic Housing Partnership is made up of three separate sub-regions, Central Lancashire, Pennine Lancashire and Mid Lancashire. West Lancashire forms part of Mid Lancashire.
- 3.2.2 The Mid Lancashire Housing Contextual statement 2012-2015 sets out the priorities for housing across the Mid Lancashire area of Lancaster, Preston, South Ribble, Chorley, Ribble Valley and West Lancashire.
- 3.2.3 The Local Investment Plan (LIP) for Mid Lancashire was published in May 2012 and puts forward the case for investment in housing and regeneration across the sub region. The LIP has developed the following thematic priorities:
- Delivering significant sustainable housing growth and regeneration to meet demographic and economic needs
  - Integrating housing and economic potential to maximise investment in both
  - Delivering affordable housing to meet economic and social needs
  - Providing better life chances for communities
  - Creating and maintaining places where people want to live
  - Making the best use of assets and achieving more for less

### **3.3 Local Context**

- 3.3.1 Housing is one important element to the economic prosperity and growth of West Lancashire. One West Lancashire prepared a Sustainable Community Strategy for West Lancashire 2007-2017 with one of the key objectives being 'to provide more appropriate and affordable housing to meet the needs of local people'.
- 3.3.2 West Lancashire Borough Council's Housing Strategy 2014-2019 identifies six objectives. The Private Sector Housing Strategy links to objectives 3, 4 and 6.

- Objective 1:** achieve the right supply of new homes including maximising affordable housing
- Objective 2:** regenerate and remodel areas of Skelmersdale
- Objective 3:** making the best use of all existing homes
- Objective 4:** encourage well managed and maintained homes across all tenures
- Objective 5:** encourage investment to meet specialist housing requirements
- Objective 6:** deliver the Council's Sustainable Energy Strategy 2012-2020 residential and domestic sector objectives

#### **4.0 LEGISLATIVE POWERS**

4.1 In order to tackle poor housing conditions in the private sector, the Council has a range of duties and powers available.

#### **4.2 Housing Act 2004**

4.2.1 The Housing Act 2004 'the Act' brought about fundamental changes to the statutory framework for private sector housing. The Act:

- Replaced the previous fitness standard with the new Housing Health and Safety Rating System
- Introduced mandatory licensing for houses in multiple occupation (HMOs)
- Introduced selective licensing for qualifying areas
- Introduced tenancy deposit protection schemes to protect private tenant's deposits
- Introduced a duty on local authorities to keep the housing conditions in their area under review with a view to identifying any action that may need to be taken by them under relevant parts of the 2004 Act and other specified legislation.

#### **4.3 Housing Health and Safety Rating System (HHSRS)**

4.3.1 Introduced under the Housing Act 2004, the HHSRS is a risk based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies in dwellings. The HHSRS assesses 29 categories of housing hazards and determines whether the hazard is rated as category 1 or 2.

#### **4.4 Housing Grants, Construction and Regeneration Act 1996**

4.4.1 The Act provides the legislative background to the provision of disabled facilities grants. The Council provides such assistance under the Disabled Adaptations Policy 2015.

#### **4.5 Regulatory Reform (Housing Assistance) (England and Wales) Order 2002**

4.5.1 The order replaced Council's previous powers to provide renovation grants and home repair assistance grants and replaced them with a system allowing provision of a wide variety of assistance to residents/homeowners in private sector housing.

4.5.2 There is now a general power to give financial assistance for home repairs, providing the Council has a published policy for providing such assistance. The Council provides such assistance under the Housing Renewal Assistance Policy 2015.

#### **4.6 Energy Act 2011**

4.6.1 The Act states that, from April 2016 private landlords cannot refuse tenants' reasonable requests for consent to energy efficiency improvements where a finance package through the Energy Company Obligation (ECO) is available.

4.6.2 The Act also states that from April 2018, it will be unlawful for a landlord to rent out a residential property that does not reach a minimum energy efficiency standard. The intention is for the minimum standard to be set at EPC rating E.

#### **4.7 The Energy Company Obligation (ECO)**

4.7.1 ECO requires energy companies to assist low income and vulnerable households or those living in hard to treat properties to install energy efficiency measures.

#### **4.8 Housing and Planning Bill 2016**

4.8.1 The Housing and Planning Bill 2016 received Royal Assent during the writing of this strategy. In relation to private sector housing, the Act will introduce:

- Banning Orders: local authorities will be able to apply for a banning order preventing a person from letting a property subject to certain conditions being met
- Rent Repayment Orders: where a landlord has committed a relevant offence, a tenant or local housing authority may apply for an order requiring repayment of rent to the tenant/local housing authority
- A duty on private landlords to ensure that electrical safety standards are met

- An obligation on local authorities to ensure that a person applying for a HMO licence is lawfully present in the UK and is not an insolvent/undischarged bankrupt

## 5.0 REVIEW OF CURRENT PRIVATE SECTOR HOUSING STRATEGY

5.1 The Strategy for Private Sector Housing in West Lancashire 2006-2009 set a number of key objectives and the Council has been working on projects to achieve those objectives. The following section provides an update on the progress that has been made to achieve those objectives.

### 5.2 **Objective A: To work with partners to ensure all vulnerable residents have the necessary support systems to live independent lifestyles in safe, secure and warm homes**

#### Home Improvement Loans Scheme

In July 2009, the Council launched a Home Improvement Loans Scheme. The scheme offered equity loans and repayment loans to homeowners to help them bring their homes up to a decent standard. The amount of funding available was dependent on the level of equity in the property (if seeking an equity loan) or the income levels of the homeowner if a monthly repayable loan was being considered.

During the time the scheme was operational, 10 loans were granted, totalling £141,581.19. Following a review of the scheme, it was determined that it was not financially viable to continue offering loans therefore the scheme was brought to an end in June 2011.

#### Neighbourhood Energy Saving Scheme

In 2011, West Lancashire Borough Council partnered with South Ribble Borough Council and secured £468,603.00 to offer a Neighbourhood Energy Saving Scheme. The scheme offered free or discounted loft and cavity wall insulation to qualifying home owners across the Borough. The scheme ran from October 2011 until December 2012 with 557 properties fitted with cavity wall insulation and 450 with loft insulation.

#### West Lancs Winter Warm Scheme

In October 2012, the Council applied to the Department of Health's Warm Homes Healthy People Fund and was successful in securing £54,764 to provide a scheme to help people stay warm over the winter months. A partnership was formed with Help Direct, Riverside Home Improvement Agency, Lancashire West Citizens Advice Bureau and Lancashire Fire and Rescue to operate the West Lancs Winter Warm Scheme that provided:

- Free gas fire and boiler servicing
- Free gas boiler replacement
- Free draft excluder fitting
- Free pipe lagging

- Free money advice including advice on switching energy tariffs
- Free emergency heating
- Free testing of electric blankets

The scheme ran from January to March 2013 and following its success, the Council secured further funding and has been able to continue to provide the scheme, focussing on gas fire servicing, gas boiler servicing and gas boiler repairs or replacement. Since the scheme began, over £60,000 has been provided to qualifying local residents to help them improve their heating systems ensuring they are able to keep warm over the winter months.

#### People Power Collective Energy Switching Scheme

In February 2013, 13 Lancashire authorities including West Lancashire signed up to the Big Community Switch scheme provided by a company called iChoosr. The scheme in Lancashire was branded as the People Power scheme.

Anyone who was responsible for paying the energy bills in their home could register with the aim of the scheme being that by people looking to switch in large numbers, it would encourage the energy companies to 'bid' for their business by offering competitive energy tariffs.

The Lancashire authorities were unable to continue to promote the scheme; however, iChoosr still provides a collective switching service that can be accessed at [www.ichoosr.co.uk](http://www.ichoosr.co.uk)

#### Home Improvement Agency

Home Improvement Agencies are locally commissioned services that ensure people are able to stay safe, secure, warm and retain independence in their own home. Some of the services provided include handyperson services.

In March 2012, the Council partnered with South Ribble Borough Council and Lancashire County Council to procure a Home Improvement Agency for the residents of West Lancashire and South Ribble. Riverside Home Improvement Agency successfully bid to provide the service for residents.

The contract was re-tendered by Lancashire County Council and Preston Care and Repair were appointed as the new providers with the service starting in June 2015.

#### Cosy Homes in Lancashire (CHiL) Scheme

The Lancashire Authorities grouped together to attract funding to offer the CHiL scheme. The scheme was administered by Blackpool and Blackburn with Darwen Council's but was available to all Lancashire residents. The scheme was launched in October 2015 and offered measures including new boilers and central heating systems, cavity wall insulation and loft insulation to low income/vulnerable households.



**5.3 Objective B: By 2010, increase the number of vulnerable residents living in decent homes in West Lancashire by 80%**

The Private Sector House Condition Survey carried out in 2005 showed 9,730 (25.14%) of dwellings in the private sector failed to meet the decent homes standard. The aim was to reduce this figure by 80% by 2010. In order to meet this objective, the Council provided Home Repair Assistance Grants to qualifying home owners and private tenants.

The Private Sector House Condition Survey carried out in 2010 showed 11,770 (29.3%) dwellings in the private sector failed to meet the decent homes standard, meaning the Council failed to achieve its objective of reducing the number of properties failing the standard.

The Council continues to provide Home Repair Assistance Grants to qualifying home owners and private tenants with the grants specifically being offered where properties fail to meet the standard.

**5.4 Objective C: To prepare action programmes in conjunction with any corporate regeneration initiatives to identify areas of the district requiring intervention to prevent decline and promote thriving communities who can live in affordable decent private homes**

The Council continues to carry out house condition surveys every five years to ensure the condition of its private housing stock remains under review. A Housing Renewal Assistance Policy was produced in 2006 which outlined the assistance available to private residents. The Policy has been reviewed several times since 2006 with the current policy being agreed in April 2015.

**5.5 Objective D: To work towards providing an excellent Private Sector Housing Service for all service users making best use of available resources**

A review of the work undertaken by the Private Sector Housing Team was undertaken and despite a reduction in resources due to the financial downturn, the team still aims to engage with neighbouring authorities and other providers to bring new services into the Borough.

**5.6 Objective E: To identify and promote initiatives which help maintain a good supply of decent affordable homes supporting a balanced housing market in West Lancashire**

An Empty Homes Strategy was produced with the objective of reducing the number of empty homes across the Borough to less than 1% of the total housing stock over a 5 year period.

Grants were also provided to qualifying owners of empty properties to provide the financial assistance needed to bring the property back into use.

## **5.7 Objective F: To have in place adequate policies and procedures to promote good quality, well managed private rented accommodation in the Borough**

A Private Sector Housing Enforcement Policy was produced which outlined the enforcement process to be followed when dealing with properties in disrepair.

In February 2012, the Council launched the West Lancashire Landlord Accreditation Scheme in partnership with the Residential Landlords Association.

## **6.0 THE NATIONAL & REGIONAL HOUSING PICTURE**

6.1 The English Housing Survey is a national survey of people's housing circumstances and also gathers information about the condition and energy efficiency of all the housing stock in England.

6.2 The English Housing Survey Headline Report 2014/15 reported the following findings:

- Owner occupation is still the predominant form of tenure in England with 64% of households being owner occupiers
- The private rented sector remained larger than the social rented sector with 19% (4.3 million) households renting privately
- 37% of households in the private rented sector have dependent children, an increase of 7% from 2004/05. This equates to approximately 912,000 more households with children in the private rented sector
- People aged 25-34 are more likely to rent privately than to buy with a mortgage. In 2014/15, 46% of those aged 25-34 lived in the private rented sector, an increase of 22% since 2004/05
- In 2014/15, the average private rent was £179 per week compared with £99 in the social housing sector
- The energy efficiency of the English housing stock continued to improve with an average SAP rating of 61
- The number of non-decent homes in England continues to decline. In 2014, 4.6 million homes (20%), failed to meet the Decent Homes Standard, a reduction of 3.1 million since 2006
- The private rented sector had the highest proportion of non-decent homes at 29% while the social rented sector had the lowest at 14%. 19% of owner occupied homes failed the standard

## 7.0 WEST LANCASHIRE AREA PROFILE

- 7.1.1 West Lancashire's geographical location in the North West of England is unique. It has a dual identity, being the southernmost borough in the county of Lancashire but also located within the Liverpool City Region.
- 7.1.2 The borough comprises a mix of vibrant towns and villages sitting alongside tranquil countryside which covers an area of 38,109 hectares and contains the greatest proportion of Green Belt land in England.
- 7.1.3 The majority of people live in the Borough's three main settlements, Skelmersdale, Ormskirk and Burscough. There are also three distinct rural areas; the Northern, Eastern and Western Parishes, containing a number of villages, the largest of which are in the settlements of Tarleton and Hesketh Bank.
- 7.1.4 The borough is also adjacent to a number of large urban areas including Southport to the west, Liverpool and parts of Knowsley to the South, St Helens and Wigan to the east and Chorley, Leyland and Preston to the north east.

## 7.2 Index of Multiple Deprivation (IMD)

- 7.2.1 The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation for small areas (neighbourhoods) in England. There are 32,844 small areas in England with every small area being ranked from 1 (most deprived) to 32,844 (least deprived). It is common to describe how relatively deprived a small area is by saying whether it falls among the most deprived 10%, 20% or 30% of neighbourhoods in England.
- 7.2.2 The English Indices of Deprivation 2015 is the latest statistical release covering the IMD. The 2015 figures show that out of all 326 local authorities, West Lancashire was the 164<sup>th</sup> most deprived. This is an improvement on 2010 when the Council was ranked 153<sup>rd</sup>.
- 7.2.3 When looking at the most deprived 10%, 20% and 30% small areas in England, 18 small areas within West Lancashire fall within one of those percentages. Comparing the figures to the 2010 statistical release we can see that the figures have remained relatively static with an increase of 1 area in the 30%.

Table 1: comparison of deprived small areas

	2015	2010
<b>10% most deprived nationally</b>	6	6
<b>20% most deprived nationally</b>	8	8
<b>30% most deprived nationally</b>	4	3
<b>Total</b>	18	17

## 8.0 PROFILE OF RESIDENTS

- 8.1.1 The 2011 Census recorded a borough population of 110,700, an increase of 2.1% from 2001. Population predictions show that by 2031 the borough's population will be in the region of 120,900.
- 8.1.2 The Office for National Statistics Resident Population Estimates published in June 2014 shows that from 2009-2014; the number of people aged 16-24 and 65+ has increased whilst those in the 0-15 and 25-49 age groups have declined. The number of people in the 50-64 age group has remained relatively static.
- 8.1.3 If these trends continue, further growth is predicted in both the 16-24 and 65+ age groups. By 2035, the number of people aged over 60 is projected to have increased by 35.5% with a 77.4% increase in the number of people aged over 75.
- 8.1.4 The following table shows the percentage of the borough's population by age group and compares it with the figures both regionally and nationally.

Table 2: percentage of the population by age group

	<b>West Lancashire</b>	<b>North West</b>	<b>England</b>
<b>0-15</b>	17.5%	18.8%	19%
<b>16-24</b>	13.2%	11.7%	11.4%
<b>25-49</b>	28.5%	32.8%	34%
<b>50-64</b>	20%	18.7%	18.1%
<b>65+</b>	20.8%	18%	17.6%

Source: ONS Resident Population Estimates by Broad Age Band June 2014

- 8.1.5 It is clear that the percentage of residents aged 0-15 and 25-49 is lower than both the regional and national figures whilst the percentage of residents aged 16-24, 50-64 and 65+ is higher.
- 8.1.6 Those aged over 65 generally have lower household incomes, therefore an increase in population numbers will increase demand for housing related support, assistance with adaptations and home maintenance.

## **8.2 Ethnic origin**

- 8.2.1 Census 2011 figures show that over 95% of residents in the borough classed themselves as White British, a higher percentage than both the North West and England. Less than 2% of the population are from other ethnic groups, a lower percentage than both the North West and England.

Table 3: ethnic origin

	<b>West Lancs</b>	<b>North West</b>	<b>England</b>
White British	95.6%	87.1%	79.8%
White Irish	0.5%	0.9%	1.0%
White Other	2.0%	2.1%	4.6%
White/Black Caribbean	0.2%	0.6%	0.8%
White/Black African	0.1%	0.3%	0.3%
White/Asian	0.2%	0.4%	0.6%
Other mixed	0.2%	0.3%	0.5%
Indian	0.4%	1.5%	2.6%
Pakistani	0.1%	2.7%	2.1%
Bangladeshi	0.0%	0.7%	0.8%
Chinese	0.2%	0.7%	0.7%
Other Asian	0.2%	0.7%	1.5%
Black African	0.1%	0.8%	1.8%
Black Caribbean	0.0%	0.3%	1.1%
Black Other	0.0%	0.2%	0.5%
Arab	0.1%	0.3%	0.4%
Other	0.1%	0.3%	0.6%

Source: ONS Census 2011 (updated 30 January 2013)

### 8.3 Income

8.3.1 Official labour market statistics for January – December 2015 show that there were 49,800 residents considered to be economically active (residents aged 16-64), of those, 47,300 are in employment with 2,500 being unemployed.

8.3.2 The percentage of people in employment is lower than the figures for the North West, England and Lancashire whilst the percentage who are unemployed is lower than the North West and England but higher than Lancashire.

Table 4: % of residents aged 16-64 in employment & unemployed

	<b>West Lancashire</b>	<b>North West</b>	<b>Lancashire</b>	<b>England</b>
Economically active	70.6%	75.3%	76.3%	78.0%
In employment	67.5%	71.2%	73.6%	73.9%
Unemployed	4.9%	5.3%	3.5%	5.1%

Source: Nomis Official Labour Market Statistics Jan – Dec 2015

8.3.3 West Lancashire has a higher percentage of people who are not economically active compared with Lancashire, the North West and England.

Table 5: % of residents economically inactive

	<b>West Lancashire %</b>	<b>North West %</b>	<b>Lancashire %</b>	<b>England %</b>

Total	29.4	24.7	23.7	22.0
Student	24.3	23.9	23.3	26.3
Retired	29.8	14.2	18.3	13.8

Source: Nomis Official Labour Market Statistics Jan – Dec 2015

## 8.4 Earnings

8.4.1 The Labour Market Statistics January – December 2015 also report on mean earnings. The gross weekly pay for all full-time workers in West Lancashire was higher than the rate for Lancashire and the North West but lower than the figure for England.

Table 6: mean earnings comparisons

	West Lancashire (£)	North West (£)	Lancashire (£)	England (£)
Gross weekly pay all full time workers	503.50	492.0	479.20	532.60
Gross weekly pay male full time workers	514.40	529.90	516.60	574.60
Gross weekly pay female full time workers	492.40	441.80	436.90	474.10

Source: Nomis Official Labour Market Statistics Jan – Dec 2015

## 8.5 Out of work benefits

8.5.1 Between January – December 2015, there were 1,330 (1.9%) people claiming out of work benefits, 850 (2.5%) were male, lower than the North West but higher than Lancashire and England. 480 (1.4%) were female, lower than the North West but the same as Lancashire and only slightly higher than England.

Table 7: % of residents claiming out of work benefits

	West Lancs%	North West %	Lancashire %	England %
All	1.9	2.4	1.9	1.8
Males	2.5	3.1	2.4	2.3
Females	1.4	1.8	1.4	1.3

Source: Nomis Official Labour Market Statistics Jan – Dec 2015

8.5.2 Out of those claiming out of work benefits, the highest number of claimants was in the 25-49 age group at 750. However, when looking at the percentage of claimants as a percentage of the population by age group, the highest percentage of claimants is in the 18-24 age group which is consistent with figures regionally and nationally.

Table 8: % of the population age group claiming out of work benefits

	West Lancs Total	West Lancs %	North West %	Lancashire %	England %
Age 16+	1,330	1.9	2.4	1.9	1.8
16 – 17	0	0	0		0.0

18 – 24	325	2.7	3.8	3.0	2.5
25 – 49	740	2.3	2.6	2.1	1.8
50+	265	1.2	1.7	1.3	1.5

Source: Nomis Official Labour Market Statistics Jan – Dec 2015

8.5.3 An analysis of the benefits claimed shows that the largest number of claims was for ESA/Incapacity benefit, with carers benefit and disabled benefits the next highest. This again is consistent with the regional and national picture.

## 9.0 PROFILE OF THE PRIVATE SECTOR HOUSING STOCK

### 9.1 Number of Dwellings

9.1.1 The Stock Model shows that the borough has a current total housing stock of 49,219 dwellings, an increase of 3,838 from the 2011 Census.

### 9.2 Tenure

9.2.1 Despite high average house prices, owner occupation is still the predominant form of tenure in the borough with social housing being the second largest.

9.2.2 The private rented sector in West Lancashire grew significantly between 2001 and 2011 from 5% of the total housing stock to 12% however current figures show that since 2011, there has been a small decrease in the number of privately rented properties.

Table 9: tenure proportions West Lancashire

	2011	2015
Owner occupied	33,393	36,543
Privately rented	5,332	5,356
<b>Total private sector stock</b>	<b>38,725</b>	<b>41,899</b>
Social Housing	6,656	7,320

9.2.3 West Lancashire has a higher percentage of owner occupiers compared with the North West and England but has less social and private rented housing.

Table 10: tenure proportion comparisons

	West Lancashire	North West	England
Owner Occupied	74.2%	64.5%	64%
Social Housing	14.8%	18.3%	17%
Private Rent	10.8%	14.1%	19%

Source: BRE Stock Model West Lancashire 2016 & English Housing Survey 2014/15

### 9.3 Property Prices

9.3.1 There is a high demand for housing in West Lancashire despite average house prices being higher than in both Lancashire and the North West.

Table 11: average house prices

England & Wales	£189,901
West Lancashire	£161,170

North West	£116,018
Lancashire	£106,847

Source: Land Registry House Price Index April 2016 & ONS House Price Statistics for Small Areas 2013 (updated May 2015)

9.3.2 Private rents in West Lancashire are also higher than the North West and Lancashire and only marginally lower than England.

Table 12: mean private rents 1 April 2014 – 31 March 2015

England	£600
West Lancashire	£561
North West	£554
Lancashire	£515

Source: Valuation Office Agency Private Rental Market Summary Statistics England 2014/15

## 10.0 CONDITION OF PRIVATE SECTOR HOUSING IN WEST LANCASHIRE

10.1.1 The 'BRE Dwelling Level Housing Stock Modelling and Database for West Lancashire Borough Council' April 2016 provides the Council with dwelling level information on 7 key indicators relating to house condition, energy efficiency and household vulnerability. The model focusses on owner occupied and private rented properties. The condition of social housing is not included in the exercise.

Table 13: key indicators split into categories

Indicator	House condition indicators	Energy efficiency indicators	Household vulnerability indicators
Presence of HHSRS cat 1 hazard	√		
Presence of cat 1 hazard for excess cold	√	√	
Presence of cat 1 hazard for falls	√		
Dwellings in disrepair	√		
Fuel poverty			√
Dwellings occupied by low income households			√
SAP rating		√	

### 10.2 All HHSRS Category 1 Hazards

10.2.1 West Lancashire has a higher percentage of private dwellings with category 1 hazards (19%) than the North West (16%) and England (17%).

10.2.2 The percentage of owner occupied and privately rented dwellings with category 1 hazards were similar at 19% and 20% respectively.



- 10.2.3 The areas with high concentrations of dwellings with category 1 hazards are Newburgh, Scarisbrick, Bickerstaffe and Halsall. It is reasonable to assume that these areas tend to have greater numbers of older properties therefore will record higher levels of hazards overall due to the contribution of greater numbers of excess cold and falls hazards.
- 10.2.4 The urban areas of Skelmersdale and Ormskirk tend to have lower concentrations of hazards.

### **10.3 Category 1 hazard: excess cold**

- 10.3.1 This category covers the threat to health from sub-optimal indoor temperatures. Those aged 65 or over are more at risk of illness from excess cold. A healthy indoor temperature is around 21°C although cold is generally not perceived until the temperature drops below 18°C. Serious health risks occur when the temperature falls below 16°C.
- 10.3.2 The causes of excess cold can be poor energy efficiency, an absence of central heating, not using heating systems due to the cost, excess ventilation e.g. ill-fitting doors/windows etc. Measures such as structural thermal insulation, adequate heating systems, the exclusion of excessive drafts etc, can all help to make a property warmer.
- 10.3.3 There are relatively high levels of excess cold hazards in the Borough with the highest concentrations in the more rural wards of Newburgh, Scarisbrick and Bickerstaffe. The urban areas of Ormskirk and Skelmersdale tend to be less affected by excess cold hazards.
- 10.3.4 Breaking down the figures by tenure, 11% (4,103) of owner occupied dwellings and 9% (495) of privately rented dwellings had a category 1 hazard due to excess cold.

### **10.4 Category 1 hazards: falls hazards**

- 10.4.1 This category covers falls associated with baths, showers, any level surfaces, trip hazards, stairs and falling between levels (e.g. out of windows, balconies, landings). Those aged 60 and over are more vulnerable to falls with those aged 5 and under being more vulnerable to falls between levels.
- 10.4.2 3,286 (7%) of all dwellings in the Borough were identified as having a falls hazard. This is slightly lower than the North West (8%) and England (9%).
- 10.4.3 Of the 3,286 dwellings found to have a falls hazard, 3,155 (8%) were in the private sector. Again, this is better than the North West (9%) and England (10%). 2,694 (7%) were owner occupied and 461 (9%) were private rented.

10.4.4 The highest concentrations of falls hazards were found in the wards of Bickerstaffe, Moorside and Newburgh.

**10.5 Disrepair**

10.5.1 The disrepair indicator used to inform the BRE Stock Model is based on the disrepair component of the Decent Homes Standard.

10.5.2 The Decent Homes Standard states that a property should be above the legal minimum standard for housing, be in a reasonable state of repair, have reasonably modern facilities (bathrooms and kitchens) and provide a reasonable degree of thermal comfort (effective insulation and central heating).

10.5.3 A dwelling fails the disrepair component if:

- One or more key building components are old and because of their condition, need replacing or major repair; or
- Two or more other building components are old and because of their condition need replacement or major repair

(key building components are; external walls, roof structure and covering, windows/doors, chimneys, central heating boilers, electrics)

10.5.4 The stock survey showed that when looking at all dwellings, the number in disrepair in West Lancashire was lower than the figure for the North West and only marginally higher than the figure for England.

10.5.5 When looking at the figures for private sector dwellings, West Lancashire’s figures are the same as England but lower than the North West. Breaking these figures down further, the condition of owner occupied and private rented housing stock is far better than at national level.

Table 14: % of dwellings in disrepair by tenure

	West Lancs	North West	England
All dwellings	6%	8%	5%
All private dwellings	6%	9%	6%
Owner occupied	6%	Not available	18.6%
Private rented	9%	Not available	28.6%

10.5.6 While Bickerstaffe, Scarisbrick and Scott wards have the highest overall levels of dwellings in disrepair, there are pockets of areas with higher levels of disrepair. These areas are to the west of Birch Green in Skelmersdale and in central Ormskirk.

**10.6 Fuel Poverty**

10.6.1 Poor standards of energy efficiency mean that many low-income households face high costs to maintain a warm home. As a result, many of these households do

not heat their home to an adequate level. Many households experience pressure in paying their energy bills and these pressures tend to be most acute for households on lower incomes.

## **10.7 Fuel Poverty 10% Indicator**

- 10.7.1 The original definition and indicator of fuel poverty was set out in the Warm Homes and Energy Conservation Act 2000 and stated that a household was in fuel poverty if it spends more than 10% of its income on fuel to maintain an adequate level of warmth.
- 10.7.2 Using the 10% definition, 15% (7,512) of all the dwellings in the Borough are fuel poor, the same as the figure for England but lower than the North West (16%).
- 10.7.3 Looking at the figures by tenure, 16% (5,722) of owner occupied dwellings and 18% (947) private rented dwellings in the Borough are fuel poor.
- 10.7.4 The highest concentrations of fuel poverty are in Bickerstaffe, Scarisbrick and Newburgh.

## **10.8 Fuel Poverty (Low Income High Costs) Indicator**

- 10.8.1 The new definition being rolled out by Government states that a household is in fuel poverty if their energy costs are higher than is typical for their household type and if they were to spend their income would be below the poverty line.
- 10.8.2 Using this new definition, 9% (4,559) of all the dwellings in the Borough are fuel poor, 1,790 fewer properties than under the 10% definition. Fewer owner occupied dwellings would also be fuel poor, 8% compared to 16% but more private rented dwellings would be affected, 19% compared with 18%.

## **10.9 Low income households**

- 10.9.1 A low income household is defined as a household in receipt of:

- Income support
- Income based job seekers allowance
- Council tax benefit
- Housing benefit
- Attendance allowance
- Disability living allowance
- Industrial injuries disablement benefit
- War disablement pension
- Pension credit
- Child tax credit (income less than £15,050)
- Working tax credit (income less than £15,050)

- 10.9.2 19% (9,215) of all dwellings were identified as being low income households, lower than both the North West (23%) and England (33%). Of the private sector

stock, 10% (4,300) dwellings were identified, lower than the North West (14%) and England (24%).

- 10.9.3 8% (2,856) owner occupiers, 27% (1,444) private rented were identified as having a low income.
- 10.9.4 The wards with the highest levels of low income households are Digmaor, Moorside and Birch Green.

## **10.10 Energy Efficiency**

- 10.10.1 The energy efficiency rating of a property is measured by the Standard Assessment Procedure (SAP). This gives the property a rating between 0 and 100 based on the calculated annual energy cost for space and water heating. The higher the number, the better the energy performance of the dwelling.
- 10.10.2 Whilst there are areas across the borough with lower than average SAP ratings, concentrations are mainly found in the more rural areas. Low SAP scores are usually found in areas that include larger older homes where little work has been done to improve energy performance.
- 10.10.3 The wards with the worst SAP ratings are Newburgh, Bickerstaffe and Scarisbrick.
- 10.10.4 An Energy Performance Certificate (EPC) is required whenever a new building is constructed or an existing building is sold or rented out. The SAP score is converted to a band with bands ranging from A-G. Band A represents the best performance. The estimated average SAP rating for the Borough's private sector stock is 55 which corresponds to an EPC rating of D.
- 10.10.5 The number of private sector dwellings with an EPC rating below E is estimated to be 6,058 (14.5%). The distribution of EPC ratings across the bands is similar to the England figures however West Lancashire has a higher proportion of dwellings in the F & G bands than the rest of England.
- 10.10.6 Under the Energy Act 2011, from 1 April 2018, landlords must ensure that their properties meet a minimum energy efficiency standard. This has been set at band E. The current number of private rented dwellings falling below band E is estimated to be 660 (12.3%). If these properties do not improve their EPC rating by 1 April 2018, they would not be able to be rented out.

## **11.0 COST OF MITIGATING CATEGORY 1 HAZARDS**

- 11.1 The average cost of mitigating category 1 hazards in the 8,121 private sector dwellings across the borough has been determined using costings from the English Housing Survey 2012 data. It is estimated that it will cost £47,127,764 to remedy all the category 1 hazards, an average of £5,803 per dwelling.

## **12.0 NATIONAL AND REGIONAL COMPARISONS**

12.1 Comparing the condition of all the private housing stock in West Lancashire with the English Housing Survey average, the borough performs better for:

- Falls hazards (8% compared to 10% nationally)
- Fuel poverty (LIHC definition) (10% compared to 11% nationally)
- Low income households (10% compared to 24% nationally)

12.2 Performs worse for:

- Excess cold (11% compared to 7% nationally)

12.3 Excess cold is one of the most commonly occurring hazards and as there are comparatively high levels in West Lancashire, it is likely that this hazard is contributing to the higher levels of all hazards. For all housing stock, the percentage of properties with a category 1 hazard for excess cold is higher in West Lancashire than in the North West.

12.4 The average SAP rating in West Lancashire at 55 is worse than the average for England at 61 and the North West at 58.

12.5 12.3% of dwellings in the private rented sector are estimated to have an EPC rating below band E compared to 9.5% nationally.

### 13.0 COMPARISONS WITH THE PRIVATE SECTOR HOUSE CONDITION SURVEY 2010

13.1 The following table compares the key findings of the 2010 survey with the key findings of the 2015 stock model.

Table 15: key finding comparisons

	<b>2010 Survey</b>	<b>2015 Stock Model</b>
<b>Owner Occupiers</b>	34,550 (73%)	36,543 (74.2%)
<b>Privately Rented</b>	5,580 (12%)	5,356 (10.8%)
<b>Social Housing</b>	7,115 (15%)	7,320 (14.8%)
<b>Residents aged 65+</b>	32.3%	20.8%
<b>Average Income</b>	£473 per week	£503.50 per week
<b>Disrepair</b>	11,770 (29.3%)	2,641 (6%)
<b>Category 1 Hazards</b>	6,690 (17.3%)	8,121 (19%)
<b>Excess Cold</b>	5,760 (14.4%)	4,598 (11%)
<b>SAP Rating</b>	53	55

<b>Cost to Mitigate Hazards</b>	£61.8m (£5,250 per dwelling)	£47.1m (£5,803 per dwelling)
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- 13.2 Comparing the results shows that there has been an increase in the number of owner occupiers and in the number of social housing dwellings but a reduction in the number of privately rented dwellings.
- 13.3 The number of dwellings assessed as being in disrepair has fallen significantly but the number of properties identified as having category 1 hazards has increased.
- 13.4 It is encouraging to note that fewer properties are suffering from excess cold and the average SAP rating has improved.
- 13.5 Although the overall cost of mitigating all category 1 hazards has reduced, the average cost per dwelling has slightly increased.

**14.0 CONCLUSIONS**

- 14.1 The evidence presented shows that West Lancashire has a growing population with the biggest growth predicted in the 16-24 and 65+ age groups. Growth in these age groups will present different challenges for the Council.
- 14.2 It has been shown that people aged 16-24 are more likely to rent accommodation in the private sector therefore it is important that the Borough has a private rented sector that can respond to this increase in demand by providing well maintained, professionally managed and affordable accommodation.
- 14.3 An increase in the number of people aged 65+, who are more likely to be home-owners on lower incomes, will increase demand for services that assist in helping to maintain homes to a decent standard and adapting them to enable independence at home.
- 14.4 The Borough has more private dwellings with category 1 hazards than both the North West and England. Many associate private rented properties with having category 1 hazards but it is clear from the evidence that the percentage of owner occupied and privately rented properties with category 1 hazards in West Lancashire is virtually identical.
- 14.5 The areas where properties are more likely to have category 1 hazards are the more rural areas. This suggests that any future schemes to tackle properties with category 1 hazards should be targeted to the more rural areas.
- 14.6 The increase in the number of private dwellings with category 1 hazards since 2010 can be attributed to a number of factors including the economic climate and a reduction in the amount and availability of grant funding.

# **ACTION PLAN**

**OBJECTIVE 1: CONTINUE TO RAISE THE QUALITY OF EXISTING PRIVATE SECTOR HOUSING STOCK**

<b>ACTION:</b>	<b>TASKS:</b>	<b>RESPONSIBLE OFFICER:</b>	<b>TIMESCALE:</b>
Remove Housing Health & Safety Rating System (HHSRS) category 1 & 2 hazards	Work with home owners and private landlords to remove identified hazards using enforcement powers where necessary	Homelessness & Private Sector Housing Manager	On-going
Implement the Smoke and Carbon Monoxide Alarm (England) Regulations 2015	Amend the Private Sector Housing Enforcement Policy  Enforce the regulations using enforcement powers where necessary	Homelessness & Private Sector Housing Manager	April 2017  On-going
Implement Chapter 2 of the Housing and Planning Act 2016 in relation to banning orders	Amend the Private Sector Housing Enforcement Policy to reflect the power to apply for a banning order	Homelessness & Private Sector Housing Manager	December 2017
Implement Chapter 3 of the Housing and Planning Act 2016 in relation to maintaining the content of the database of rogue landlords and property agents	Amend the Private Sector Housing Enforcement Policy to reflect the responsibility of the Council to maintain the content of the database	Homelessness & Private Sector Housing Manager	December 2017



Encourage private sector landlords to voluntarily improve management and standards by becoming accredited	Review the West Lancashire Landlord Accreditation Scheme	Private Sector Housing Team Leader	February 2017
Tackle problematic landlords	Enforcement action where appropriate	Private Sector Housing Team Leader	On-going
Identify Houses of Multiple Occupation (HMO) to help improve management standards	Obtain HMO list	Private Sector Housing Team Leader	Annually in May

**OBJECTIVE 2: MAKE THE BEST USE OF EXISTING PRIVATE SECTOR HOUSING STOCK**

<b>ACTION:</b>	<b>TASKS:</b>	<b>RESPONSIBLE OFFICER:</b>	<b>TIMESCALE:</b>
Increase the number of empty homes returned to occupation	<p>Work with owners to resolve any barriers to bringing the property back into use</p> <p>Use enforcement action including enforced sales where necessary and appropriate</p>	Private Sector Housing Team Leader	Annually in May - achieve a reduction in the number of empty properties reported by Council Tax
Support vulnerable residents to remain in their own homes	<p>Continue to provide Disabled Facilities Grants (DFGs) to assist in adapting properties where necessary</p> <p>Develop a policy option to provide discretionary assistance outside of the mandatory DFG scheme to tackle issues such as facilitating hospital discharge</p>	<p>Homelessness &amp; Private Sector Housing Manager</p> <p>Homelessness &amp; Private Sector Housing Manager</p>	<p>On-going</p> <p>September 2017</p>
Assist vulnerable homeowners to maintain their homes to a decent standard	<p>Review the Home Repair Assistance Grants Scheme</p> <p>Promote the Integrated Home Improvement Agency Service</p>	Homelessness & Private Sector Housing Manager	<p>March 2018</p> <p>May 2017</p>

**OBJECTIVE 3: DELIVER THE COUNCIL'S SUSTAINABLE ENERGY STRATEGY 2012-2020 RESIDENTIAL AND DOMESTIC SECTOR OBJECTIVES RELATING TO PRIVATE SECTOR HOUSING**

<b>ACTION:</b>	<b>TASKS:</b>	<b>RESPONSIBLE OFFICER:</b>	<b>TIMESCALE:</b>
Work with landlords to improve energy standards in the private rented sector	<p>Increase the number of privately rented properties that have basic energy efficiency measures installed</p> <p>Utilise the West Lancashire Landlord Accreditation Scheme to provide information/promote energy efficiency grants/offers to landlords</p>	Private Sector Housing Team Leader	On-going
Promote energy efficiency schemes	Continue to work with the Lancashire Energy Officers Group to raise awareness of any external funding available to address energy efficiency and fuel poverty	Private Sector Housing Team Leader	On-going
Administer the Winter Warm Scheme (subject to annual funding from LCC)	Provide funding to eligible home owners to carry out boiler repairs/replacement	Homelessness & Private Sector Housing Manager	Annually Oct – Mar (subject to funding from LCC)
Produce a HECA progress report	Produce an annual report and publish on the Council's website	Homelessness & Private Sector Housing Manager	Annually (March)

Explore fuel poverty referral system	Explore provision of a single point of contact for fuel poverty enquiries	Homelessness & Private Sector Housing Manager	September 2017
Promote fuel switching schemes	Continue to work with the Lancashire Energy Officers Group to raise awareness and promote fuel switching	Private Sector Housing Team Leader	On-going
Consider projects specifically focussed on vulnerable groups	Target the elderly and those with young children  Identify funding streams to help deliver extra support to vulnerable residents  Target properties with low SAP ratings	Homelessness & Private Sector Housing Manager	On-going
Continue to support energy providers to deliver ECO	Continue to work with the Lancashire Energy Officers Group to assist energy providers in discharging their obligations under ECO	Private Sector Housing Team Leader	On-going

## BRE Client Report

### BRE Dwelling Level Housing Stock Modelling and Database for West Lancashire Borough Council

**Prepared for:** Laura Lea, Homelessness and Private Sector Housing Manager

**Date:** 4 April 2016

**Report Number:** 299-152 Issue: 2 2016 Model

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## Executive Summary

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- West Lancashire Borough Council commissioned BRE to undertake a series of modelling exercises on their housing stock. This report describes the modelling work and provides details of the results obtained from the dwelling level model and database. The database is also provided to the council to enable them to obtain specific information whenever required.
- A previous report and database was prepared for West Lancashire Borough Council in 2015 which was based on BRE's 2014 Housing Stock Model. This current report, and accompanying database, has been produced using BRE's updated 2016 Housing Stock Model.
- The detailed housing stock information provided in this report will facilitate the delivery of West Lancashire's housing strategy and enable a targeted intervention approach to improving housing. In addition to this there are also several relevant government policies – the Housing Act 2004, Housing Strategy Policy, Local Authority Housing Statistics (LAHS) and the Energy Company Obligation (ECO).
- The main aims of this work were to provide estimates of:
  - The percentage of dwellings meeting each of the key indicators<sup>1</sup> for West Lancashire overall and broken down by tenure and then mapped by COA (private sector stock only)
  - Information relating to LAHS reporting for the private sector stock - category 1 hazards and information on EPC ratings
- BRE Housing Stock Models were used to provide such estimates at dwelling level with a focus on private sector housing. The key indicators provide West Lancashire with detailed information on the likely condition of the stock and the geographical distribution of properties of interest.
- A stock modelling approach has been developed and used by BRE for many years and the most recent 2016 models have been updated to make use of the results of the 2012 English Housing Survey (EHS)<sup>2</sup>. The new models also make more use of Ordnance Survey (OS) data. OS Address Premium is used as a basis for the list of all dwellings in the authority, and applying improved geo-modelling<sup>3</sup> is used to determine the dwelling type and floor area from OS Mastermap. The energy model that lies at the heart of the modelling process has been replaced with an updated model based on the 2012 version of the Government's Standard Assessment Procedure (SAP), and the methods for imputing the inputs to this model have also been upgraded, including the incorporation of some new information sources. These include the age of postcodes (to improve dwelling age data) and data from Xoserve to determine whether the dwelling is on the gas network. These dwelling level models are used to estimate the likelihood of a particular dwelling meeting the criteria for each of the

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<sup>1</sup> Presence of a HHSRS category 1 hazard, presence of a category 1 hazard for excess cold, presence of a category 1 hazard for falls, dwellings in disrepair, fuel poverty (10% and Low Income High Cost definitions), dwelling occupied by a low income household and SimpleSAP rating.

<sup>2</sup> 2012 is the latest available data. Prior to the 2016 models EHS 2011 data was used.

<sup>3</sup> The OS data has been used to update a number of the model inputs – the main value of the OS data is the ability to determine the dwelling type with much greater confidence – see Appendix B for more information.



key indicators. These outputs can then be mapped to provide the authority with a geographical distribution of each of the key indicators which can then be used to target resources for improving the housing stock.

- The headline results are as follows:

### Headline results for West Lancashire

**There are 8,121 dwellings in the private sector stock with category 1 Housing Health and Safety Rating System (HHSRS) hazards. *See full results***

**The highest concentrations of all HHSRS hazards in the private sector are found in the wards of Newburgh, Scarisbrick and Bickerstaffe. *See full results***

**Of these hazards, 7,071 are in the owner occupied sector and 1,050 are in the private rented sector. This equates to 19% of owner occupied dwellings containing hazards, and 20% of properties in the private rented sector. *See full results***

**The highest concentrations of fuel poverty (Low Income High Cost definition) in the private sector are found in the wards of Digmaor, Moorside and Skelmersdale South and for excess cold the highest levels are in the Newburgh, Scarisbrick and Bickerstaffe wards. *See full results***

**The average SimpleSAP rating for all private sector dwellings in West Lancashire is 55, which is the same as England but worse than North West (58). For the owner occupied stock in West Lancashire the figure is 55 and for the private rented sector it is 56. *See full results***

**Maps by COA have been provided for the above key indicators. *See maps***

**The total cost of mitigating category 1 hazards in West Lancashire's private sector stock is estimated to be £47.1 million. *See full results***

**14.5% (6,058) of *private sector* dwellings and 12.3% (660) of *private rented* dwellings in West Lancashire are estimated to have an EPC rating below band E. *See full results***

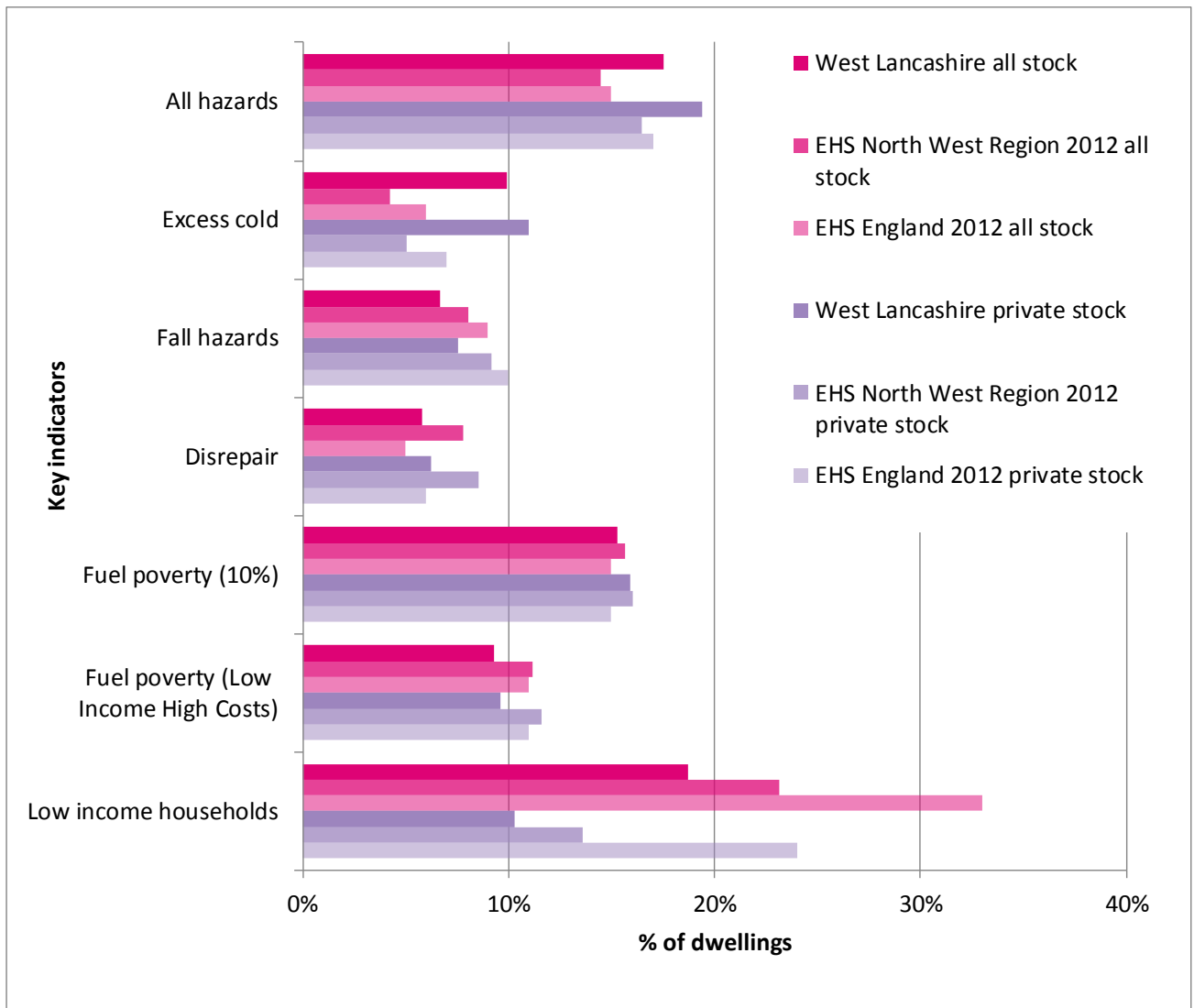




### Key illustrations of headline results

- The table below shows the results for 7 of the key indicators in West Lancashire compared to the North West and England (EHS 2012) and split into all stock and private sector stock. The data shows that private stock in West Lancashire performs considerably worse than England excess cold, worse for all hazards and excess cold, slightly lower for falls, similar for disrepair and fuel poverty and lower for low income households. A similar picture can be seen when comparing West Lancashire to the North West region; with the exception of disrepair which is less than the regional average.

*Estimates of the percentage of dwellings meeting the key indicator criteria assessed by the housing stock models and database for all stock and private sector stock – West Lancashire compared to the North West and England (EHS 2012)*





- The table below shows the number and percentage of West Lancashire's private rented stock falling into each of the EPC ratings bands (based on SimpleSAP). This shows that the majority of properties in the private rented sector fall in the bands C to E. Compared to England, the distribution of EPC ratings across the bands is very similar, with a slightly higher proportion of dwellings in bands D and F, but a slightly lower proportion in band E.

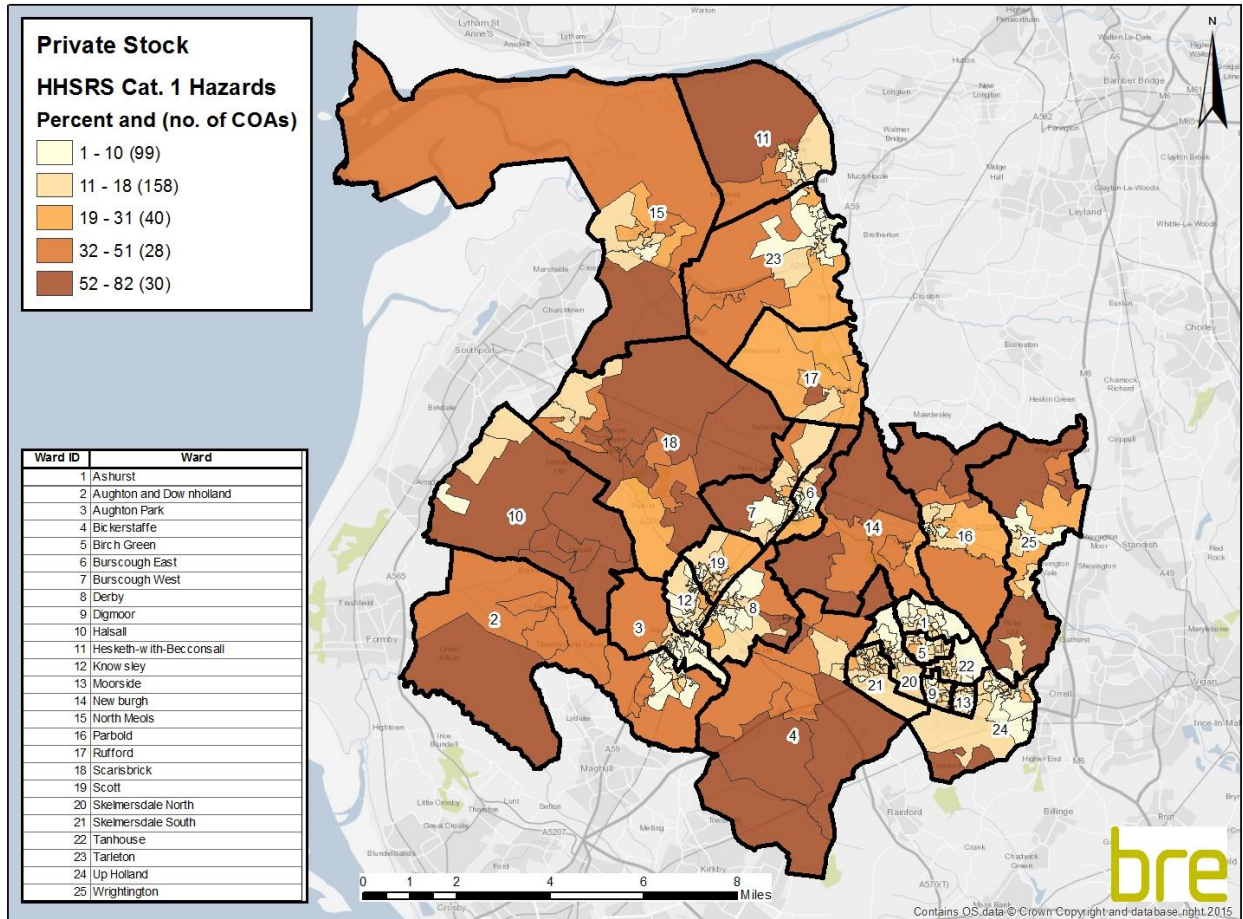
*Number and percentage of West Lancashire's private rented stock falling into each of the EPC ratings bands (based on SimpleSAP), compared to England (2012 EHS) figures*

	West Lancashire		2012 EHS England
	Count	Percent	Percent
(92-100) A	0	0.0%	1.0%
(81-91) B	7	0.1%	
(69-80) C	961	17.9%	18.9%
(55-68) D	2,645	49.4%	46.2%
(39-54) E	1,083	20.2%	24.5%
(21-38) F	505	9.4%	7.0%
(1-20) G	155	2.9%	2.5%



- The map below shows the distribution of category 1 hazards, as defined by the Housing Health and Safety Rating System (HHSRS), across the local authority area. The map shows that there are concentrations of high levels of hazards in Newburgh, Scarisbrick and Bickerstaffe wards.

Percentage of private sector dwellings in West Lancashire with the presence of a HHSRS category 1 hazard






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## 1 Introduction

West Lancashire Borough Council commissioned BRE to undertake a series of modelling exercises on their housing stock. This report describes the modelling work and provides details of the results obtained from the dwelling level model and database. The database is also provided to the council to enable them to obtain specific information whenever required.

A previous report and database was prepared for West Lancashire Borough Council in 2015 which was based on BRE's 2014 Housing Stock Model. This current report, and accompanying database, has been produced using BRE's updated 2016 Housing Stock Model.

The stock models and database provide the council with dwelling level information on various key housing indicators, focussing on private sector housing. The key indicators provide West Lancashire with detailed information on the likely condition of the stock and the geographical distribution of properties of interest. These properties are likely to be suitable targets for energy efficiency improvements or other forms of intervention, such as mitigating Housing Health and Safety Rating System (HHSRS) hazards. The key indicators are split into indicators related to house condition, energy efficiency and household vulnerability as shown in **Table 1** (see **Appendix A** for full definitions):

**Table 1:** Key indicators split into categories

Indicator	House condition indicators	Energy efficiency indicators	Household vulnerability indicators
Presence of HHSRS cat 1 hazard	✓		
Presence of cat 1 hazard for excess cold	✓	✓	
Presence of cat 1 hazard for falls	✓		
Dwellings in disrepair	✓		
Fuel Poverty (10% and Low income, High cost definitions)			✓
Dwellings occupied by low income households			✓
SimpleSAP rating		✓	

**N.B. Presence of category 1 hazard for falls does NOT include the hazard of falling between levels**

The single indicators shown in **Table 1** can also be combined within the database to provide powerful information on the housing stock, for example dwellings suffering from excess cold and also occupied by households on a low income. The true potential of the database lies in its ability to produce combined indicators such as this, as it allows council officers to explore the stock and to assess the likely scope of any programmes they might wish to implement.



It is also possible to extract other information from the database which is of use to local authorities. This information includes estimates relating to the Department for Communities and Local Government's (DCLG) Local Authority Housing Statistics (LAHS) reporting of Energy Performance Certificate (EPC) ratings, costs of mitigating hazards.

The key indicators and other information are derived from the Housing Stock Database which is made up of a series of Dwelling Level Stock Models. The BRE Dwelling Level Stock Models have been used for many years to provide key housing indicators to local authorities. The most recent 2016 models have been updated to make use of the results of the 2012 English Housing Survey (EHS)<sup>4</sup> as well as making more use of Ordnance Survey (OS) data. OS Address Premium is used as a basis for the list of all dwellings in the authority, and applying improved geo-modelling<sup>5</sup> is used to determine the dwelling type and floor area from OS Mastermap. The energy model that lies at the heart of the modelling process has been replaced with an updated model based on the 2012 version of SAP, and the methods for imputing the inputs to this model have also been upgraded, including the incorporation of some new information sources. These include the age of postcodes (to improve dwelling age data) and data from Xoserve to determine whether the dwelling is on the gas network. These dwelling level models are used to estimate the likelihood of a particular dwelling meeting the criteria for each of the key indicators.

The information in the database can be used to ensure the council meets various policy and reporting requirements. For example, local housing authorities are required to review housing conditions in their districts in accordance with the Housing Act 2004<sup>6</sup>.

Furthermore, having this information available will also help to facilitate the delivery of West Lancashire's housing strategy. It will enable a targeted intervention approach to improving housing; therefore allowing the council to concentrate their resources on housing in the poorest condition or with the greatest health impact.

## 1.1 Project aims

The main aim of this project was to provide data on key private sector housing indicators for West Lancashire. The main aims of this work were therefore to provide estimates of:

- The percentage of dwellings meeting each of the key indicators for West Lancashire overall and broken down by tenure and then mapped by COA (private sector stock only), including a brief comparison with the results of the previous 2014 BRE Housing Stock Model.
- Information relating to LAHS reporting for the private sector stock - category 1 hazards and information on EPC ratings

This report looks firstly at the policy background and why such information is important for local authorities. Secondly, it provides a brief description of the overall stock modelling approach. Finally, this report provides the modelling results for West Lancashire covering each of the main aims above.

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<sup>4</sup> 2012 is the latest available data. Prior to the 2016 models EHS 2011 data was used.

<sup>5</sup> The OS data has been used to update a number of the model inputs – the main value of the OS data is the ability to determine the dwelling type with much greater confidence – see Appendix B for more information.

<sup>6</sup> <http://www.legislation.gov.uk/ukpga/2004/34/contents>



## 2 Policy background

The detailed housing stock information provided in this report will facilitate the delivery of West Lancashire's housing strategy and enable a targeted intervention approach to improving housing. This strategy needs to be set in the context of relevant government policy and legislative requirements. These policies either require reporting of housing-related data by local authorities, or the use of such data to assist in meeting policy requirements. The main policies and legislative requirements are summarised in the following sub-sections.

### 2.1 Housing Act 2004

The Housing Act 2004<sup>6</sup> requires local housing authorities to review housing statistics in their district. The requirements of the Act are wide-ranging and also refer to other legislation which between them covers the following:

- Dwellings that fail to meet the minimum standard for housings (i.e. dwellings with HHSRS category 1 hazards)
- Houses in Multiple Occupation (HMOs)
- Selective licensing of other houses
- Demolition and slum clearance
- The need for provision of assistance with housing renewal
- The need to assist with adaptation of dwellings for disabled persons

### 2.2 Key housing strategy policy areas and legislation

#### 2.2.1 Private rented sector

In the report "Laying the Foundations: A Housing Strategy for England"<sup>7</sup> Chapters 4 and 5 focus on the private rented sector and empty homes.

New measures are being developed to deal with rogue landlords and to encourage local authorities to make full use of enforcement powers for tackling dangerous and poorly maintained dwellings. The report encourages working closely with landlords whilst still operating a robust enforcement regime (e.g. Landlord Forums and Panels across the country).

There has been significant growth in the private rented sector in West Lancashire in recent years from 5% of the total stock in 2001 to 12% in 2011<sup>8</sup> – an increase of 7%. This is lower than the 14% increase seen in England as a whole.

#### 2.2.2 Health inequalities

The government's white paper "Choosing Health"<sup>9</sup> states that the key to success in health inequalities will be effective local partnerships led by local government and the NHS working to a common purpose and

<sup>7</sup> Laying the Foundations: A Housing Strategy for England, CLG, 2011

<sup>8</sup> <https://www.gov.uk/government/collections/dwelling-stock-including-vacants>

<sup>9</sup> Choosing Health: Making healthy choices easier, Department of Health, 2004



reflecting local needs. Housing is a key determinant of health, and poor housing conditions continue to cause preventable deaths and contribute to health inequalities<sup>10</sup>. An example in this area is the work carried out by Liverpool City Council in partnership with Liverpool Primary Care Trust – the “Healthy Homes Programme”. This has identified over 3,800 hazards and led to an estimated £4.8 million investment by landlords, delivering sustainable health improvements and enhancing community wellbeing.

### 2.2.3 Integrated care

It has been recognised by central government that to fully address the health needs of the population, services need to become more integrated and there needs to be better communication between different providers. Housing is a key aspect of this:

“Many people with mental and physical disabilities, complex needs, long-term conditions and terminal illness also need to access different health care, social care, housing and other services, such as education, and often simultaneously”<sup>11</sup>.

It is therefore essential that departments providing or regulating housing work with other council departments and health organisations to provide services that are integrated and take full account of the needs of the individual.

### 2.2.4 Public Health Outcomes Framework

The Public Health Outcomes Framework “Healthy lives, healthy people: Improving outcomes and supporting transparency”<sup>12</sup> sets out desired outcomes for public health and how they will be measured. Many of the measurements have links to housing, some of the more relevant being:

- Falls and injuries in over 65’s
- Fuel poverty
- Excess winter deaths

### 2.2.5 Joint Strategic Needs Assessment (JSNA) and Joint Health and Wellbeing Strategies

The JSNA and joint health and wellbeing strategy allow health and wellbeing boards to analyse the health needs of their local population and to decide how to make best use of collective resources to achieve the priorities that are formed from these. The Department of Health document “Joint Strategic Needs Assessment and joint health and wellbeing strategies explained - Commissioning for populations” says “This will ensure better integration between public health and services such as housing and education that have considerable impact on the wider determinants of health”<sup>13</sup>.

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<sup>10</sup> The health impacts of poor private sector housing, LACORS, 2010

<sup>11</sup> Integrated Care: Our Shared Commitment, Department of Health, 2013

<sup>12</sup> Healthy lives, healthy people: Improving outcomes and supporting transparency, Department of Health, 2013

<sup>13</sup> Joint Strategic Needs Assessment and joint health and wellbeing strategies explained: Commissioning for populations, Department of Health, 2011



### 2.2.6 Energy Act 2011

The Energy Act 2011 requires that from 2016 reasonable requests by tenants for energy efficiency improvements will not be able to be refused. Furthermore, from 2018 it will be unlawful for landlords to rent out properties that do not reach a minimum standard of energy efficiency (likely to be set at Energy Performance Certificate rating E<sup>14</sup>). While there will be various caveats to these powers, they will provide a new minimum standard for rented accommodation. Part of this current project for West Lancashire includes provision of a private rented sector variable that should assist in identifying such dwellings.

### 2.2.7 Empty homes

Empty homes brought back into use will qualify for the New Homes Bonus where, for the following 6 years, the government will match fund the Council Tax on long term empty properties brought back into use. In addition, from 2012-15, £100million of capital funding from within the Affordable Homes Programme will be available to tackle problematic<sup>15</sup> empty homes. Whilst the data provided by this project cannot necessarily assist with the actual identification of empty homes, the database provided would be the logical place for such information to be stored should it be gathered from other sources.

The need to bring empty private sector dwellings back into use is a key government objective that is part of a wider strategy to tackle housing affordability. It is generally accepted that in a time of housing shortage, empty dwellings represent a wasted resource.

There are a number of issues in dealing with private sector vacant dwellings including the transient nature of vacant dwellings and their difficulty of identification. Properties are being continually bought and sold, let and modernised, which means that at any given time a proportion of the stock will be naturally vacant. The only dwellings that tend to be of most interest to local authorities are those that are not turning over in the normal way.

The latest information for West Lancashire collected by DCLG identifies 1,559 vacant dwellings across all tenures. This represents a vacancy rate of approximately 3% in West Lancashire, compared to a figure of 3% in England. Furthermore, 1% (641) of these dwellings are long-term vacant (6 months or more) in West Lancashire, compared to a figure of 1% for England as a whole.

## 2.3 Other policy areas

The following policy areas, whilst not directly relating to environmental health services, will have an effect on demand and local authorities will need to be aware of the possible impact in their area.

### 2.3.1 Welfare Reform Act 2012

The key parts of this act for environmental health services are the sections relating to the under occupation of social housing, and the benefit cap. Whilst this will mainly affect tenants in the social rented sector it will undoubtedly have an impact on private sector services. Social tenants may find themselves being displaced into the private sector, increasing demand in this area, and the tenants of Registered Providers (RP's) and some private landlords may have greater trouble affording rent payments. If tenants are in arrears on their rental payments then authorities may be met with reluctance from landlords when requiring improvements to properties.

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<sup>14</sup> <https://www.gov.uk/getting-a-green-deal-information-for-householders-and-landlords>

<sup>15</sup> Properties that are likely to remain empty without direct financial support from government.



### 2.3.2 Localism Act 2011

The Localism Act allows social housing providers to offer fixed term, rather than secure lifetime, tenancies. As with the Welfare Reform Act, this has a greater direct impact on the social rented sector, however, there is some concern this may lead to greater turnover of tenancies meaning such that some traditional social tenants may find themselves in the private rented sector.

Both of these policy changes above may increase the number of vulnerable persons in private sector properties. If this occurs any properties in this sector in poor condition are likely to have a far greater negative impact on the health of those occupiers.

### 2.3.3 Potential increase in private rented sector properties

Policies such as the Build to Rent and the New Homes Bonus are aimed at increasing the supply of properties. As the private rented sector is already growing, it is reasonable to assume that many of the new properties being built will be rented to private tenants. Local authorities will need to be aware of the potential impact on the demand for their services and how their perception of their local area may have to change if large numbers of properties are built.

## 2.4 Local Authority Housing Statistics (LAHS)<sup>16</sup> and EPC ratings

The purpose of these statistics is twofold – firstly to provide central government with data with which to inform and monitor government strategies, policies and objectives as well as contributing to national statistics on housing, secondly, to the local authorities themselves to help manage their housing stock. Local authorities are required to complete an annual return which covers a wide range of housing-related issues. Of particular relevance to this current project is “Section F: Condition of dwelling stock” which, amongst other things, requests the following information:

- Total number of dwellings and number of private sector dwellings with category 1 HHSRS hazards and the estimated costs of mitigating these
- Estimates of the number of HMOs and the number of mandatory licensable HMOs

Whilst the LAHS no longer requires reporting of average EPC ratings of the private sector stock and the proportion below a certain rating, this information remains pertinent due to the Energy Act 2011. Under this act new rules mean that from 2018 landlords must ensure that their properties meet a minimum energy efficiency standard. Subject to Parliamentary approval, this minimum standard has been set at band E by 1 April 2018<sup>17, 18</sup>. Furthermore, from 1 April 2016, tenants in F and G rated dwellings may legally request an upgrade to the dwelling to a minimum of a band E.

Results relating to LAHS<sup>19</sup> statistics and EPC ratings can be found in **Section 4.2**.

---

<sup>16</sup> <https://www.gov.uk/government/publications/completing-local-authority-housing-statistics-2014-to-2015-guidance-notes>

<sup>17</sup> <https://www.gov.uk/government/consultations/private-rented-sector-energy-efficiency-regulations-domestic>

<sup>18</sup> Although landlords will still be able to rent out F and G rated properties after this date they will not be able to renew or sign a new contract.

<sup>19</sup> Not including HMOs as this variable has not been purchased.



## 2.5 The Energy Companies Obligation (ECO)

The Energy Companies Obligation (ECO) requires energy companies to assist in the installation of energy efficiency measures in Great Britain to low income and vulnerable households or those living in hard-to-treat (HTT) properties. Under the ECO, energy companies are obliged to meet targets expressed as carbon or costs saved (from 1 January 2013 - 31 March 2015 and recently extended to March 2017<sup>20</sup>). The 3 different ECO obligations are:

- Carbon Emissions Reduction Obligation (CERO)
- Carbon Saving Community Obligation (CSCO)
- Home Heating Cost Reduction Obligation (HHCRO) or Affordable Warmth

ECO2 is now underway and runs from April 2015 to March 2017 – the 3 obligations remain as above and have similar pro-rated targets as ECO but with some different definitions and routes to achieving targets.

An understanding of the ECO criteria is pivotal to building a local authority's strategy for leveraging in finance to improve the energy efficiency of the stock. Of particular interest are properties with HTT cavities and their role in the Carbon Emissions Reduction Obligation. Despite the recent changes in ECO2, this obligation has by far the greatest savings target attached to it and HTT cavities are a particular focus of energy company interest due to their relatively low cost to install improvements compared to solid wall insulation which is the other key criterion for CERO eligibility. The results for the basic energy efficiency variables are covered in this report and assist in the identification of dwellings which may benefit from energy efficiency improvements. Such information also provides a valuable contribution to the evidence base increasingly being required to support competitive funding bids to central government for housing improvements.

It should be noted that whilst funding for the Green Deal and the Home Improvement Fund has recently been withdrawn<sup>21</sup>, the ECO will continue to run until March 2017.

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<sup>20</sup> Although energy companies have been able to count measures delivered since October 2012 against their targets.

<sup>21</sup> Funding has been withdrawn as of 23 July 2015; however, there will be no impact on existing Green Deal Finance Plans or Green Deal Home Improvement Funds – <https://www.gov.uk/government/news/green-deal-finance-company-funding-to-end>





## 3 Overview of the BRE Dwelling Level Housing Stock Modelling approach

### 3.1 Overview

This section provides a simplified overview of the BRE dwelling level housing stock modelling approach. More detail on the methodology is provided in **Appendix B**.

A stock modelling approach has been developed and used by BRE for many years and dwelling level models are used to estimate the likelihood of a particular dwelling meeting the criteria for each of the key indicators (and other outputs of interest). These outputs can then be mapped to provide the council with a geographical distribution of each of the key indicators which can then be used to target resources for improving the housing stock. The process itself is actually made up of a variety of data sources, calculations and models.

The models are principally informed by the Department for Communities and Local Government's (DCLG) English Housing Survey (EHS)<sup>22</sup>. The survey is not used to supply data for the database, but rather it allows the identification of patterns in the housing stock, so that this knowledge can be applied, in the form of mathematical algorithms, to impute key indicators and energy characteristics from other data available at the national level. The particular approach for West Lancashire, however, makes significant use of the Experian UK Consumer Dynamics Database of dwelling and household indicators as inputs to the models. One example is the BRE SimpleCO<sub>2</sub> Model which is based on dwelling level inputs from Experian and expands on these using imputation techniques to provide sufficient information to calculate the likely energy efficiency of each dwelling in the stock. Some of the key housing indicators, such as HHSRS excess cold category 1 hazards and BRE's SimpleSAP<sup>23</sup>, can be directly inferred from this data.

The modeling process is complex, but in summary comprises a number of steps:

1. Identification of the archetype of each dwelling in the local authority area i.e. the age, tenure and type. This enables comparison with the archetypes identified by the EHS. This is mainly done using Experian data.
2. Construction of a better understanding of each dwelling - for example fuel type, wall type, floor area, levels of insulation etc. to allow an assessment of energy efficiency. Where the data to complete this does not exist, the models make predictions using the patterns and understanding from the EHS.
3. When details about the dwelling have been collated, an assessment of the energy efficiency of each property is carried out using a simplified SAP calculation (using the 2012 version of SAP) relying on a reduced number of inputs. This predicts CO<sub>2</sub> emissions and the likely existence of a category 1 hazard for excess cold by using a SAP rating of 33.5 as a proxy as per the EHS.

<sup>22</sup> The most recent survey used in the housing stock models is 2012.

<sup>23</sup> A simplified version of the SAP model that produces an output broadly comparable to SAP. The SimpleSAP model is distinct from both full SAP and RD SAP in that it uses a smaller, simplified set of inputs.





4. Calculation of the likelihood of a dwelling failing other standards with reference to the relationships identified from EHS - i.e. the combination of variables that are most strongly associated with failure of a particular standard.

**Figure 1** shows a simplified flow diagram of the overall BRE housing stock modelling approach. The process is made up of a series of data sources and models which, combined with various imputation and regression techniques and the application of other formulae, make up the final database. The database is essentially the main output of the modelling and provides information on the key indicators and other data requirements (e.g. energy efficiency variables). More detailed information on the data sources and models is provided in **Appendix B**, but to summarise:

**The data sources are:**

EHS, Experian, Xoserve data, Ordnance Survey (OS) MasterMap, Royal Mail postcode data. Note that the EHS data itself is not directly used (i.e. the database does not include EHS data) but rather it enables the modelling process to be carried out.

**The Models are:**

SimpleSAP, Fuel Poverty, HHSRS (all hazards, falls hazards and excess cold), Disrepair and Low Income Households.

The data sources and models are linked as shown in the flow diagram and the modelling process itself can be divided into “energy inputs” and “other inputs”, which are summarised as follows:

**Energy inputs** - these are the inputs required by the simplified SAP model and are developed from the data sources listed above. The EHS data is used to impute (using cold deck imputation<sup>24</sup>) and interpolate where there are gaps in the data. The “energy inputs” are then fed into the SimpleCO<sub>2</sub> Model to produce the “energy outputs” for the database plus information on excess cold for the HHSRS Model and information on energy costs for the Fuel Poverty Model.

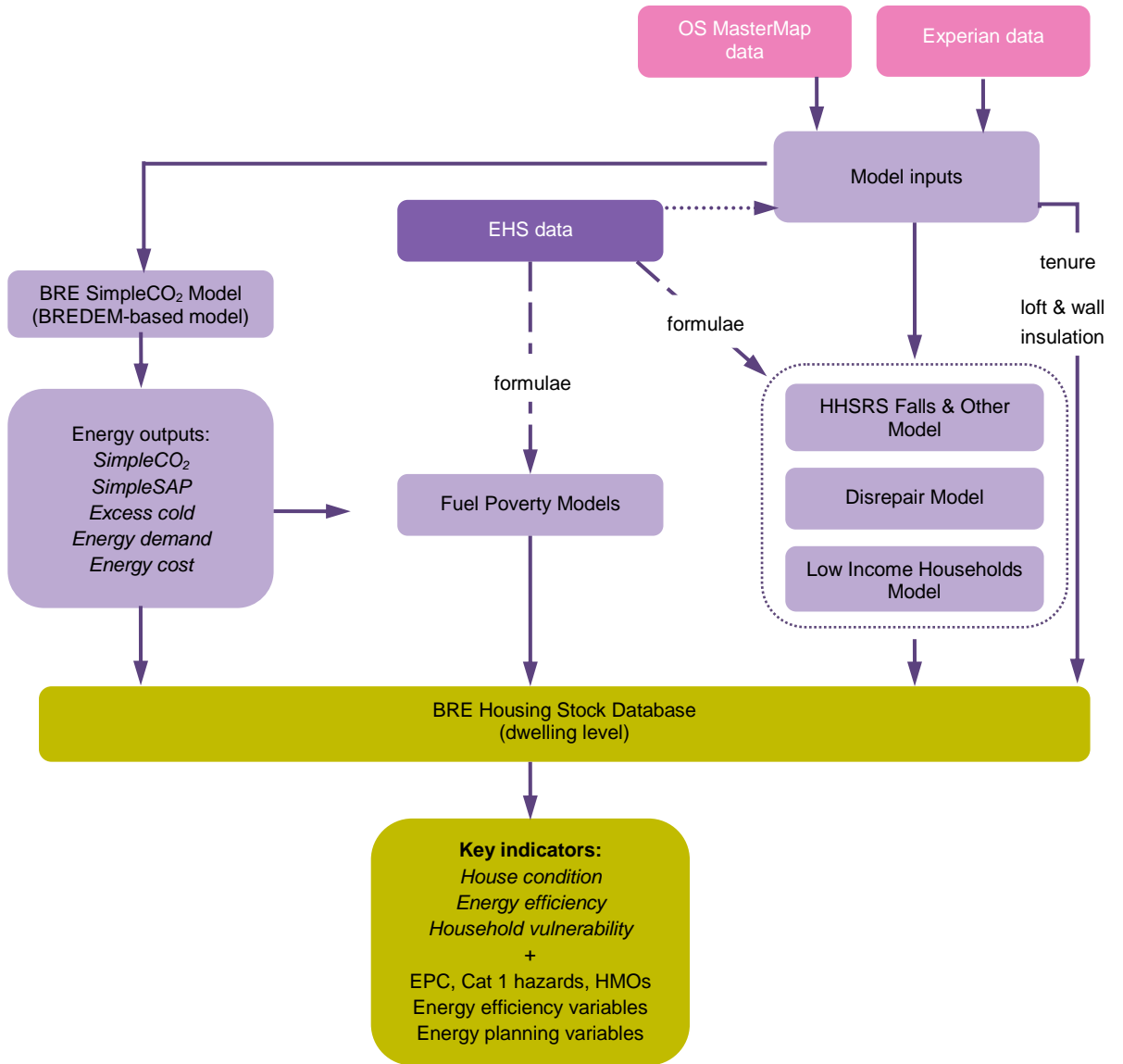
**Other inputs** – are developed from Experian, OS MasterMap and other local data sources. The EHS data is used to impute (using cold deck imputation<sup>24</sup>) and interpolate where there are gaps in the data. The “other inputs” are then fed into the HHSRS, Disrepair, and Low Income Models (note that tenure data is fed directly into the database).

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<sup>24</sup> Cold deck imputation is a process of assigning values in accordance with their known proportions in the stock.



**Figure 1:** Simplified flow diagram of overall BRE housing stock modelling approach (N.B. the EHS data is only used to inform the mathematical algorithms of the model – it does not provide data)



- BRE housing stock modelling process
  - Other data inputs
  - Data used for imputation & interpolation
  - Outputs
- Data
  - Imputed (cold deck)
  - Information



### 3.2 Breakdown of the housing stock by tenure - validation

Providing the results split by tenure is useful since it can have an effect on how resources and improvement policies are targeted. This report is particularly focussed on private sector stock which is made up of owner occupied and private rented dwellings. The remainder of the housing stock consists of social housing.

The total number of dwellings in West Lancashire from the BRE database uses the tenure split derived from the purchased Experian tenure variable.

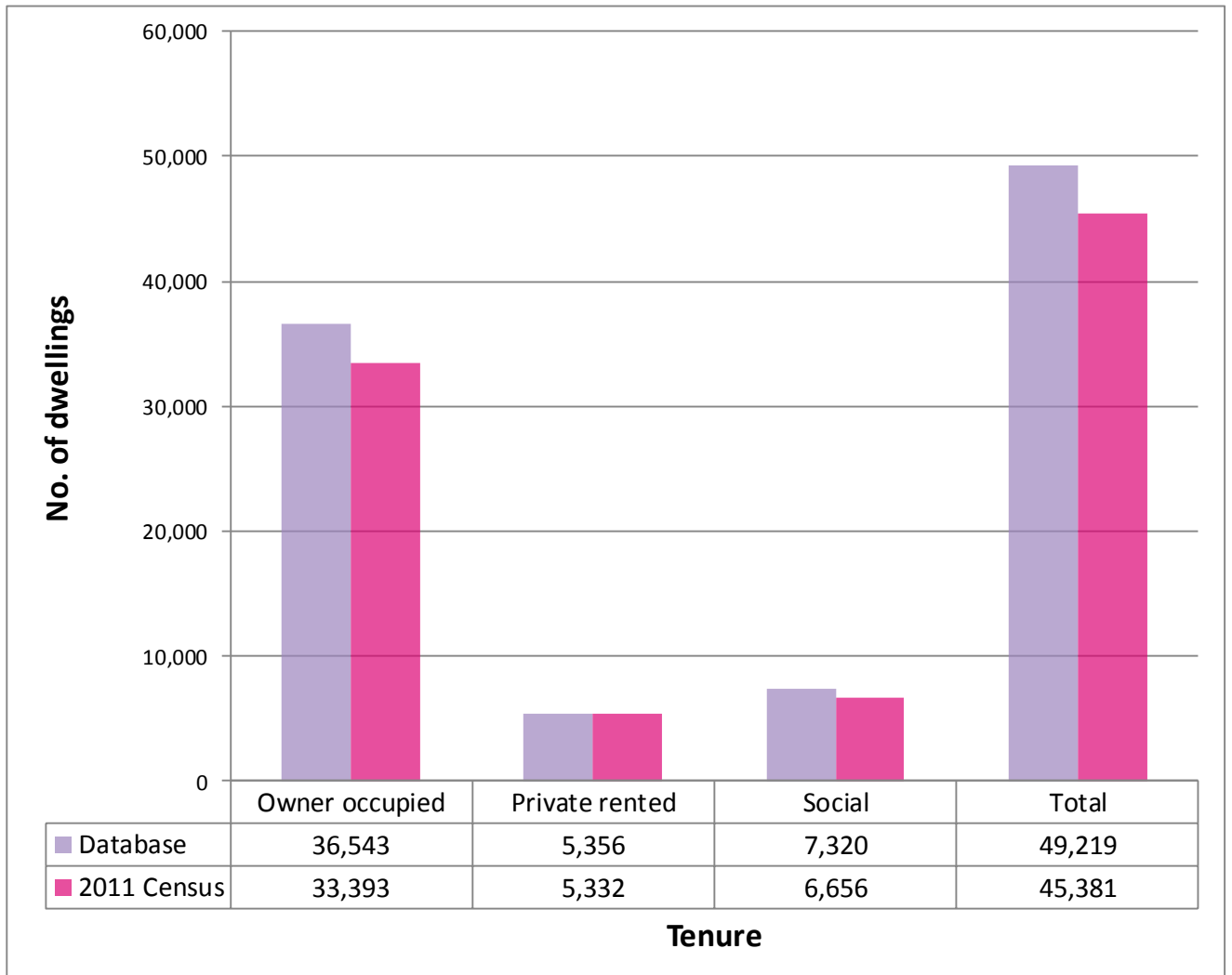
Since it is possible for private rented dwellings to become owner occupied and vice versa relatively easily, it is difficult to accurately predict the actual tenure split at any given point in time. A validation process was undertaken to compare the tenure split from the database to the 2011 Census figures<sup>25</sup>. The results of the validation exercise show that the differences between the tenure split from the database compared to the Census figures are relatively small (see **Figure 2**), suggesting that the database should provide a good overview of the housing stock in West Lancashire. Furthermore, **Maps 1** and **2** show that the geographical distributions look very similar, again giving confidence that the database provides a good overview of West Lancashire's housing stock.

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<sup>25</sup> <http://www.ons.gov.uk/ons/datasets-and-tables/index.html>

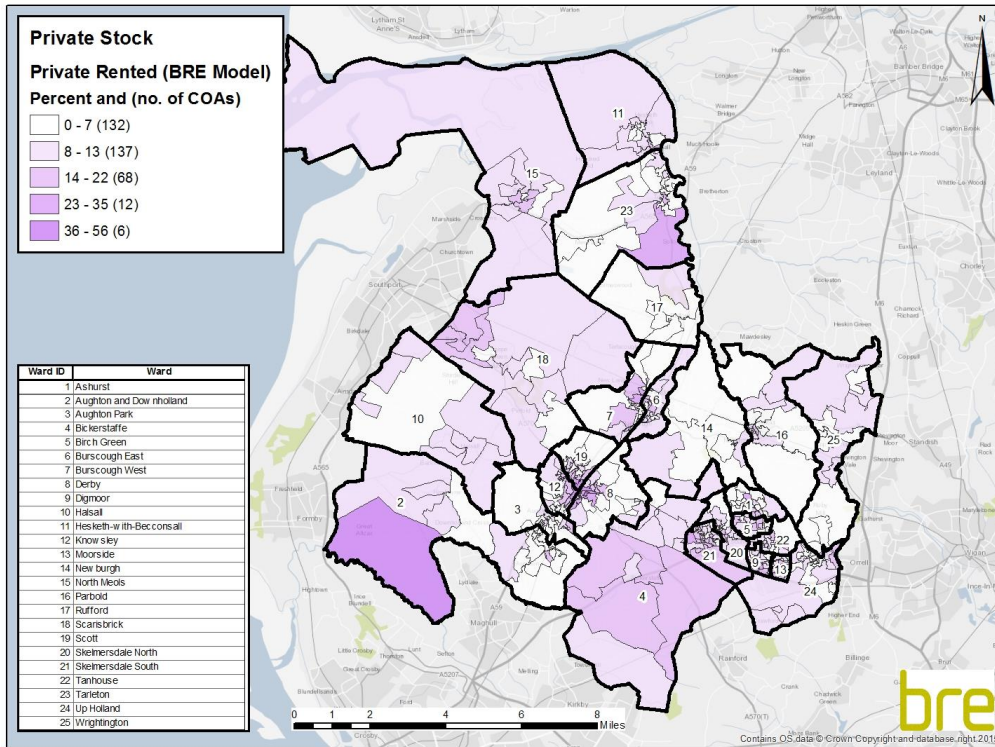


**Figure 2: Tenure split – comparison of BRE Housing Stock Database outputs with 2011 Census figures for West Lancashire**

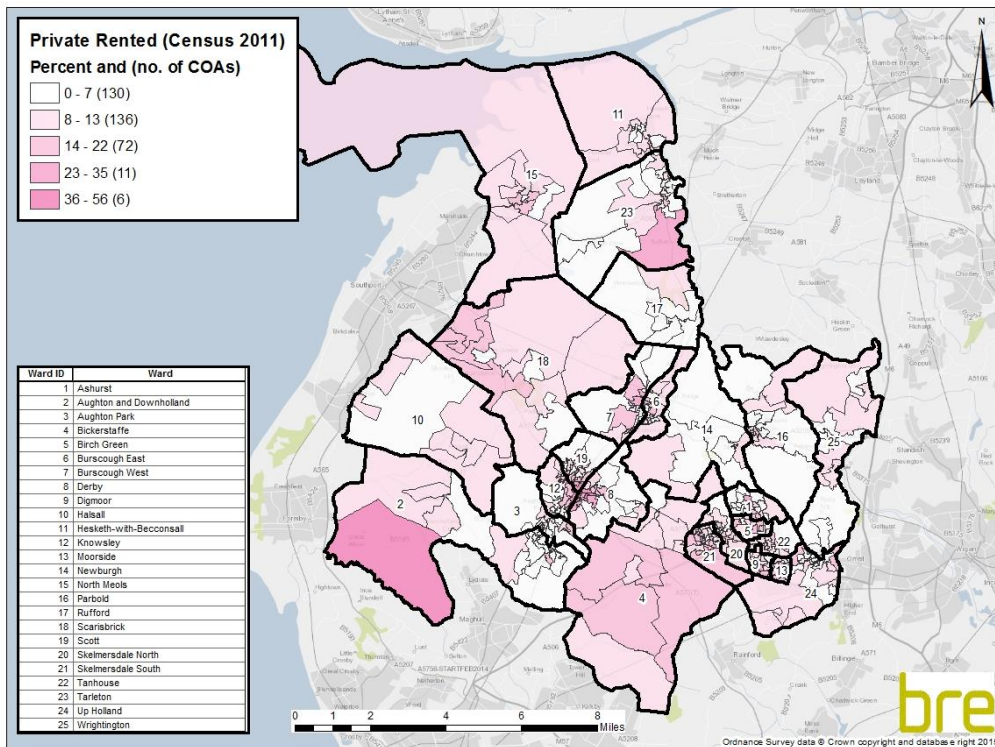




**Map 1:** Distribution of estimated percentage of private rented dwellings in West Lancashire – based on database



**Map 2:** Distribution of estimated percentage of private rented dwellings in West Lancashire – based on 2011 Census Data (Neighbourhood Statistics)





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## 4 Results from the BRE Dwelling Level Housing Stock Models and Database

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As described in the previous section, the housing stock modelling process consists of a series of different stock models with the main output being the database. The results in this section have been obtained from interrogating the database at the level of the local authority as a whole to give a useful overview for West Lancashire. Information at ward level, however, is provided in the maps, in **Section 4.2.4** and can also be obtained from the database which has been supplied as part of this project (see **Appendix C** for instructions). The database can be interrogated at local authority, ward, medium super output area (MSOA), lower super output area (LSOA), census output area (COA), postcode or dwelling level.

The first sub-section below provides a map of the wards in West Lancashire. The results are then displayed in the following sub-sections:

- Key indicators:
  - West Lancashire – regional and national comparisons
  - Key indicators by tenure for West Lancashire
  - Key indicators mapped by COA for West Lancashire private sector stock
  - Ward level results for the key indicators
  - Comparison with the results of the BRE 2014 Housing Stock Model
  
- Information relating to LAHS reporting and EPC ratings:
  - Cost of mitigating category 1 hazards
  - EPC ratings

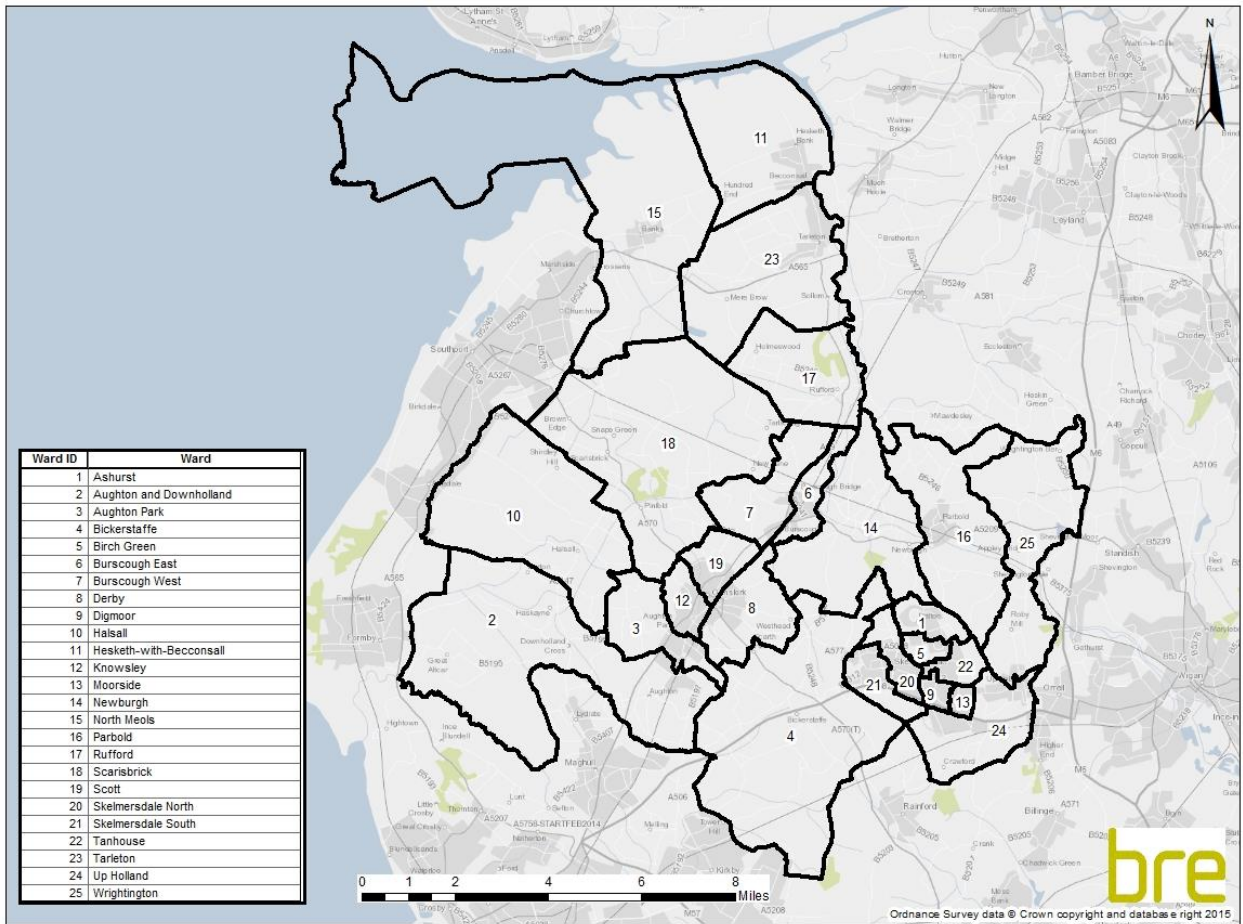




### 4.1 Overview of West Lancashire

**Map 3** below shows the 30 wards in West Lancashire. The data in the report is separated into wards and then further divided into Census Output Areas (COAs). These typically comprise around 125 households and usually include whole postcodes, which have populations that are largely similar. Where the COAs are smaller in size on the map this typically represents a more densely populated area since each COA represents a similar number of dwellings.

**Map 3:** The wards in West Lancashire





## 4.2 Key indicators

### 4.2.1 West Lancashire – regional and national comparisons

**Table 2** and **Figure 3** show the results for each of the key indicators in West Lancashire compared to North West and England (EHS 2012) and split into all stock and private sector stock. **Figure 4** shows the results of the SimpleSAP ratings.

For all stock, West Lancashire performs better than the EHS average for the following indicators: fall hazards (7% compared to 9%), fuel poverty (LIHC definition) (9% compared to 11%), low income households (19% compared to 33%). West Lancashire performs the same as the EHS average for fuel poverty (10% definition), slightly worse for disrepair (6% compared to 5%) and worse for all hazards (18% compared to 15%) and excess cold (10% compared to 6%). For a list of all the hazards included under “all hazards” see **Appendix A**. Since excess cold is one of the most commonly occurring hazards and there are comparatively high levels in West Lancashire, it is likely that this hazard is contributing to the higher levels of “all hazards”.

For the private sector stock, West Lancashire performs better than the EHS average for fall hazards (8% compared to 10%), fuel poverty (LIHC definition) (10% compared to 11%) and low income households (10% compared to 24%). The levels of excess cold are higher in West Lancashire compared to the EHS average (11% compared to 7%) and this in part contributes to the higher levels of hazards overall in West Lancashire.

Compared to the regional figures for EHS North West, the most notable indicators are excess cold where West Lancashire performs worse for both all stock and private sector stock and low income households where West Lancashire performs better.

The average SimpleSAP ratings in West Lancashire (**Figure 4**) are slightly lower than those for the England average for all stock and the same for private sector stock. It is not unusual for urban areas to perform better than the country as a whole due to greater number of flats, which are more energy efficient due to reduced heat loss areas, and due to the greater likelihood of being on gas, a more efficient heating fuel.





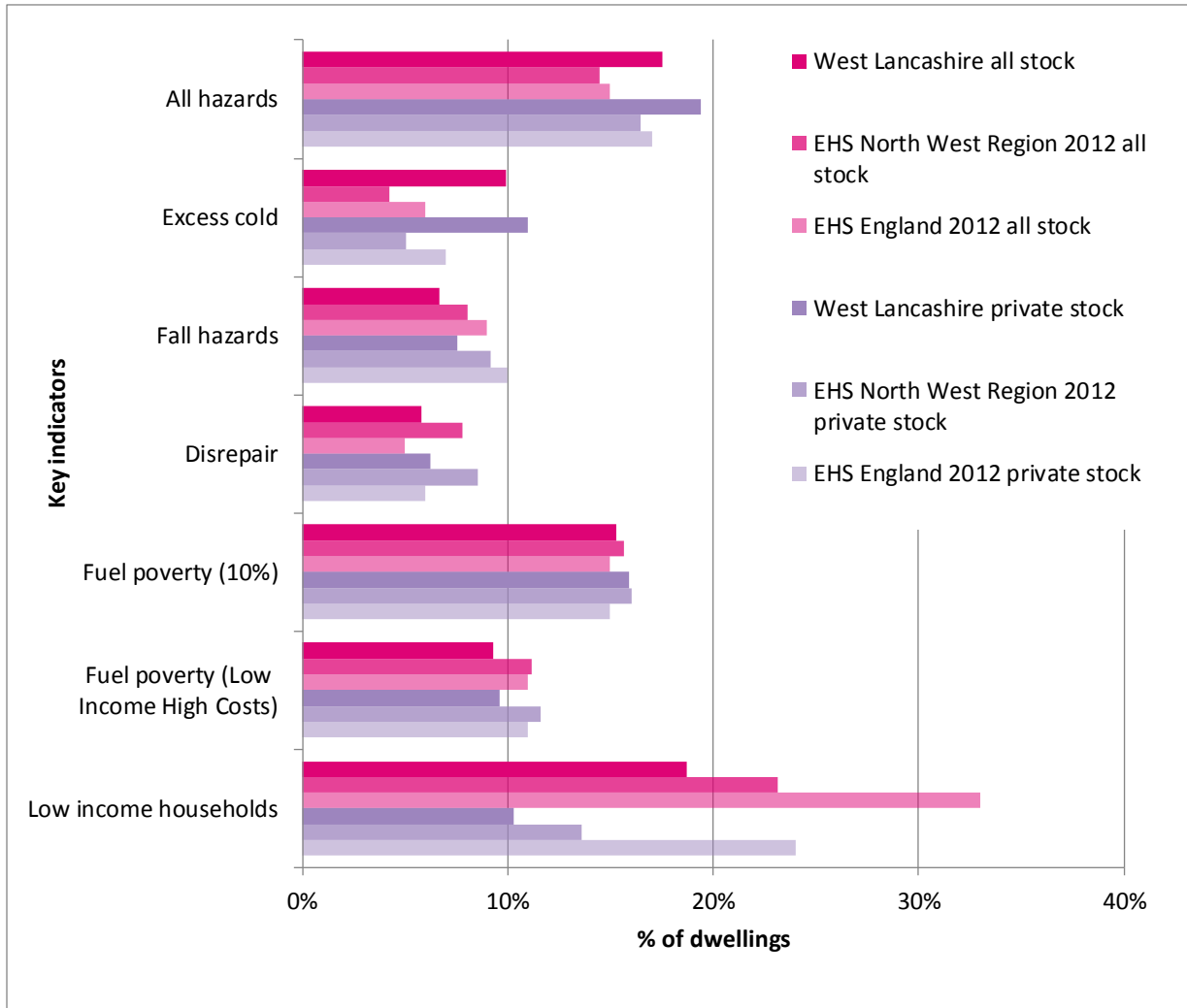
**Table 2:** Estimates of the numbers and percentage of dwellings meeting the key indicator criteria assessed by the Housing Stock Models and Database for all stock and private sector stock – West Lancashire compared to the North West and England (EHS 2012)

Indicator		All stock				Private sector stock			
		West Lancashire (no.)	West Lancashire (%)	2012 EHS Regional (%)	2012 EHS England (%)	West Lancashire (no.)	West Lancashire (%)	2012 EHS Regional (%)	2012 EHS England (%)
No. of dwellings		49,219	-	-	-	41,899	-	-	-
HHSRS category 1 hazards	All hazards	8,629	18%	14%	15%	8,121	19%	16%	17%
	Excess cold	4,892	10%	4%	6%	4,598	11%	5%	7%
	Fall hazards	3,286	7%	8%	9%	3,155	8%	9%	10%
Disrepair		2,839	6%	8%	5%	2,614	6%	9%	6%
Fuel poverty (10%)		7,512	15%	16%	15%	6,669	16%	16%	15%
Fuel poverty (Low Income High Costs)		4,559	9%	11%	11%	4,023	10%	12%	11%
Low income households		9,215	19%	23%	33%	4,300	10%	14%	24%

*N.B. the information on hazards refers to the number of dwellings with a hazard of the stated type. Because of this there is likely to be some overlap – for example, some dwellings are likely to have excess cold and fall hazards but this dwelling would only be represented once under ‘all hazards’. The number of dwellings under ‘all hazards’ can therefore be less than the sum of the excess cold plus fall hazards.*

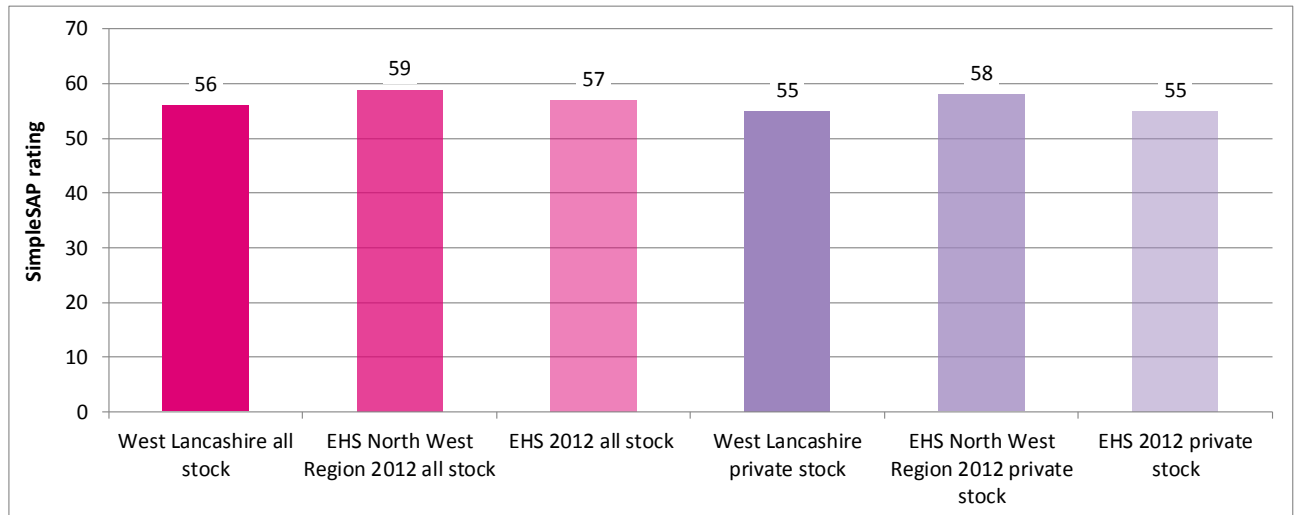


**Figure 3:** Estimates of the percentage of dwellings meeting the key indicator criteria assessed by the Housing Stock Models and Database for all stock and private sector stock – West Lancashire compared to North West and England (EHS 2012)





**Figure 4:** Average SimpleSAP ratings for all stock and private sector stock – West Lancashire compared to North West and England (EHS 2012)



#### 4.2.2 Key indicators by tenure – West Lancashire

The private sector stock can be further split by tenure – owner occupied and private rented - with the difference between total private sector stock and total housing stock being the social housing stock. **Table 3** and **Figure 5** below show the results for each of the key indicators split by tenure and **Figure 6** shows the SimpleSAP ratings by tenure. It is interesting to note that the private rented sector has a slightly higher average SimpleSAP rating than the owner occupied sector, which may be due to more flats being in the private rented sector – which generally have better SimpleSAP ratings due to the lower external surface area.

The social stock is generally better than the private sector stock for the indicators relating to hazards, disrepair and energy efficiency (SimpleSAP). Social stock tends to be more thermally efficient than the private stock partly due to the prevalence of flats, and partly due to being better insulated owing to the requirements placed on social housing providers, for example through the Decent Homes Programme. As would be expected, the social stock is generally worse than the private sector stock for the low income households indicator. Using the low income high cost definition of fuel poverty, private rented stock is considerably higher than that of owner occupied or social stock.

The social data should be treated with some caution as the social rented stock, particularly when largely comprising stock owned by a single landlord, is more difficult to model than the private sector. This is because the decisions of an individual property owner usually only affect a single dwelling out of the thousands of private sector stock whereas the policies and decisions of a single landlord can have a very great effect on a large proportion of the social stock. The social rented results are therefore best considered as a benchmark which takes account of the age, type, size and tenure against which the landlord's own data could be compared.

Focussing on the tenures within the private sector stock, the private rented stock is generally worse than the owner occupied stock with the exception of excess cold hazards and energy efficiency (SimpleSAP). The private rented stock is considerably worse than the owner occupied stock for the indicators of fuel poverty (LIHC definition) and low income households.

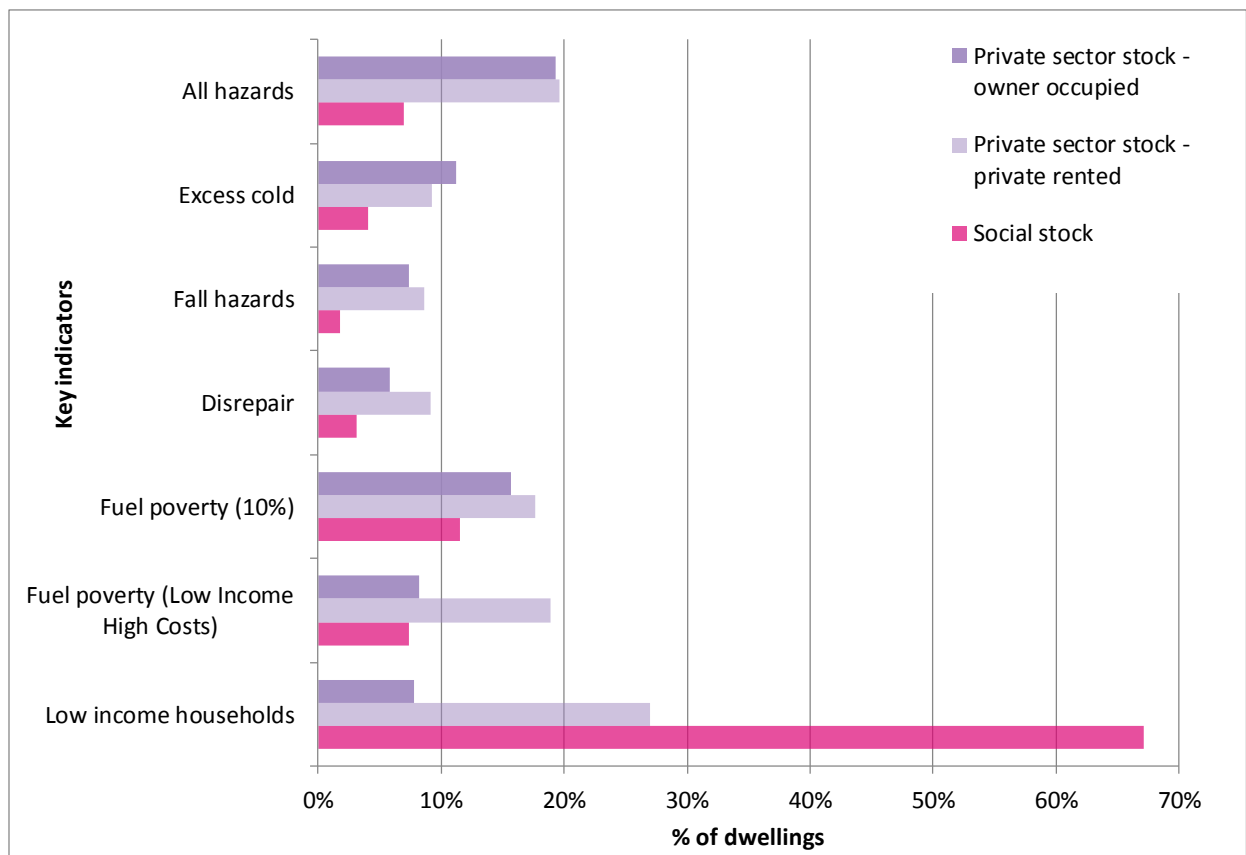


**Table 3:** Estimates of the numbers and percentage of dwellings meeting the key indicator criteria assessed by the Housing Stock Models and Database by tenure for West Lancashire

Indicator	Private sector stock				Social stock		
	Owner occupied		Private rented		No.	%	
	No.	%	No.	%			
No. of dwellings	36,543	-	5,356	-	7,320	-	
HHSRS category 1 hazards	All hazards	7,071	19%	1,050	20%	508	7%
	Excess cold	4,103	11%	495	9%	294	4%
	Fall hazards	2,694	7%	461	9%	131	2%
Disrepair	2,122	6%	492	9%	225	3%	
Fuel poverty (10%)	5,722	16%	947	18%	843	12%	
Fuel poverty (Low Income High Costs)	3,013	8%	1,010	19%	536	7%	
Low income households	2,856	8%	1,444	27%	4,915	67%	

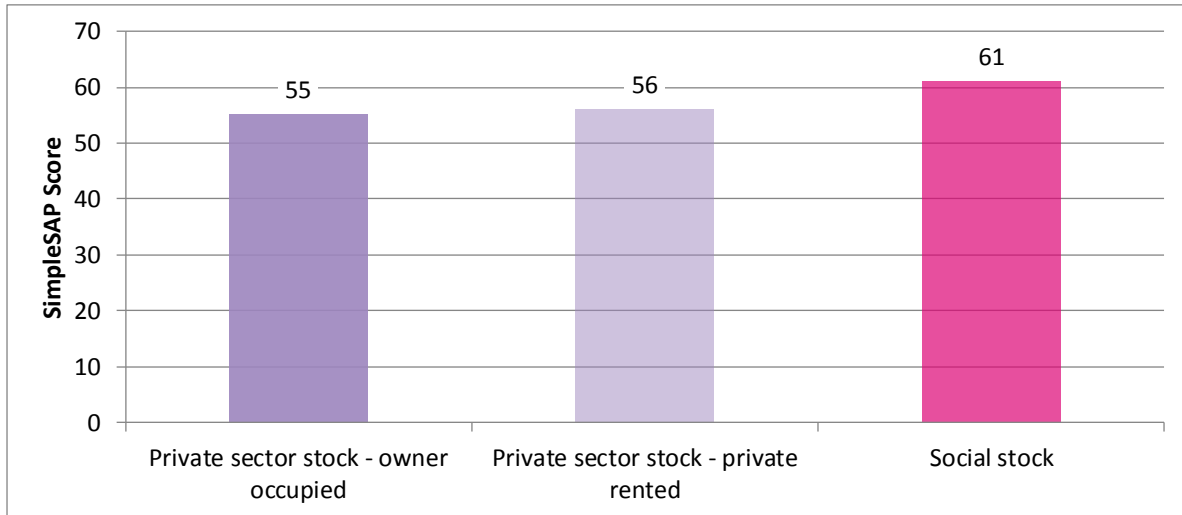
*N.B. the information on hazards refers to the number of dwellings with a hazard of the stated type. Because of this there is likely to be some overlap – for example, some dwellings are likely to have excess cold and fall hazards but this dwelling would only be represented once under ‘all hazards’. The number of dwellings under ‘all hazards’ can therefore be less than the sum of the excess cold plus fall hazards.*

**Figure 5:** Estimates of the percentage of dwellings meeting the key indicator criteria assessed by the Housing Stock Models and Database by tenure for West Lancashire





**Figure 6:** Average SimpleSAP ratings by tenure for West Lancashire



#### 4.2.3 Key indicators mapped by Census Output Area (COA) – West Lancashire private sector stock

Some of the key indicators are also provided in map form below along with a brief description of each indicator<sup>26</sup>, thus enabling quick observation of the geographical distribution of properties of interest. The maps show the percentages of private sector dwellings in each Census Output Area (COA) that are estimated to have each of the key indicators.

The ranges shown in the map keys are defined based on the Jenks' Natural Breaks algorithm of the COA statistics<sup>27</sup>. The outputs in the lightest and darkest colours on the maps show the extreme ends of the range, highlighting the best and the worst areas.

Maps at COA level are provided for the following key indicators in **Maps 4 to 12** below:

- The presence of a category 1 HHSRS hazard
- The presence of a category 1 hazard for excess cold
- The presence of a category 1 hazard for falls
- Levels of fuel poverty
- Dwellings occupied by low income households
- Dwellings with a category 1 excess cold hazard that are occupied by a low income household
- The average SimpleSAP<sup>28</sup> rating

<sup>26</sup> See Appendix A for full definitions.

<sup>27</sup> The natural breaks classification method is a data clustering method determining the best arrangement of values into different classes. It is achieved through minimising each class's average deviation from the class mean while maximising each class's deviation from the means of the other groups. The method seeks to reduce the variance within classes and maximise variance between classes thus ensuring groups are distinctive.



Maps are also provided in **Appendix D** which focus in on the more urban areas of Skelmersdale and Ormskirk.

These maps are extremely useful in showing the geographical distribution for single key indicators. Maps can also be produced for a combination of indicators, such as dwellings with an excess cold hazard which are also occupied by low income households, as shown in **Map 11**.

The maps are produced at COA level, which is typically made up of 125 households, usually including whole postcodes and having similar sized populations. Using the first map below (**Map 4**) as an example, it can be seen that each ward is split into several COAs and, in this instance, there are 30 COAs that have 52 - 82% of private sector dwellings estimated to have the presence of a category 1 hazard.

The maps also highlight the differences between areas, showing that the results for some areas are much worse than for others and these are the specific areas which might warrant attention. The maps also show that even within wards there can be large differences between the results at COA level.

#### 4.2.3.1 HHSRS

The Housing Health and Safety Rating System (HHSRS) is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It was introduced under the Housing Act 2004<sup>6</sup> and applies to residential properties in England and Wales.

The HHSRS assesses 29 categories of housing hazard. Each hazard has a weighting which will help determine whether the property is rated as being category 1 (serious) or category 2 (other)<sup>29</sup>.

The HHSRS map (**Map 4**) shows that there are concentrations of high levels of hazards in Newburgh, Scarisbrick and Bickerstaffe wards. There are also high concentrations in Halsall. **Map D 1** shows that the urban areas of Skelmersdale and Ormskirk tend to have lower concentrations of hazards. It is reasonable to expect that areas with greater numbers of older properties will record higher levels of hazards overall due to the contribution of greater numbers of excess cold and falls hazards.

There are relatively high levels of excess cold hazards in West Lancashire overall, with the highest concentrations in the more rural wards of Newburgh, Scarisbrick and Bickerstaffe— see **Map 5**. Again, **Map D 2** shows that the urban areas of Ormskirk and Skelmersdale tend to be less affected by excess cold hazards.

The highest concentrations of fall hazards are found in the wards of Bickerstaffe, Moorside and Newburgh. **Map D 3** zooms in on the more urban areas and shows that within the Moorside ward the highest levels of fall hazards are to the north and west of the ward. There are also higher levels to the east of Digmoor ward, central COAs within the Tanhouse ward as well as some of the COAs in the central areas of Ormskirk.

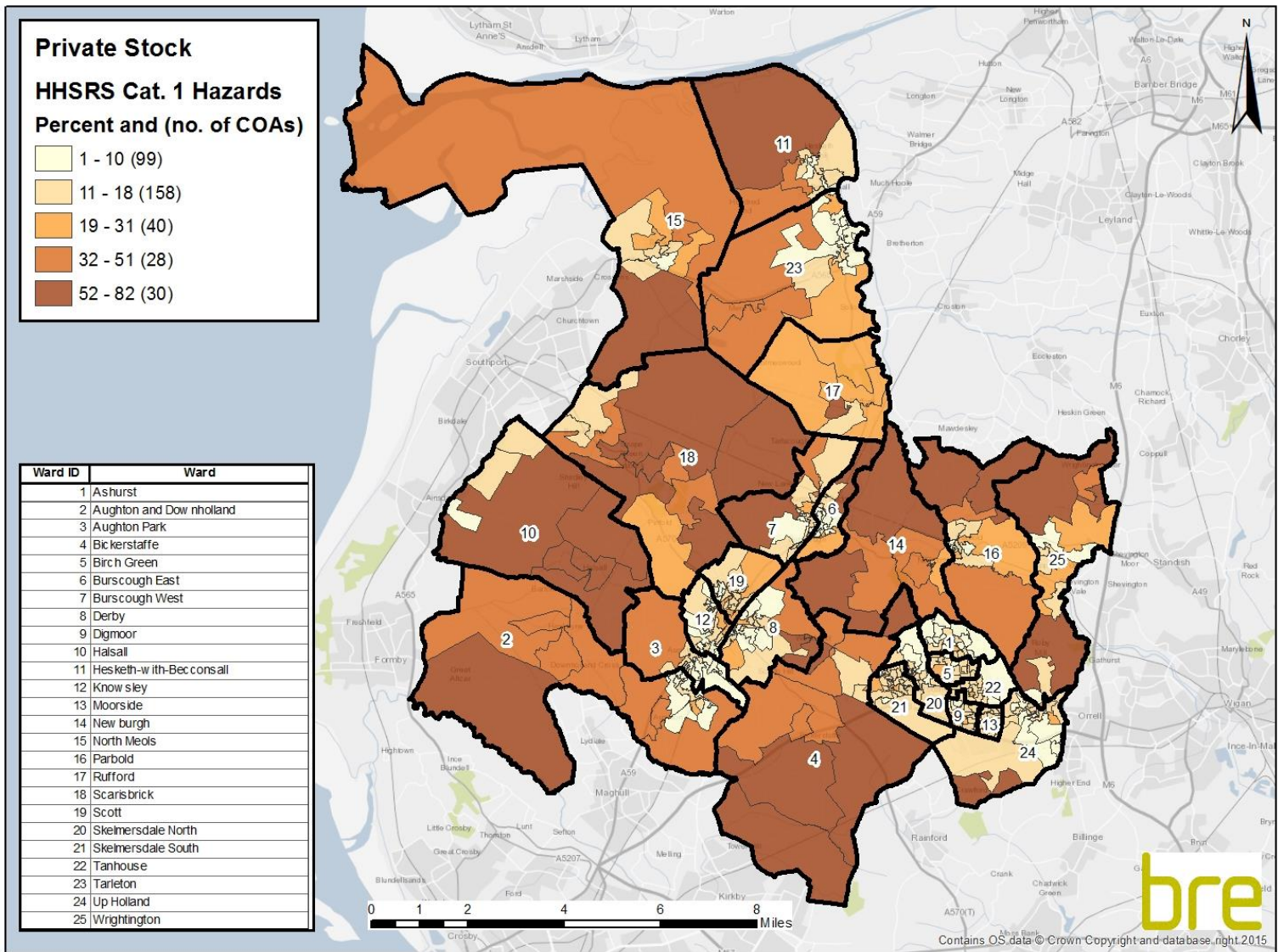
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<sup>28</sup> Important note: Whilst it is possible to provide “SimpleSAP” ratings from the “SimpleCO<sub>2</sub>” software, under no circumstances must these be referred to as “SAP” as the input data is insufficient to produce an estimate of SAP or even RdSAP for an individual dwelling that meets the standards required by these methodologies.

<sup>29</sup> Housing Health and Safety Rating System Operating Guidance, ODPM, 2006



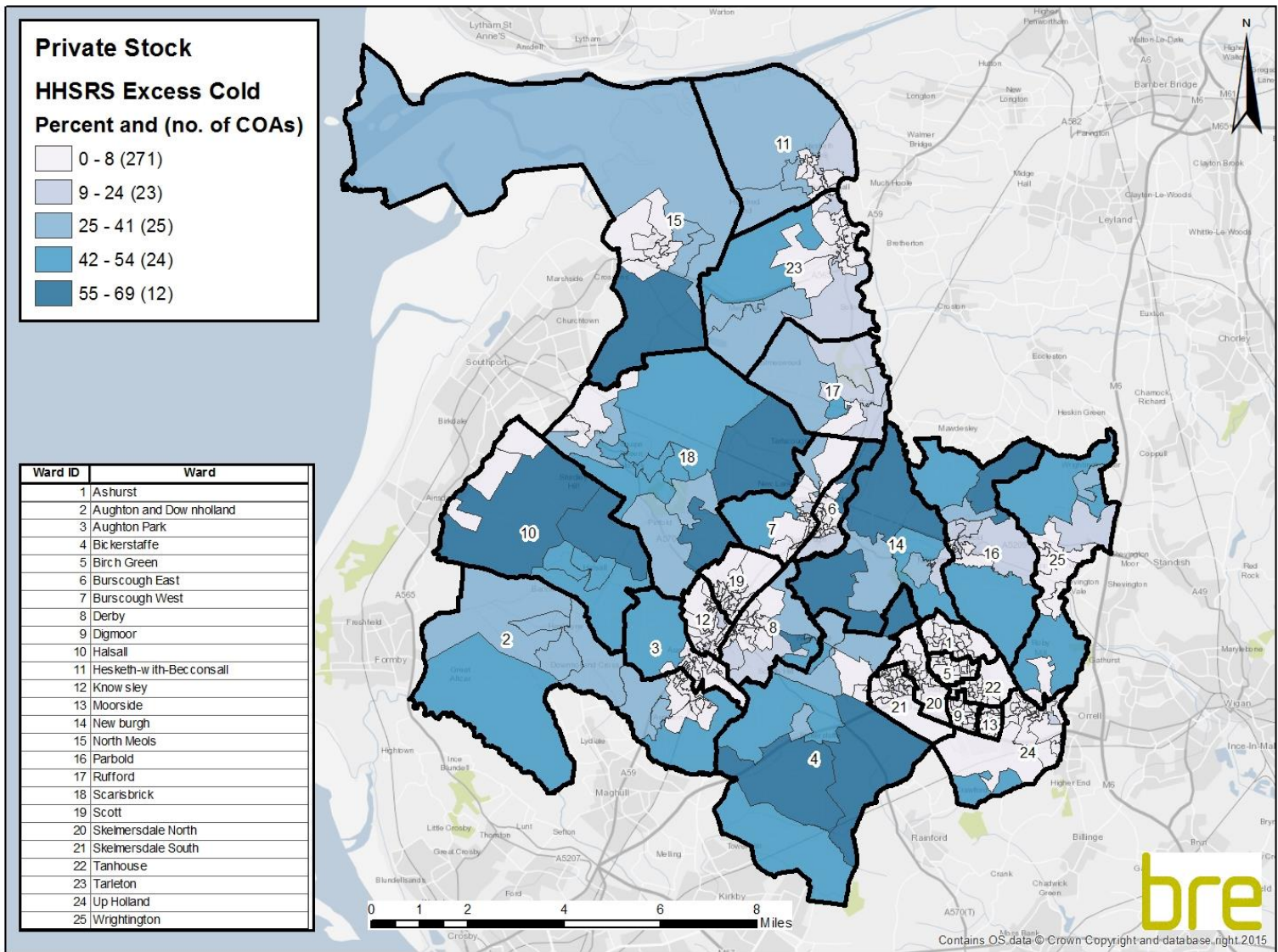
**Map 4: Percentage of private sector dwellings in West Lancashire with the presence of a HHSRS category 1 hazard**







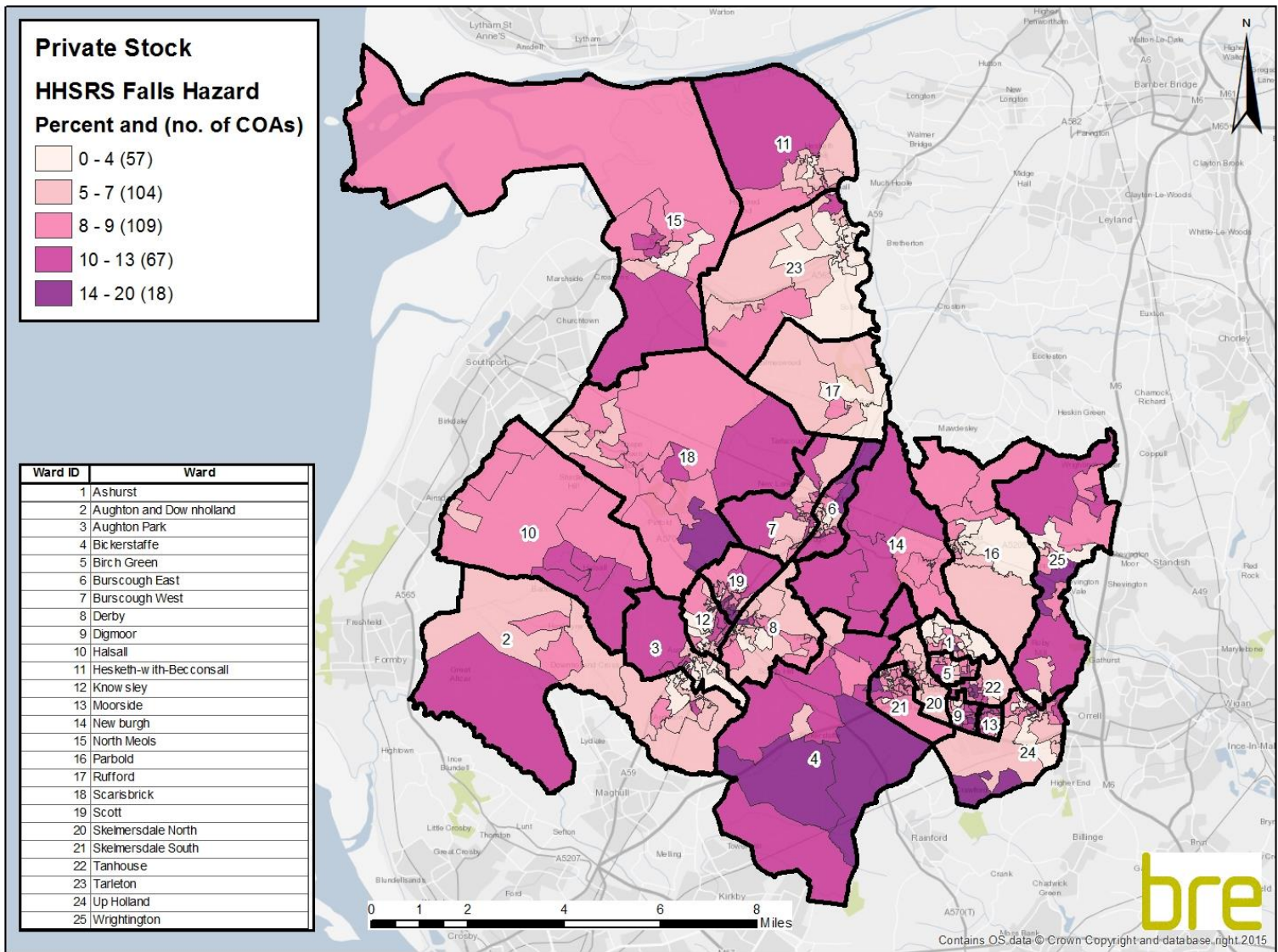
**Map 5: Percentage of private sector dwellings in West Lancashire with the presence of a HHSRS category 1 hazard for excess cold**







**Map 6: Percentage of private sector dwellings in West Lancashire with the presence of a HHSRS category 1 hazard for falls**





#### 4.2.3.2 Disrepair

The disrepair indicator used in this report is based on the disrepair component of the Decent Homes Standard<sup>30,31</sup>. A dwelling fails the disrepair component if:

- One or more key building components are old and, because of their condition, need replacing or major repair; or
- Two or more other building components are old and, because of their condition, need replacement or major repair.

Key building components are those which, if in poor condition, could have an immediate impact on the integrity of the building and cause further deterioration in other components. They are the external components plus internal components that have potential safety implications and include:

- External walls
- Roof structure and covering
- Windows/doors
- Chimneys
- Central heating boilers
- Electrics

If any of these components are old, and need replacing or require major repair, then the dwelling is not in a reasonable state of repair.

Other building components are those that have a less immediate impact on the integrity of the dwelling. Their combined effect is therefore considered, with a dwelling failing the disrepair standard if two or more elements are old and need replacing or require immediate major repair.

**Map 7** shows the distribution of dwellings estimated to be in disrepair in West Lancashire. Bickerstaffe, Scarisbrick and Scott are the wards with the overall highest levels of dwellings in disrepair, although there are other areas distributed across the area. **Map D 4** zooms in on the urban areas and shows that there are pockets of COAs with higher levels of dwellings in disrepair in Skelmersdale (e.g. to the west of Birch Green). There is also a clear concentration of COAs with higher levels in the central COAs of Ormskirk (e.g. to the south of Scott, the east of Knowsley and the south west of Derby wards).

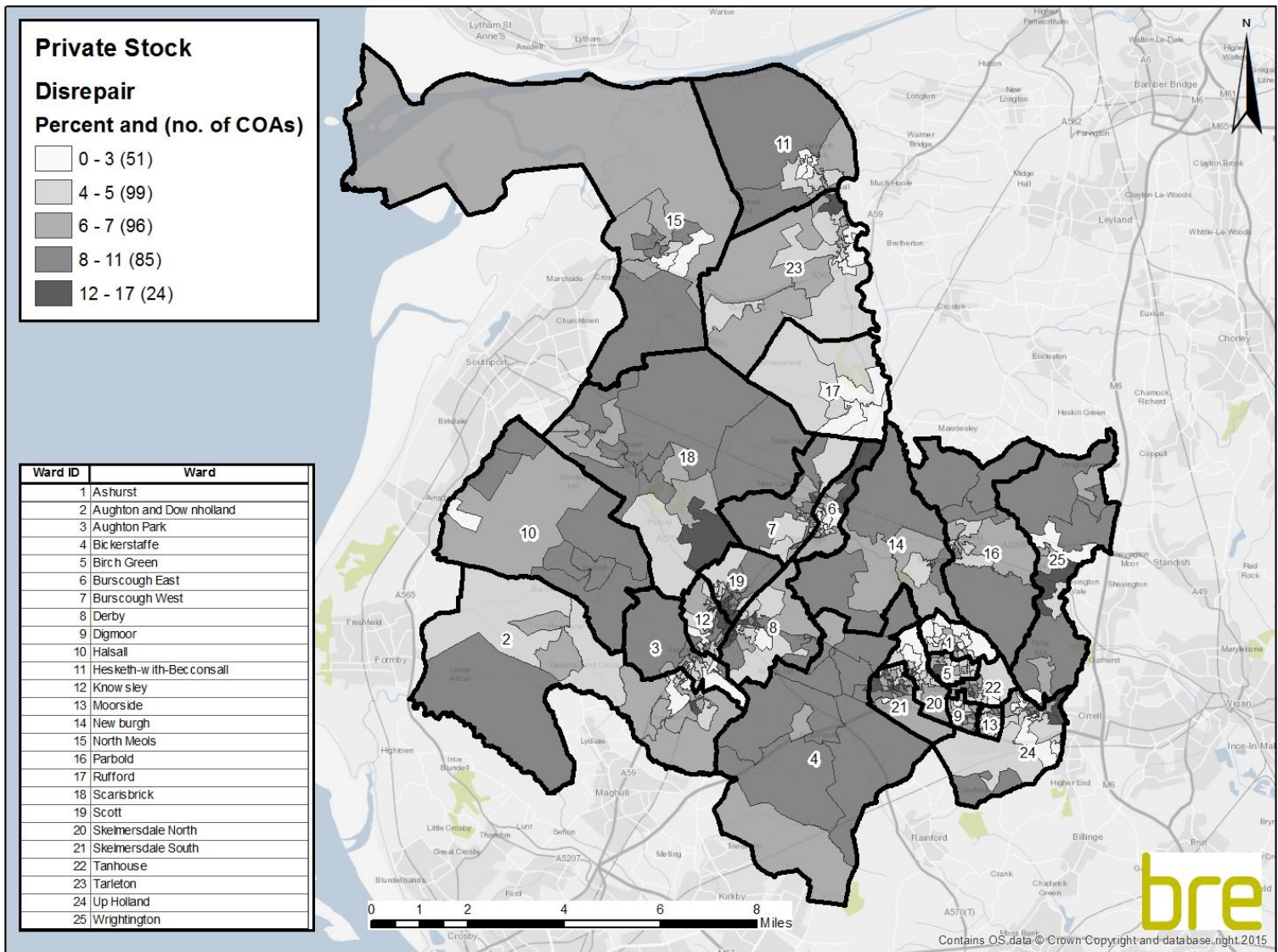
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<sup>30</sup> <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

<sup>31</sup> There are 4 components to the Decent Homes Standard – HHSRS, disrepair, modernisation and thermal comfort



**Map 7: Percentage of private sector dwellings in West Lancashire in disrepair**





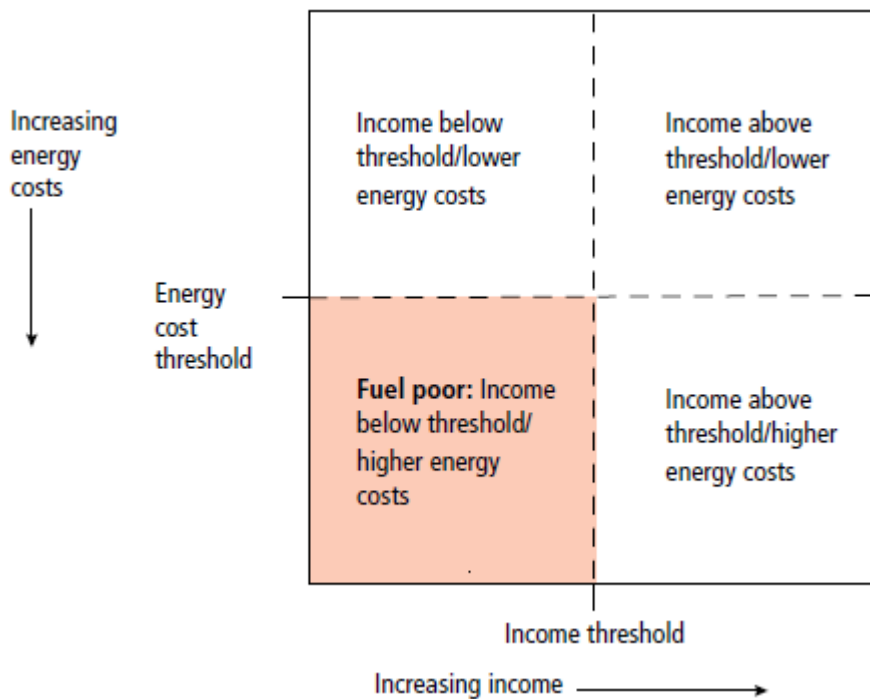
### 4.2.3.3 Fuel poverty

This report covers both the original definition and the new definition of fuel poverty which is currently being rolled out by government.

The original definition states that a household is said to be in fuel poverty if it spends more than 10% of its income on fuel to maintain an adequate level of warmth (defined as 21°C for the main living area, and 18°C for other occupied rooms in the 2012 Hills Fuel Poverty Review)<sup>32</sup>. For the purposes of this report this is termed “fuel poverty (10%)”.

Under the new definition, a household is said to be in fuel poverty if they have required fuel costs that are above average (the national median level) and were they to spend that amount they would be left with a residual income below the official poverty line (see the shaded area in **Figure 7** below). For the purposes of this report this is termed “fuel poverty (Low Income High Costs)”.

**Figure 7:** A representation of the Low Income High Costs definition of fuel poverty<sup>32</sup>



A report produced by DECC<sup>33</sup> states that under the 10% fuel poverty indicator, increasing household income potentially removes households from fuel poverty as they will be spending a smaller proportion of their income on fuel. Reducing income has the opposite effect potentially pushing households into fuel poverty. Decreasing fuel prices and/or improvements made to the energy efficiency of the home can remove households from fuel poverty, while rising prices will have the opposite effect.

<sup>32</sup> Hills, J. Getting the measure of fuel poverty - Final Report of the Fuel Poverty Review, London: LSE., 2012

<sup>33</sup> Fuel Poverty Report – Updated August 2013, Department of Energy and Climate Change, 2013





As the low income high cost indicator is a relative measure, it provides a much steadier trend in the number of fuel poor households over time than the 10% indicator. Whereas an increase in income is likely to reduce the extent of fuel poverty under the 10% definition, under the low income high cost indicator, a change in income will only have an impact on fuel poverty if households with low incomes and high costs see relatively larger income changes (increases or decreases) than the overall average change in income.

The 10% indicator tends to be very responsive to changes in prices, such that these usually dominate the indicator, outweighing other factors such as income and energy efficiency.

**Map 8** shows that, based on the fuel poverty 10% definition, the highest concentrations tend to be in the more rural areas, in particular the wards of Bickerstaffe, Scarisbrick and Newburgh. **Map D 5** zooms in on the urban areas and shows that there are COAs with higher concentrations of fuel poverty in the Skelmersdale areas but less so in Ormskirk.

For comparison, **Map 9** shows the results based on the fuel poverty Low Income High Costs definition, whilst the overall pattern is similar, analysis of the data behind the maps shows that the highest concentrations are in the Digmaor, Moorside and Skelmersdale South wards. **Map D 6** provides a more detailed picture of the urban areas in West Lancashire.

#### 4.2.3.3.1 What type of property is in fuel poverty under the Low Income High Costs Definition?

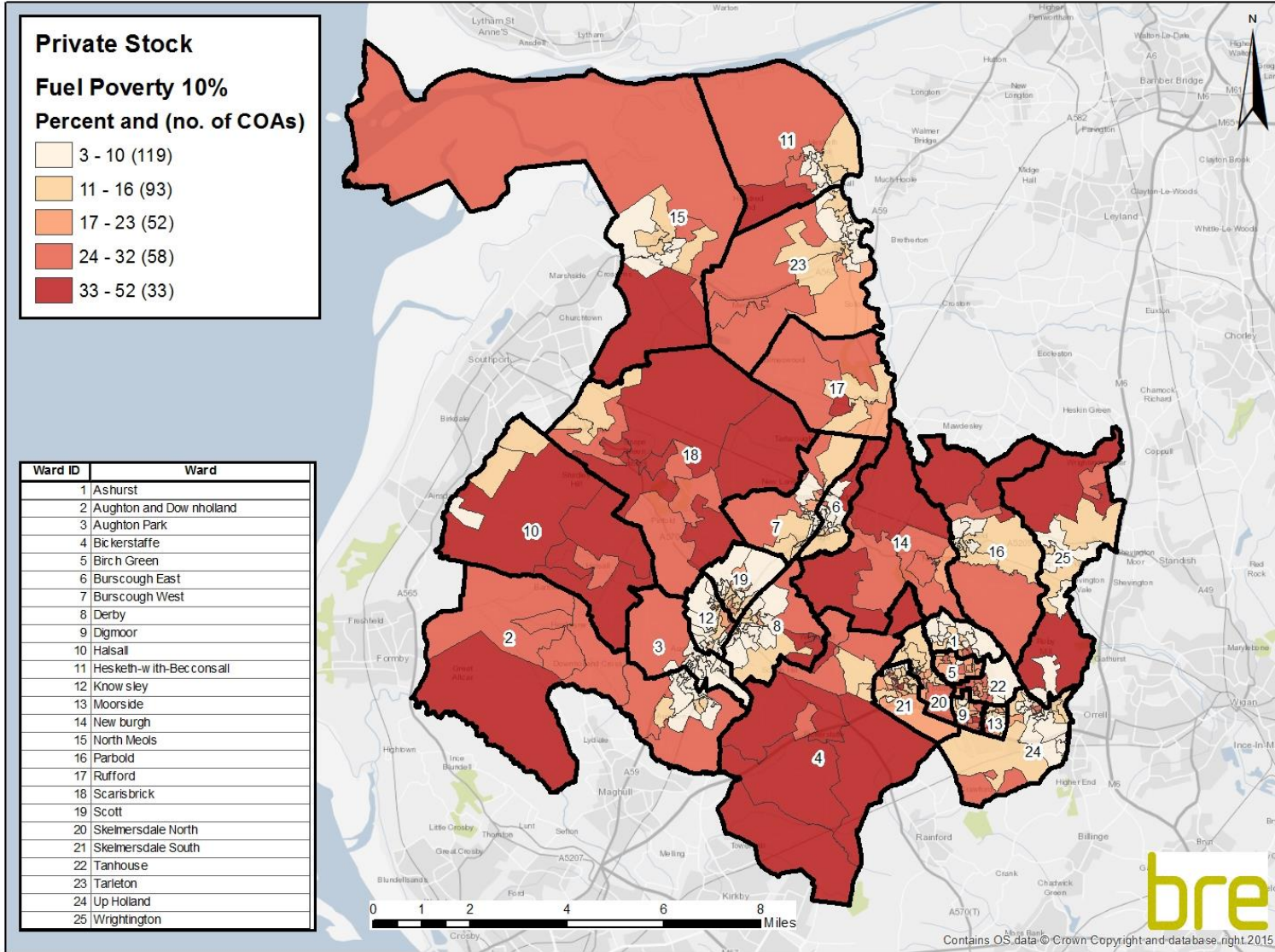
The Hills Fuel Poverty Review<sup>32</sup> provides useful figures that show the likely composition of a fuel poor household under this definition:

- 76% of fuel poor households have an EPC rating of E to G
- 20% of fuel poor households are rural
- 82% of fuel poor households live in houses as opposed to flats or bungalows
- A third of fuel poor households are found in a fifth of the most deprived households
- Fuel poverty is spread fairly evenly between regions, including London
- 34% of fuel poor households contain a person with a long term illness or disability
- 10% of fuel poor households contain a person over the age of 75
- 20% of fuel poor households contain a person under the age of 5

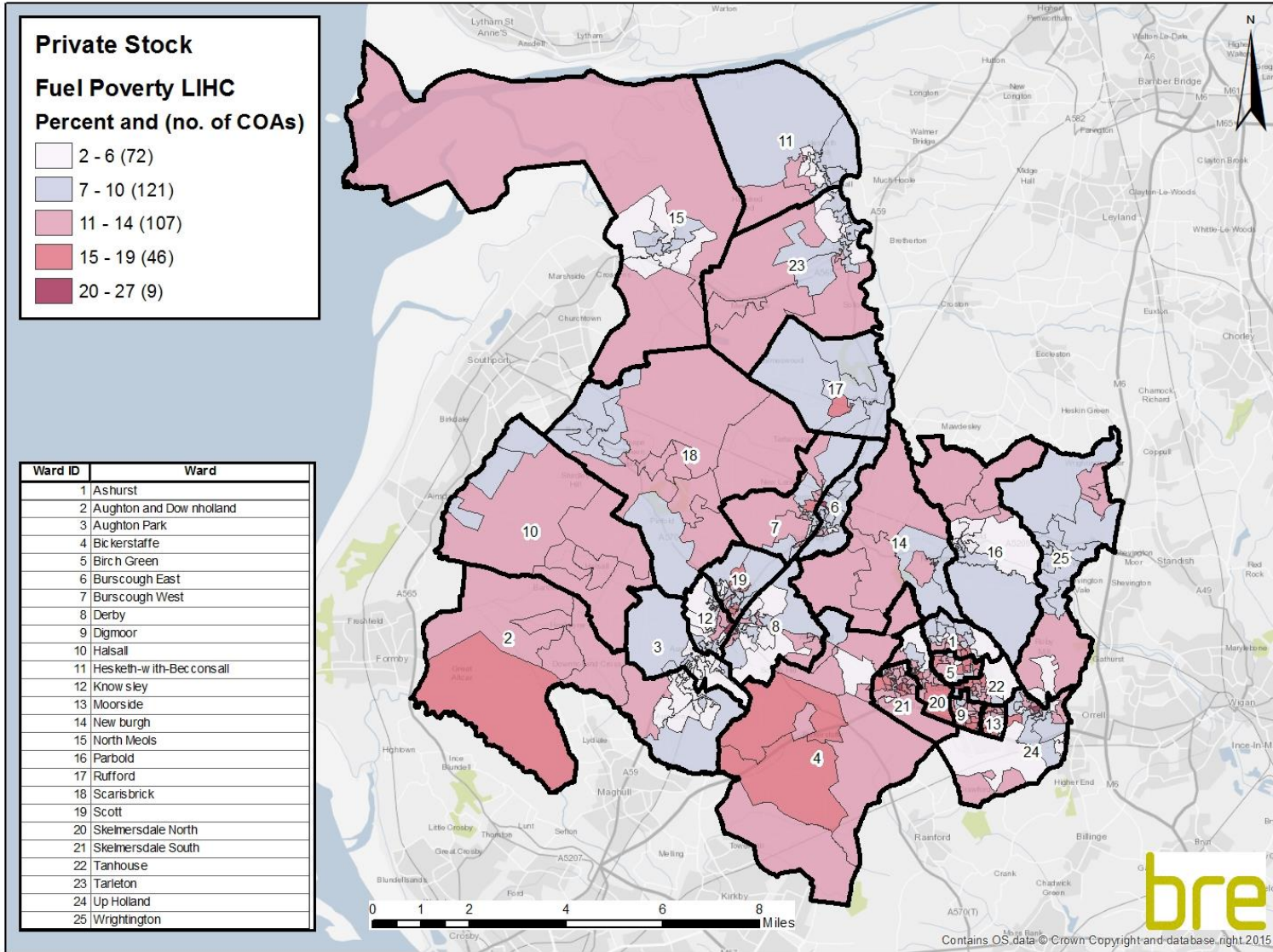
These figures should be considered when analysing the map showing the percentage of private sector dwellings in West Lancashire occupied by households in fuel poverty under the Low Income High Costs definition.



**Map 8: Percentage of private sector dwellings in West Lancashire occupied by households in fuel poverty - 10% definition**



**Map 9: Percentage of private sector dwellings in West Lancashire occupied by households in fuel poverty – Low Income High Costs definition**





#### 4.2.3.4 Low income households

A low income household is defined as a household in receipt of:

- Income support
- Housing benefit
- Attendance allowance
- Disability living allowance
- Industrial injuries disablement benefit
- War disablement pension
- Pension credit
- Child tax credit
- Working credit

For child tax credit and working tax credit, the household is only considered a low income household if it has a relevant income of less than £15,050.

The definition also includes households in receipt of Council Tax benefit and income based Job Seekers Allowance.

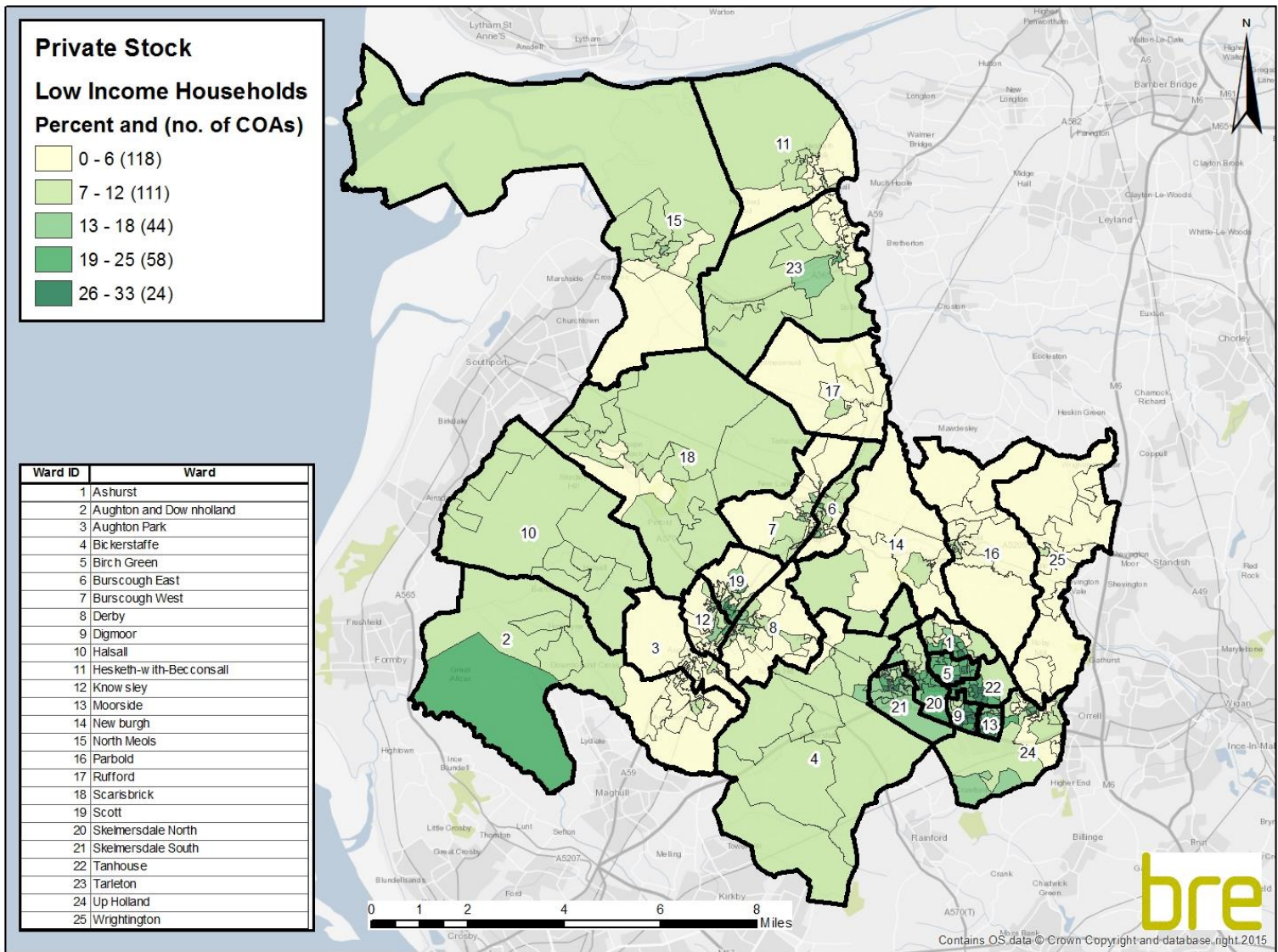
**Map 10** shows that concentrations of low income households tend to be concentrated in the urban area of Skelmersdale and, to a lesser extent, Ormskirk. There is also one COA with higher concentrations to the south of Aughton and Downholland ward. The data behind the maps shows that the wards with the highest levels of low income households are Digmaor, Moorside and Birch Green. **Map D 7** zooms in on these wards within Skelmersdale and shows that the highest levels are across the central band of COAs in Digmaor ward, to the south west of Moorside and to the south of Birch Green. There are also a number of COAs with high levels of low income households to the west of Tanhouse ward.

**Map 11** provides an additional layer of information, with the data for low income households being combined with HHSRS excess cold data. This provides a vital picture of where vulnerable people are likely to be living in poor housing. The map indicates that the distribution shows higher levels being seen in the more rural areas of West Lancashire. **Map D 8** zooms in on the urban areas of Skelmersdale and Ormskirk.



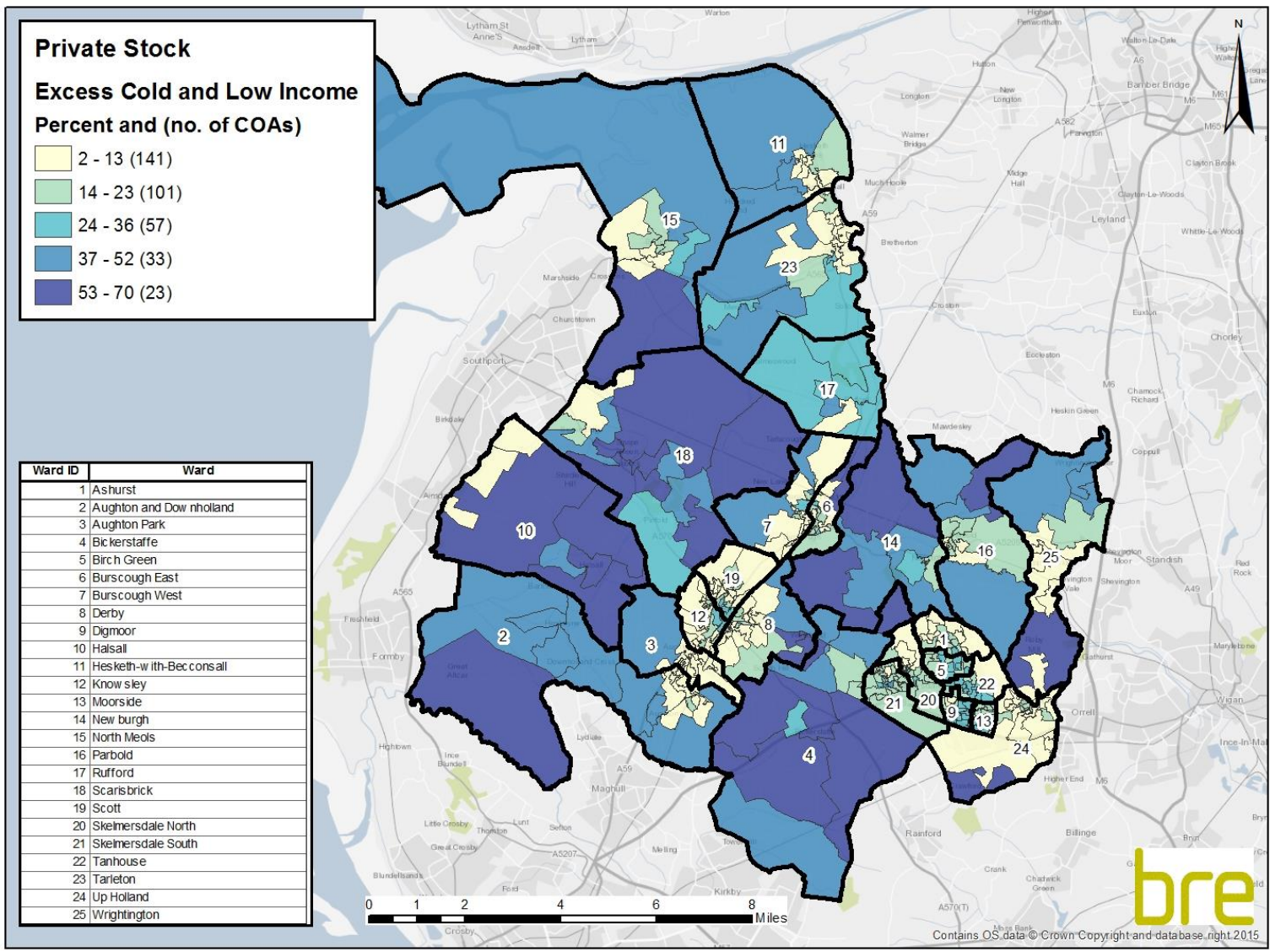


**Map 10: Percentage of private sector dwellings in West Lancashire occupied by low income households**





**Map 11: Percentage of private sector dwellings in West Lancashire with both the presence of a HHSRS category 1 hazard for excess cold and occupied by low income households**





#### 4.2.3.5 SimpleSAP

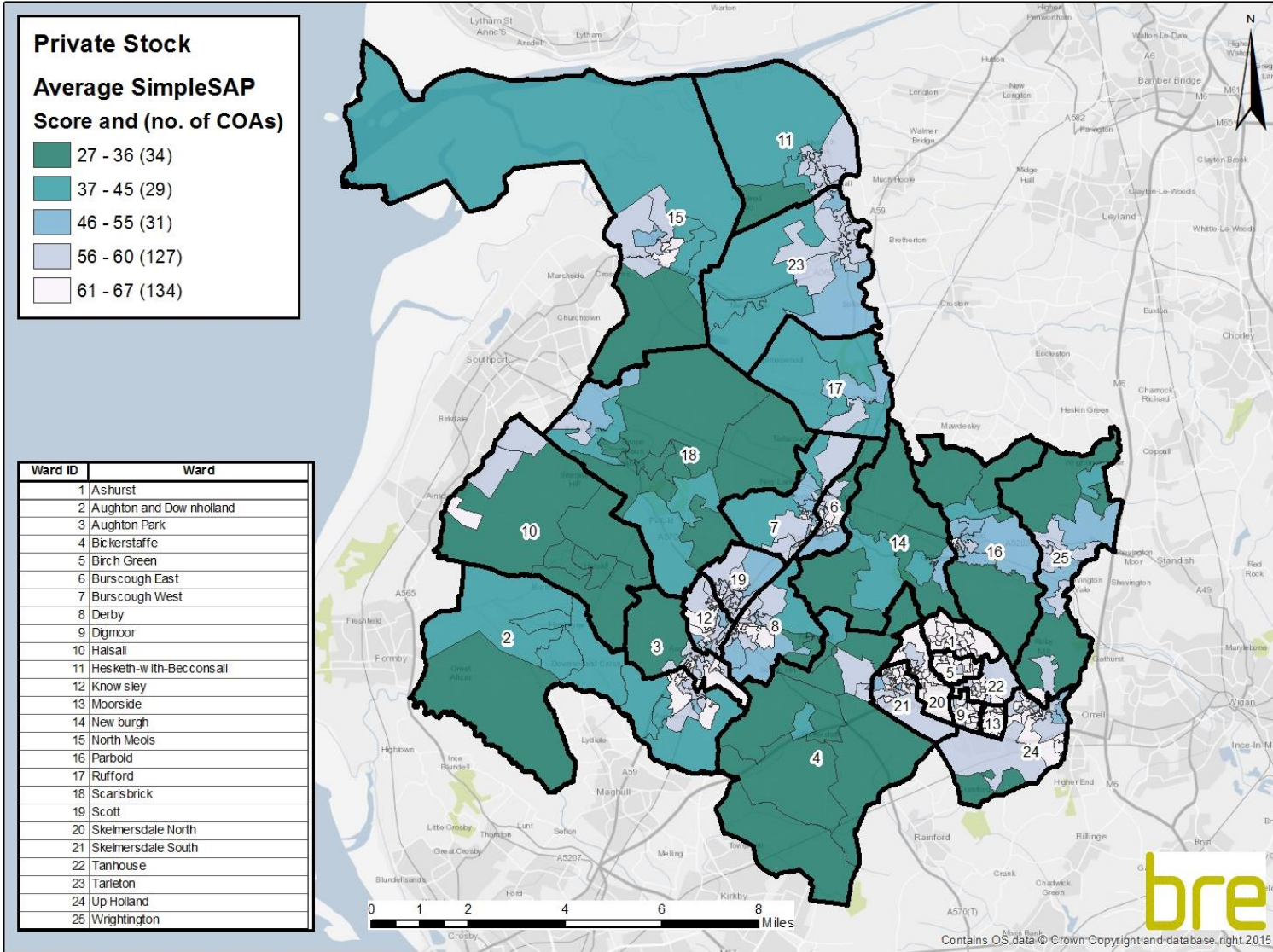
The average SimpleSAP map (**Map 12**) shows that areas with lower average SimpleSAP ratings are scattered across the area but are mainly in the more rural parts. The data behind the maps shows that the wards with the poorest SimpleSAP scores are Newburgh, Bickerstaffe and Scarisbrick. **Map D 9** provides more information on the urban areas of West Lancashire.

Low SimpleSAP scores can be found in areas which include larger, older homes where little work has been done by the occupiers to improve energy performance. The size of the home itself is not a factor in SimpleSAP, but these homes are more likely to be semi-detached or detached, and therefore have larger heat loss areas.





**Map 12: Average SimpleSAP ratings per dwelling in West Lancashire private sector stock**





#### 4.2.4 Ward level results for the key indicators – total stock and private sector stock

The previous maps have provided a visual representation of the key indicators at Census Output Area (COA) level. The following tables provide the complete set of figures at ward level for the key indicators; firstly, for the total stock (**Table 4**) and secondly, for the private sector stock (**Table 5**). This allows a direct comparison between the wards in West Lancashire.

**Table 4:** Total stock – number and percentage of dwellings failing each of the key indicators, and average SimpleSAP ratings by ward

Ward	Dwellings	HHSRS category 1 hazards			Disrepair	Fuel poverty		Low income households	Average SimpleSAP
		All hazards	Excess cold	Fall hazards		10%	LIHC		
Ashurst	2,598	184 ( 7% )	24 ( 1% )	117 ( 5% )	76 ( 3% )	278 ( 11% )	225 ( 9% )	625 ( 24% )	64
Aughton and Downholland	2,436	521 ( 21% )	376 ( 15% )	142 ( 6% )	138 ( 6% )	342 ( 14% )	175 ( 7% )	213 ( 9% )	52
Aughton Park	1,702	171 ( 10% )	76 ( 4% )	91 ( 5% )	83 ( 5% )	140 ( 8% )	90 ( 5% )	87 ( 5% )	59
Bickerstaffe	888	391 ( 44% )	336 ( 38% )	96 ( 11% )	75 ( 8% )	257 ( 29% )	109 ( 12% )	114 ( 13% )	39
Birch Green	1,853	181 ( 10% )	21 ( 1% )	98 ( 5% )	82 ( 4% )	292 ( 16% )	182 ( 10% )	805 ( 43% )	63
Burscough East	1,880	259 ( 14% )	123 ( 7% )	125 ( 7% )	87 ( 5% )	207 ( 11% )	164 ( 9% )	322 ( 17% )	58
Burscough West	2,135	367 ( 17% )	208 ( 10% )	151 ( 7% )	137 ( 6% )	276 ( 13% )	205 ( 10% )	262 ( 12% )	55
Derby	2,734	447 ( 16% )	238 ( 9% )	190 ( 7% )	207 ( 8% )	346 ( 13% )	214 ( 8% )	363 ( 13% )	56
Digmoor	2,011	212 ( 11% )	33 ( 2% )	123 ( 6% )	98 ( 5% )	353 ( 18% )	232 ( 12% )	897 ( 45% )	62
Halsall	925	379 ( 41% )	324 ( 35% )	79 ( 9% )	74 ( 8% )	247 ( 27% )	99 ( 11% )	91 ( 10% )	42
Hesketh-with-Beconsall	1,765	342 ( 19% )	215 ( 12% )	110 ( 6% )	90 ( 5% )	229 ( 13% )	137 ( 8% )	143 ( 8% )	54
Knowsley	2,648	345 ( 13% )	101 ( 4% )	200 ( 8% )	201 ( 8% )	322 ( 12% )	219 ( 8% )	308 ( 12% )	58
Moorside	1,705	189 ( 11% )	11 ( 1% )	127 ( 7% )	89 ( 5% )	281 ( 16% )	212 ( 12% )	632 ( 37% )	63
Newburgh	929	429 ( 46% )	387 ( 42% )	91 ( 10% )	68 ( 7% )	264 ( 28% )	99 ( 11% )	66 ( 7% )	38
North Meols	1,947	424 ( 22% )	263 ( 14% )	136 ( 7% )	111 ( 6% )	269 ( 14% )	136 ( 7% )	257 ( 13% )	54
Parbold	1,637	450 ( 27% )	372 ( 23% )	97 ( 6% )	106 ( 6% )	280 ( 17% )	124 ( 8% )	95 ( 6% )	48
Rufford	972	256 ( 26% )	217 ( 22% )	47 ( 5% )	28 ( 3% )	191 ( 20% )	93 ( 10% )	78 ( 8% )	48
Scarisbrick	1,729	781 ( 45% )	685 ( 40% )	155 ( 9% )	144 ( 8% )	504 ( 29% )	196 ( 11% )	170 ( 10% )	39



**Table 4 cont.:** *Total stock* – number and percentage of dwellings failing each of the key indicators, and average SimpleSAP ratings by ward

Ward	Dwellings	HHSRS category 1 hazards			Disrepair	Fuel poverty		Low income households	Average SimpleSAP
		All hazards	Excess cold	Fall hazards		10%	LIHC		
Scott	2,518	330 ( 13% )	51 ( 2% )	222 ( 9% )	207 ( 8% )	313 ( 12% )	245 ( 10% )	483 ( 19% )	58
Skelmersdale North	1,738	167 ( 10% )	13 ( 1% )	102 ( 6% )	71 ( 4% )	252 ( 14% )	178 ( 10% )	564 ( 32% )	62
Skelmersdale South	3,021	390 ( 13% )	81 ( 3% )	215 ( 7% )	200 ( 7% )	508 ( 17% )	368 ( 12% )	881 ( 29% )	60
Tanhouse	2,255	213 ( 9% )	35 ( 2% )	119 ( 5% )	93 ( 4% )	371 ( 16% )	222 ( 10% )	926 ( 41% )	63
Tarleton	2,590	385 ( 15% )	248 ( 10% )	111 ( 4% )	109 ( 4% )	348 ( 13% )	213 ( 8% )	232 ( 9% )	55
Up Holland	2,706	321 ( 12% )	126 ( 5% )	172 ( 6% )	137 ( 5% )	323 ( 12% )	254 ( 9% )	451 ( 17% )	59
Wrightington	1,897	495 ( 26% )	328 ( 17% )	170 ( 9% )	128 ( 7% )	319 ( 17% )	168 ( 9% )	150 ( 8% )	51

*N.B. the information on hazards refers to the number of dwellings with a hazard of the stated type. Because of this there is likely to be some overlap – for example, some dwellings are likely to have excess cold and fall hazards but this dwelling would only be represented once under ‘all hazards’. The number of dwellings under ‘all hazards’ can therefore be less than the sum of the excess cold plus fall hazards.*



**Table 5: Private sector stock – number and percentage of dwellings for each of the key indicators, and average SimpleSAP ratings by ward**

Ward	Dwellings	HHSRS category 1 hazards			Disrepair	Fuel poverty		Low income households	Average SimpleSAP
		All hazards	Excess cold	Fall hazards		10%	LIHC		
Ashurst	2,082	169 ( 8% )	21 ( 1% )	110 ( 5% )	65 ( 3% )	223 ( 11% )	193 ( 9% )	255 ( 12% )	63
Aughton and Downholland	2,268	494 ( 22% )	352 ( 16% )	140 ( 6% )	133 ( 6% )	324 ( 14% )	163 ( 7% )	117 ( 5% )	52
Aughton Park	1,656	169 ( 10% )	75 ( 5% )	90 ( 5% )	82 ( 5% )	138 ( 8% )	88 ( 5% )	68 ( 4% )	59
Bickerstaffe	835	375 ( 45% )	320 ( 38% )	95 ( 11% )	73 ( 9% )	249 ( 30% )	103 ( 12% )	85 ( 10% )	39
Birch Green	1,066	145 ( 14% )	11 ( 1% )	84 ( 8% )	59 ( 6% )	205 ( 19% )	130 ( 12% )	236 ( 22% )	63
Burscough East	1,613	246 ( 15% )	115 ( 7% )	122 ( 8% )	82 ( 5% )	180 ( 11% )	142 ( 9% )	141 ( 9% )	58
Burscough West	1,949	347 ( 18% )	192 ( 10% )	148 ( 8% )	132 ( 7% )	262 ( 13% )	190 ( 10% )	160 ( 8% )	55
Derby	2,460	432 ( 18% )	228 ( 9% )	186 ( 8% )	198 ( 8% )	326 ( 13% )	200 ( 8% )	213 ( 9% )	56
Digmoor	1,181	169 ( 14% )	23 ( 2% )	103 ( 9% )	69 ( 6% )	251 ( 21% )	169 ( 14% )	271 ( 23% )	61
Halsall	884	365 ( 41% )	310 ( 35% )	78 ( 9% )	73 ( 8% )	240 ( 27% )	95 ( 11% )	71 ( 8% )	42
Hesketh-with-Becconsall	1,693	333 ( 20% )	207 ( 12% )	110 ( 6% )	89 ( 5% )	224 ( 13% )	134 ( 8% )	109 ( 6% )	54
Knowsley	2,471	334 ( 14% )	95 ( 4% )	197 ( 8% )	194 ( 8% )	302 ( 12% )	205 ( 8% )	197 ( 8% )	58
Moorside	1,215	167 ( 14% )	7 ( 1% )	116 ( 10% )	73 ( 6% )	224 ( 18% )	175 ( 14% )	279 ( 23% )	63
Newburgh	894	419 ( 47% )	377 ( 42% )	90 ( 10% )	67 ( 7% )	260 ( 29% )	97 ( 11% )	52 ( 6% )	38
North Meols	1,811	415 ( 23% )	257 ( 14% )	134 ( 7% )	107 ( 6% )	258 ( 14% )	128 ( 7% )	167 ( 9% )	53
Parbold	1,602	443 ( 28% )	365 ( 23% )	97 ( 6% )	105 ( 7% )	277 ( 17% )	122 ( 8% )	81 ( 5% )	48
Rufford	914	239 ( 26% )	201 ( 22% )	46 ( 5% )	27 ( 3% )	183 ( 20% )	88 ( 10% )	52 ( 6% )	48
Scarisbrick	1,657	755 ( 46% )	660 ( 40% )	154 ( 9% )	142 ( 9% )	489 ( 30% )	187 ( 11% )	128 ( 8% )	39



**Table 5 cont.:** *Private sector stock* – number and percentage of dwellings for each of the key indicators, and average SimpleSAP ratings by ward

Ward	Dwellings	HHSRS category 1 hazards			Disrepair	Fuel poverty		Low income households	Average SimpleSAP
		All hazards	Excess cold	Fall hazards		10%	LIHC		
Scott	2,150	309 ( 14% )	42 ( 2% )	214 ( 10% )	190 ( 9% )	276 ( 13% )	216 ( 10% )	247 ( 11% )	58
Skelmersdale North	1,252	149 ( 12% )	9 ( 1% )	94 ( 8% )	59 ( 5% )	198 ( 16% )	148 ( 12% )	224 ( 18% )	62
Skelmersdale South	2,278	333 ( 15% )	49 ( 2% )	202 ( 9% )	171 ( 8% )	392 ( 17% )	302 ( 13% )	382 ( 17% )	60
Tanhouse	1,417	162 ( 11% )	14 ( 1% )	102 ( 7% )	67 ( 5% )	262 ( 18% )	161 ( 11% )	311 ( 22% )	63
Tarleton	2,465	372 ( 15% )	237 ( 10% )	110 ( 4% )	107 ( 4% )	337 ( 14% )	206 ( 8% )	158 ( 6% )	55
Up Holland	2,297	305 ( 13% )	120 ( 5% )	165 ( 7% )	125 ( 5% )	281 ( 12% )	222 ( 10% )	196 ( 9% )	58
Wrightington	1,789	475 ( 27% )	311 ( 17% )	168 ( 9% )	125 ( 7% )	308 ( 17% )	159 ( 9% )	100 ( 6% )	51

*N.B. the information on hazards refers to the number of dwellings with a hazard of the stated type. Because of this there is likely to be some overlap – for example, some dwellings are likely to have excess cold and fall hazards but this dwelling would only be represented once under ‘all hazards’. The number of dwellings under ‘all hazards’ can therefore be less than the sum of the excess cold plus fall hazards.*

#### 4.2.5 Comparison with the results of the BRE 2014 Housing Stock Model

This section provides a brief comparison of the results between the previous 2014 Housing Stock Model and the new 2016 Model. **Table 6** compares the results for all stock and private sector stock and **Figure 8** shows this comparison as a chart. For all hazards, excess cold and disrepair the 2016 Model shows an increase in the proportion of dwellings affected compared to the 2014 Model. For falls, fuel poverty and low income households the 2016 Model shows a decrease compared to the 2014 Model.

The excess cold figures will be subject to change for a number of reasons:

- A new energy model (using the 2012 version of SAP instead of SAP 2009)
- The new cut off point for excess cold (SAP score of 33.5 or less) associated with the 2012 model (previously this was 31.5 under SAP 2009)
- Improved energy model inputs

The decrease in levels of low income households in West Lancashire is as a result of the same decrease in the latest EHS results.

The decrease in fuel poverty (10%) is partly due to lower figures for the private rented sector as a result of a decrease in the latest EHS figures.

Furthermore, the new Logistic Regression Model which was developed for the low income indicator also explains the changes in low income and fuel poverty (LIHC) between the 2014 and 2016 Models.

**Figure 9** compares the average SimpleSAP estimates between the 2016 and 2014 Models. The average SimpleSAP estimates from the 2016 Model are slightly lower than those for the 2014 Model (56 compared to 58 for all stock and 55 compared to 57 for private stock). The reason for this is that the 2016 Model has been updated to use the new SAP 2012 calculation instead of the previous SAP 2009 calculation. The 2012 version of SAP will incorporate new technologies and improvements to heating and





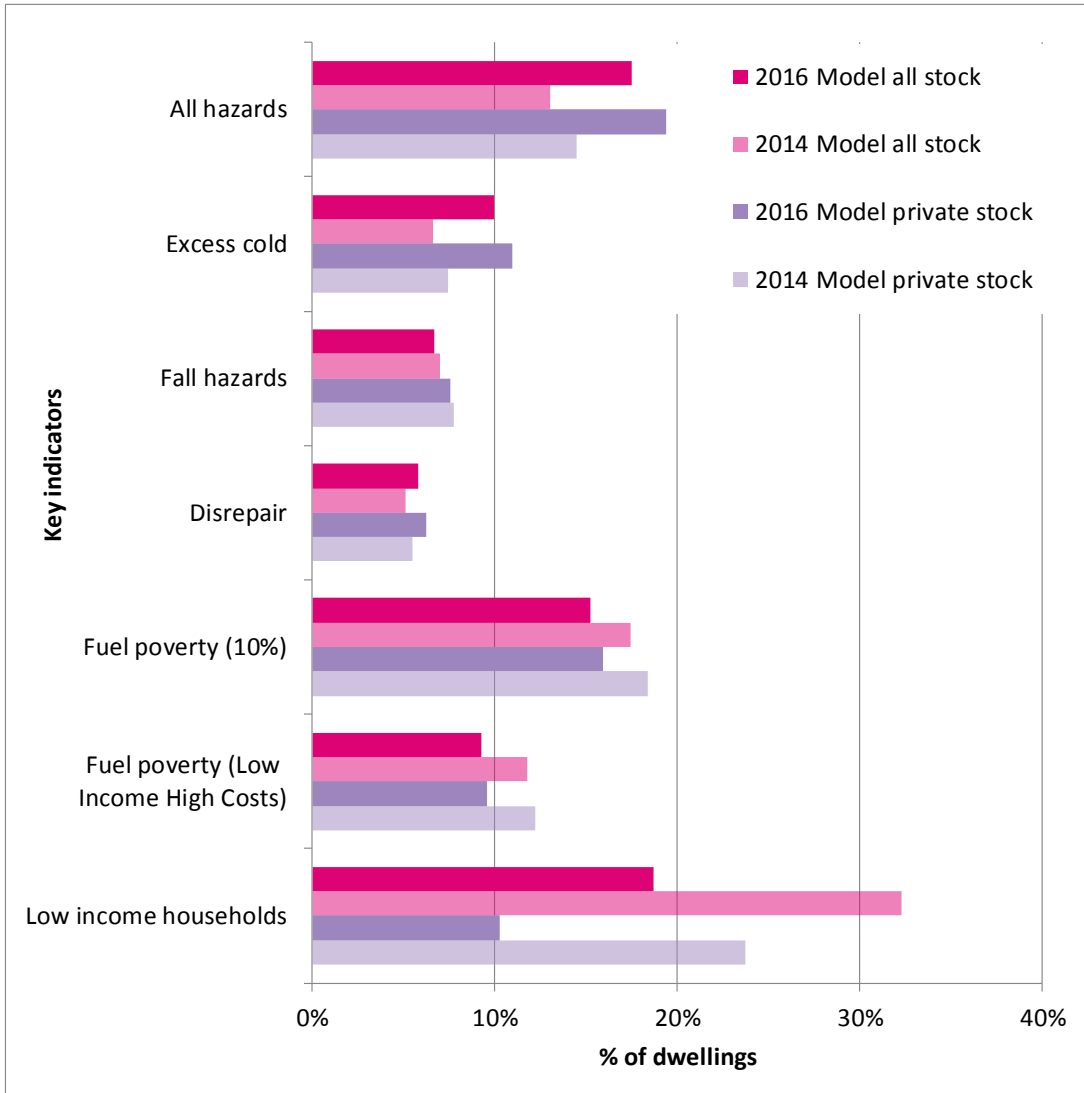
insulation that can affect the energy use or costs of a home. It also incorporates improvements in the understanding of how buildings perform, updates to any assumptions made about buildings or occupant behaviour, and any new policy requirements with regard to SAP modelling.

**Table 6:** Estimates of the numbers and percentages of dwellings meeting the key indicator criteria assessed by the Housing Stock Models and Database for all stock and private sector stock – 2016 Model compared to 2014 Model

Indicator		All stock				Private sector stock			
		2016 Model (no.)	2016 Model (%)	2014 Model (no.)	2014 Model (%)	2016 Model (no.)	2016 Model (%)	2014 Model (no.)	2014 Model (%)
No. of dwellings		49,219	-	47,323	-	41,899	-	40,057	-
HHSRS category 1 hazards	All hazards	8,629	18%	6,177	13%	8,121	19%	5,813	15%
	Excess cold	4,892	10%	3,130	7%	4,598	11%	2,975	7%
	Fall hazards	3,286	7%	3,324	7%	3,155	8%	3,116	8%
Disrepair		2,839	6%	2,412	5%	2,614	6%	2,186	5%
Fuel poverty (10%)		7,512	15%	8,244	17%	6,669	16%	7,352	18%
Fuel poverty (Low Income High Costs)		4,559	9%	5,568	12%	4,023	10%	4,897	12%
Low income households		9,215	19%	15,278	32%	4,300	10%	9,494	24%

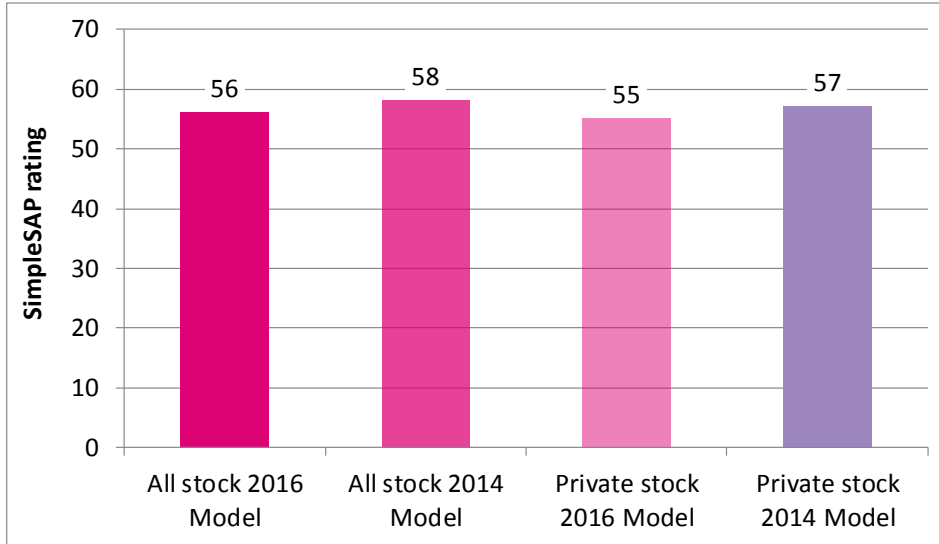


**Figure 8:** Estimates of the percentage of dwellings meeting the key indicator criteria assessed by the Housing Stock Models and Database for all stock and private sector stock – 2016 Model compared to 2014 Model





**Figure 9:** Average SimpleSAP ratings for all stock and private sector stock – 2016 Model compared to 2014 Model





### 4.3 Information relating to LAHS reporting and EPC ratings

#### 4.3.1 Cost of mitigating category 1 hazards in the West Lancashire private sector stock

**Table 7** shows the total number of dwellings with HHSRS category 1 hazards in West Lancashire's private sector stock, the average cost of mitigating hazards per dwelling and the total cost for mitigating all hazards within those dwellings. The costs are based on the average cost of mitigating category 1 hazards for the North West using EHS 2012 data<sup>34</sup>. The EHS costs are determined following a surveyor's assessment of the hazard. For each hazard the surveyor is given a range of common treatments that they can specify in order to treat the hazard. Where quantities are required the surveyor may specify them. The treatment recommended by the surveyor is then costed using a standard set of prices.

**Table 7:** Total number of dwellings with category 1 hazards in private sector stock and cost of mitigation

HHSRS cat 1 hazards	Total no. in the authority	Average cost per dwelling (£)	Total cost (£)
	8,121	5,803	47,127,764

#### 4.3.2 EPC ratings in the West Lancashire private sector stock

An Energy Performance Certificate (EPC) is required whenever a new building is constructed, or an existing building is sold or rented out. An EPC is a measure of the energy efficiency performance of a building and is rated from band A – G, with A representing the best performance. The EPC ratings correspond to a range of SAP ratings from 1 – 100, with 100 being the best. It is possible, therefore, to give a dwelling an EPC rating based on the SAP rating.

**Figure 10** below shows the bands A – G and corresponding SAP ratings in brackets. The first two columns show the number and percentage of West Lancashire's private sector stock falling into each of the EPC ratings bands. The third column shows the comparable figures for the private sector stock in England.

The estimated average SimpleSAP for the private sector stock in West Lancashire is 55 which corresponds to an EPC rating of D. The number of private sector dwellings with an EPC rating below band E is estimated to be 6,058 (14.5%). The distribution of EPC ratings across the bands is similar to the England figures, although West Lancashire has a higher proportion of dwellings in the F and G bands.

<sup>34</sup> Note that these costs are estimated based on standardised cost assumptions intended for comparison purposes. If available, local data on costs – such as grant or loan aided works – could be used; however, this type of data is usually biased. The estimates here are therefore considered as a useful starting point.



**Figure 10:** Number and percentage of West Lancashire’s *private sector stock* falling into each of the EPC ratings bands (based on SimpleSAP) , compared to England (2012 EHS) figures *N.B. England figures report band A and B together*

	West Lancashire		2012 EHS England
	Count	Percent	Percent
(92-100) A	0	0.0%	0.6%
(81-91) B	19	0.0%	
(69-80) C	5,992	14.3%	14.2%
(55-68) D	21,102	50.4%	51.0%
(39-54) E	8,728	20.8%	27.3%
(21-38) F	4,522	10.8%	5.5%
(1-20) G	1,536	3.7%	1.5%

Under the Energy Act 2011, new rules mean that from 2018 landlords must ensure that their properties meet a minimum energy efficiency standard. Subject to Parliamentary approval, this minimum standard has been set at band E by 1 April 2018<sup>35, 36</sup>. **Map 13** shows the distribution of dwellings with an F or G EPC rating in the private rented stock. **Map D 10** provides more detail for the urban areas in West Lancashire.

<sup>35</sup> <https://www.gov.uk/government/consultations/private-rented-sector-energy-efficiency-regulations-domestic>

<sup>36</sup> Although landlords will still be able to rent out F and G rated properties after this date they will not be able to renew or sign a new contract.



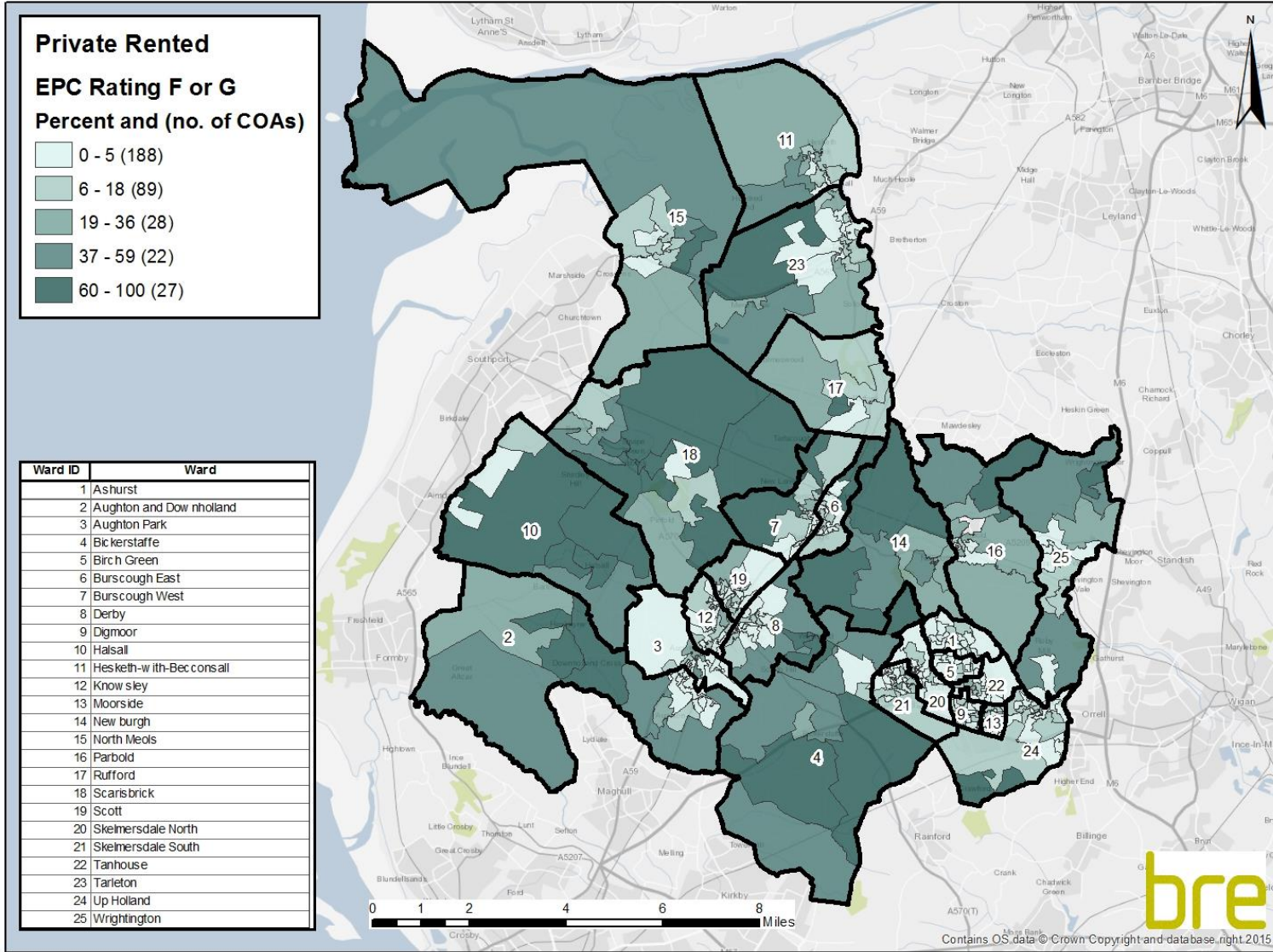
**Figure 11** below shows the breakdown of SimpleSAP results into the A – G bands for the private rented stock only and compared to the figures for this tenure in England as a whole. The number of private rented dwellings in West Lancashire with a rating below band E (i.e. bands F and G), is estimated to be 660 (12.3%). Compared to England, the distribution of EPC ratings across the bands is again very similar, with a slightly higher proportion of dwellings in bands D and F, but a slightly lower proportion in band E.

**Figure 11:** Number and percentage of West Lancashire’s *private rented stock* falling into each of the EPC ratings bands (based on SimpleSAP), compared to England (2012 EHS) figures *N.B. England figures report band A and B together*

	West Lancashire		2012 EHS England
	Count	Percent	Percent
(92-100) A	0	0.0%	1.0%
(81-91) B	7	0.1%	
(69-80) C	961	17.9%	18.9%
(55-68) D	2,645	49.4%	46.2%
(39-54) E	1,083	20.2%	24.5%
(21-38) F	505	9.4%	7.0%
(1-20) G	155	2.9%	2.5%



**Map 13:** Distribution of dwellings with F or G EPC ratings in the private rented stock





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## 5 Conclusion and recommendations

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### 5.1 Conclusion

West Lancashire Borough Council commissioned BRE to undertake a series of modelling exercises on their housing stock. A previous report and database was prepared for West Lancashire Borough Council in 2015 which was based on BRE's 2014 Housing Stock Model. This current report, and accompanying database, has been produced using BRE's updated 2016 Housing Stock Model and describes the modelling work and provides details of the results obtained from the dwelling level model and database. The database is also provided to the council to enable them to obtain specific information whenever required.

The stock models and database provide the council with dwelling level information, focussing on private sector housing, for the following:

- The percentage of dwellings meeting each of the key indicators for West Lancashire overall and broken down by tenure and then mapped by COA (private sector stock only)
- Information relating to LAHS reporting for the private sector stock - category 1 hazards as well as information on EPC ratings

Some of the key findings of this report are as follows:

- For all stock, the percentage of properties with a category 1 HHSRS hazard for excess cold is higher in West Lancashire than the North West region and England as a whole
- The private rented stock is generally worse than the owner occupied stock and considerably worse for the indicators of fuel poverty (LIHC definition) and low income households.
- The geographical distribution of excess cold hazards suggests the poorest performing properties are in the more rural wards of Newburgh, Scarisbrick and Bickerstaffe
- 12.3% of dwellings in the private rented sector are estimated to have an EPC below band E compared to 9.5% nationally. Under proposed legislation these properties would not be eligible to be rented out after 2018.

Such information will facilitate the decision making process for targeting resources to improve the condition of housing and to prevent ill health resulting from poor housing conditions. Furthermore, the results of this project provide West Lancashire with information which will assist in housing policy and strategy development whether these are inspired locally, arise from obligations under the Housing Act 2004 or as responses to government initiatives such as DCLG's Housing Strategy Policy and ECO.





## 5.2 Recommendations

The current database could be enhanced to include the addition of various other sources of data (if they are available to the council). If such data were available BRE are able to integrate these local data sources into the current database.

Examples of such data are:

- **Energy Performance Certificate (EPC) data**

EPCs contain data on key dwelling energy characteristics (e.g. energy demand, excess cold, SimpleSAP) and where these are available they can be used in preference to the modelled data (it should be noted that to comply with bulk EPC data licencing requirements the EPC data is only used to inform the energy efficiency aspects of the model).

- **Local Land and Property Gazetteer (LLPG) data**

The Unique Property Reference Number (UPRN) from the LLPG can be used to uniquely identify all properties, while the address details from the LLPG can be used to merge the BRE models and EPC data using address matching.

- **Households on benefits**

Data regarding any households in receipt of either Council Tax Support or Housing Allowance could be used to enhance the low income model, making the targeting of individual low income households more accurate.

### Other data sources:

The council may have other data sources available which it is possible that BRE could integrate. Examples of such data sources are:

- **Local repair schemes**

Data from any local repair schemes, including the use of repair grants, could be used to enhance the Disrepair Model.

- **Local energy improvement schemes**

Any local schemes to improve the energy efficiency of dwellings, including national schemes for which local data has been made available to West Lancashire, could be used to further enhance the energy models (SimpleSAP, excess cold, fuel poverty).

Furthermore, it would be possible to provide West Lancashire with an analysis of the condition of the housing stock and its health impact, through a Health Impact Assessment. The report would also provide a cost benefit analysis of mitigating Housing Health and Safety hazards within the stock. Further assistance can be provided in the form of a Healthy Homes Advisory Service. This involves assisting the local authority in using the data from stock modelling and the health impact assessment to proactively assist vulnerable residents living in the poorest quality housing in the local authority area. The toolkit would allow West Lancashire to target the poorest quality housing and maximise the joint working opportunities with health and community groups in the area.



## Appendix A Definitions of the key indicators

### 1. House condition indicators

#### a. The presence of a category 1 hazard under the Housing Health and Safety Rating System (HHSRS) – reflecting both condition and thermal efficiency

Homes posing a category 1 hazard under the HHSRS – the system includes 29 hazards in the home categorised into category 1 (serious) or category 2 (other) based on a weighted evaluation tool. Note that this includes the hazard of excess cold which is also included as one of the energy efficiency indicators.

The 29 hazards are:

1 Damp and mould growth	16 Food safety
2 Excess cold	17 Personal hygiene, Sanitation and Drainage
3 Excess heat	18 Water supply
4 Asbestos	19 Falls associated with baths etc.
5 Biocides	20 Falling on level surfaces etc.
6 Carbon Monoxide and fuel combustion products	21 Falling on stairs etc.
7 Lead	22 Falling between levels
8 Radiation	23 Electrical hazards
9 Uncombusted fuel gas	24 Fire
10 Volatile Organic Compounds	25 Flames, hot surfaces etc.
11 Crowding and space	26 Collision and entrapment
12 Entry by intruders	27 Explosions
13 Lighting	28 Position and operability of amenities etc.
14 Noise	29 Structural collapse and falling elements
15 Domestic hygiene, Pests and Refuse	

#### b. The presence of a category 1 hazard for falls (includes “falls associated with baths”, “falling on the level” and “falling on stairs”)

The HHSRS Falls Model includes the 3 different falls hazards where the vulnerable person is over 60 as listed above.

#### c. Dwellings in disrepair (based on the former Decent Homes Standard criteria for Disrepair)

The previous Decent Homes Standard states that a dwelling fails this criterion if it is not found to be in a reasonable state of repair. This is assessed by looking at the age of the dwelling and the condition of a range of building components including walls, roofs, windows, doors, electrics and heating systems).



## 2. Energy efficiency indicators:

### a. The presence of a category 1 hazard for excess cold (using SAP ratings as a proxy measure in the same manner as the English House Condition Survey)

This hazard looks at households where there is a threat to health arising from sub-optimal indoor temperatures. The HHSRS assessment is based on the most low income group for this hazard – persons aged 65 years or over (note that the assessment requires the hazard to be present and potentially affect a person in the low income age group should they occupy that dwelling. The assessment does not take account of the age of the person actually occupying that dwelling at that particular point in time).

The English Housing Survey (EHS) does not measure the actual temperatures achieved in each dwelling and therefore the presence of this hazard is measured by using the SAP rating as a proxy. Dwellings with a SAP rating of less than 31.5 (SAP 2005 methodology) are considered to be suffering from a category 1 excess cold hazard.

### b. An estimate of the SAP rating which, to emphasise its origin from a reduced set of input variables, is referred to as “SimpleSAP”

The Standard Assessment Procedure (SAP) is the UK Government’s standard methodology for home energy cost ratings. SAP ratings allow comparisons of energy efficiency to be made, and can show the likely improvements to a dwelling in terms of energy use. The Building Regulations require a SAP assessment to be carried out for all new dwellings and conversions. Local authorities, housing associations, and other landlords also use SAP ratings to estimate the energy efficiency of existing housing. The version on which the SimpleSAP model is based is SAP 2012.

The SAP ratings give a measure of the annual unit energy cost of space and water heating for the dwelling under a standard regime, assuming specific heating patterns and room temperatures. The fuel prices used are the same as those specified in SAP 2012. The SAP takes into account a range of factors that contribute to energy efficiency, which include:

- Thermal insulation of the building fabric
- The shape and exposed surfaces of the dwelling
- Efficiency and control of the heating system
- The fuel used for space and water heating
- Ventilation and solar gain characteristics of the dwelling

## 3. Household vulnerability indicators:

### a. Fuel poverty - 10% definition

This definition states that a household is said to be in fuel poverty if it spends more than 10% of its income on fuel to maintain an adequate level of warmth (usually defined as 21°C for the main living area, and 18°C for other occupied rooms). This broad definition of fuel costs also includes modelled spending on water heating, lights, appliances and cooking.

The fuel poverty ratio is defined as:

$$\text{Fuel poverty ratio} = \frac{\text{Fuel costs (usage * price)}}{\text{Full income}}$$



If this ratio is greater than 0.1 then the household is in fuel poverty.

The definition of full income is the official headline figure and in addition to the basic income measure, it includes income related directly to housing (i.e. Housing Benefit, Income Support for Mortgage Interest (ISMI), Mortgage Payment Protection Insurance (MPPI), Council Tax Benefit (CTB)).

Fuel costs are modelled, rather than based on actual spending. They are calculated by combining the fuel requirements of the household with the corresponding fuel prices. The key goal in the modelling is to ensure that the household achieves the adequate level of warmth set out in the definition of fuel poverty whilst also meeting their other domestic fuel requirements.

**b. Fuel poverty - Low Income High Costs definition**

The government has recently set out a new definition of fuel poverty which it intends to adopt under the Low Income High Costs (LIHC) framework<sup>37</sup>. Under the new definition, a household is said to be in fuel poverty if:

- They have required fuel costs that are above average (the national median level)
- Were they to spend that amount they would be left with a residual income below the official poverty line

**c. Dwellings occupied by a low income household**

A household in receipt of:

- Income support
- Housing benefit
- Attendance allowance
- Disability living allowance
- Industrial injuries disablement benefit
- War disablement pension
- Pension credit
- Child tax credit
- Working credit

For child tax credit and working tax credit, the household is only considered a low income household if it has a relevant income of less than £15,050.

The definition also includes households in receipt of Council Tax benefit and income based Job Seekers Allowance.

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<sup>37</sup> <https://www.gov.uk/government/collections/fuel-poverty-statistics>



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## Appendix B Methodology for the BRE Dwelling Level Housing Stock Modelling approach

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This Appendix provides a more detailed description of the models which make up the overall housing stock modelling approach and feed into the database. The process is made up of a series of data sources and Models which, combined with various imputation and regression techniques and the application of other formulae, make up the final database. The database is essentially the main output of the modelling and provides information on the key indicators and other data requirements (e.g. energy efficiency variables). An overview of the approach and a simplified flow diagram are provided in **Section 3** of this report.

The models making up the overall housing stock modelling approach are:

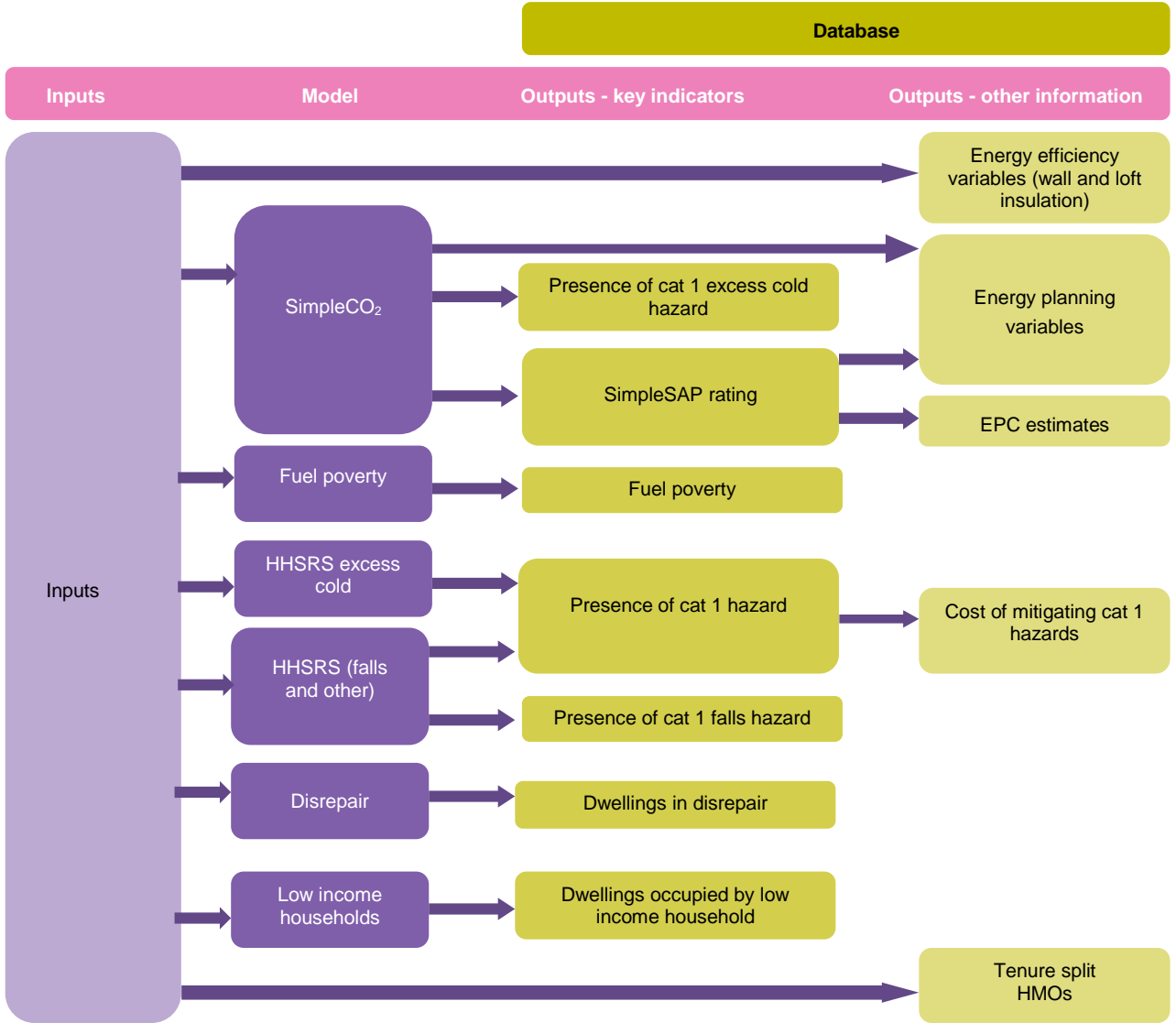
- SimpleCO<sub>2</sub> Model
- Fuel Poverty Models
- HHSRS (all hazards, falls hazards and excess cold) Models
- Disrepair Model
- Low Income Households Model

**Figure B. 1** shows the data flows for the stock modelling approach, showing which models each of the outputs in the database (split into the key indicators and other information) come from. The exception is the energy efficiency variables (if used) which come directly from the energy inputs, and the tenure and HMO data (if used) which come directly from the other inputs.

**Section B.1** describes the SimpleCO<sub>2</sub> Model in more detail, **Section B.2** provides more information on the other four models and **Section B.3** gives details of the OS MasterMap/geomodelling approach.



**Figure B. 1:** Simplified data flow for the housing stock modelling approach





## B.1 BRE SimpleCO<sub>2</sub> Model

BRE have developed a variant of the BREDEM<sup>38</sup> software, named “SimpleCO<sub>2</sub>”, that can calculate a building’s energy consumption and running costs from a reduced set of input variables. These outputs are indicative of the full BREDEM outputs and the minimum set of variables the software accepts is information on:

- Tenure
- Dwelling type
- Location of flat (if a flat)
- Dwelling age
- Number of storeys
- Number of rooms
- Loft insulation
- Level of double glazing
- Main heating type
- Boiler type (if a boiler driven system)
- Heating fuel
- Heating system
- Heating controls
- Water heating
- Hot water cylinder insulation
- Solar hot water
- PV panels
- Internal floor area

The Experian UK Consumer Dynamics Database is used as a source for some of these variables (tenure, dwelling age) and they are converted into a suitable format for the SimpleCO<sub>2</sub> software. The dwelling type is derived using information from OS Mastermap and the number of storeys from OS experimental height data. The remaining pieces of data are inferred from the EHS using other tenure, dwelling age and type data, other Experian data (number of bedrooms), other OS data (i.e. dwelling footprint) and data from Xoserve which indicates whether the dwelling is in a postcode which is on the gas network. As these values cannot be precisely inferred then a technique known as cold deck imputation is undertaken. This is a process of assigning values in accordance with their known proportions in the stock. For example, this technique is used for predicting heating fuels because the Xoserve<sup>39</sup> data only confirms whether a dwelling is on the gas network or not. Fuel used by dwellings not on the gas network is unknown, so in

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<sup>38</sup> Building Research Establishment Domestic Energy Model, BRE are the original developers of this model which calculates the energy costs of a dwelling based on measures of building characteristics (assuming a standard heating and living regime). The model has a number of outputs including an estimate of the SAP rating and carbon emissions.

<sup>39</sup> Xoserve is jointly owned by the five major gas distribution Network companies and National Grid’s gas transmission business. It provides transportation transactional services on behalf of all the major gas Network transportation companies.



most cases this information will be assigned using probabilistic methods. The process is actually far more complex e.g. dwellings with particular characteristics such as larger dwellings are more likely to be assigned with oil as a fuel than smaller dwellings.

The reason for taking this approach is to ensure that the national proportions in the data source are the same as those found in the stock nationally (as predicted by the EHS or other national survey). Whilst there is the possibility that some values assigned will be incorrect for a particular dwelling (as part of the assignment process has to be random) they ensure that examples of some of the more unusual types of dwelling that will be present in the stock are included.

Whilst this approach is an entirely sensible and commonly adopted approach to dealing with missing data in databases intended for strategic use, it raises issues where one of the intended uses is planning implementation measures. It must therefore be kept in mind at all times that the data provided represents the most likely status of the dwelling, but that the actual status may be quite different. That said, where EPC data has been used, the energy models (which use EPC data) are likely to be more accurate.

It is important to note that some variables have been entirely assigned using cold decking imputation techniques. These include presence of cavity wall insulation and thickness of loft insulation as there is no reliable database with national coverage for these variables.

The “SimpleCO<sub>2</sub>” software takes the combination of Experian and imputed data and calculates the “SimpleSAP” rating for each dwelling in the national database. The calculated “SimpleSAP” ratings are the basis of the estimates of SAP and excess cold. How the other key variables are derived is discussed later in this Appendix.

Because the estimates of “SimpleSAP” etc. are calculated from modelled data it is not possible to guarantee the figures. They do, however, provide the best estimates that we are aware can be achieved from a data source with national coverage and ready availability. The input data could, however, be improved in its:

- accuracy for example through correcting erroneous values,
- depth of coverage, for example by providing more detailed information on age of dwellings,
- breadth by providing additional input variables such as insulation.

Improving any of these would enhance the accuracy of the output variables and for this reason it is always worth considering utilising additional information sources where they are available. Using EPC data will go some way towards meeting these improvements by providing more accurate data.

## B.2 Housing Condition and Low Income Household Models

This section provides further information on the remaining four models – fuel poverty, HHSRS, disrepair and low income households. These models are discussed together since the approach used for each one is broadly the same.

These models are not based solely on the thermal characteristics of the dwelling, and in some cases are not based on these characteristics at all. A top down methodology has been employed for these models, using data from the EHS and statistical techniques, such as logistic regression, to determine the combination of variables which are most strongly associated with failure of each standard. Formulae have been developed by BRE to predict the likelihood of failure based on certain inputs. The formulae are then applied to the variables in the national Experian dataset to provide a likelihood of failure for each dwelling.





Each individual case is then assigned a failure/compliance indicator based on its likelihood of failure and on the expected number of dwellings that will fail the standard within a given geographic area. Thus if the aggregate values for a census output area are that 60% of the dwellings in the area fail a particular standard then 60% of the dwellings with the highest failure probabilities will be assigned as failures and the remaining 40% as passes.

The presence of a category 1 hazard failure is the only exception to this as it is found by combining excess cold, fall hazards and other hazards such that failure of any one of these hazards leads to failure of the standard.

### B.3 Geomodelling - OS MasterMap information

The OS data has been used to generate the dwelling type. By looking at the number of residential address points it can be inferred whether the building is a house or block of flats (houses have one residential address point and blocks of flats have two or more).

**Houses** - where the dwelling is a house the number of other buildings it is attached to can be observed and the following assumptions made:

- If there are no other dwellings attached, the house is detached.
- If two dwellings are joined to one another, but not to any other dwellings, they are semi-detached.
- If they are attached to two or more other dwellings, they are mid terraced.
- If they are attached to only one dwelling, but that dwelling is a mid-terrace, they are an end-terrace.

**Flats** - if the building is a block of flats, its exact nature is determined by the number of flats in the block, the footprint area of the block, the presence of any non-residential units, and the presence of certain keywords in the address that might indicate either a purpose built block or a conversion

Additionally, by looking at the number of flats in a block, and by considering the height of the building it is possible to infer which of the dwellings will be top floor flats, which will be ground floor flats, and which will be mid floor flats.

Looking at dwelling age, although the OS data does not itself provide any information on age, it does allow reconciliation of age data within semi-detached, terraces and blocks of flats.

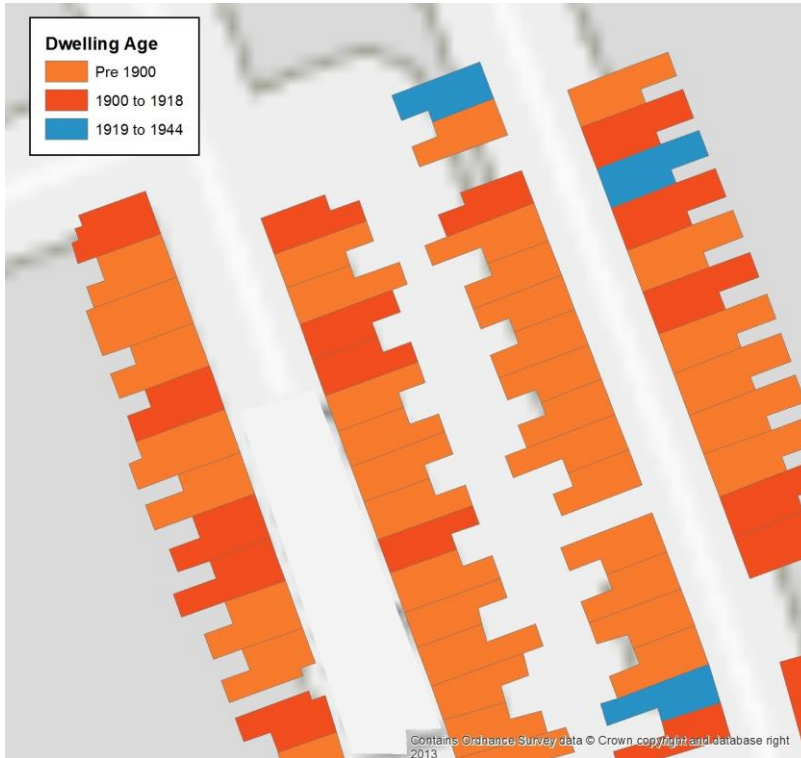
Where a group of buildings are all attached in some way, such as a terrace, it is logical to assume that they were built at the same time. Therefore the age of each building is replaced with the most common age among those present. Where the most common age occurs in equal numbers, this is resolved by looking at the average age of houses in the same postcode. If this is insufficient to resolve the issue, a larger area is considered.

In a similar manner, the wall type can also be reconciled to allow for the fact that dwellings built together will be of the same construction method.

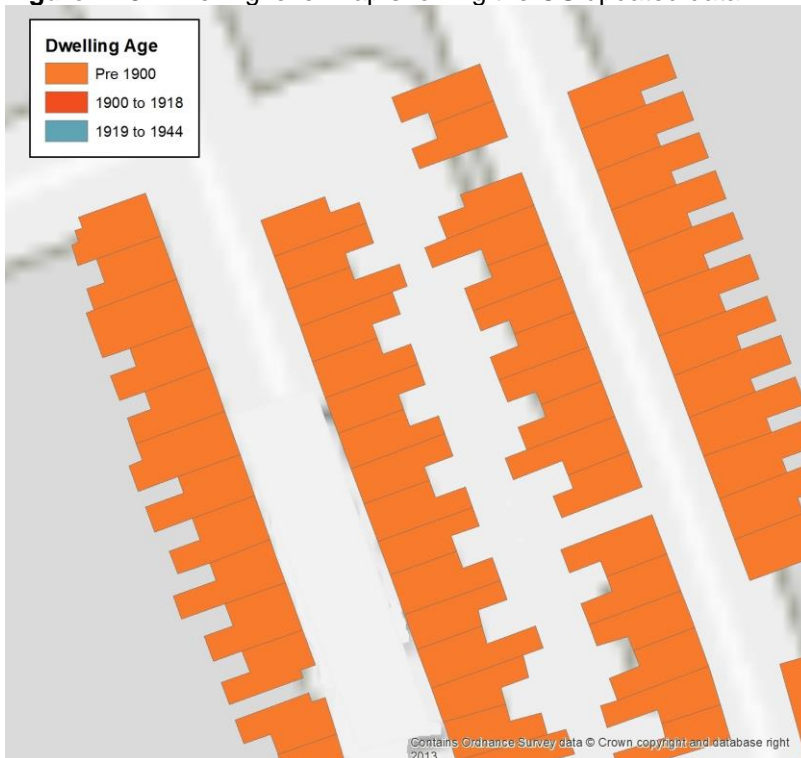
**Figure B. 2** and **Figure B. 3** below show how the initial base data is adjusted using the OS data to produce more consistent and reliable results.



**Figure B. 2:** Dwelling level map showing the base data, prior to using the OS data



**Figure B. 3:** Dwelling level map showing the OS updated data





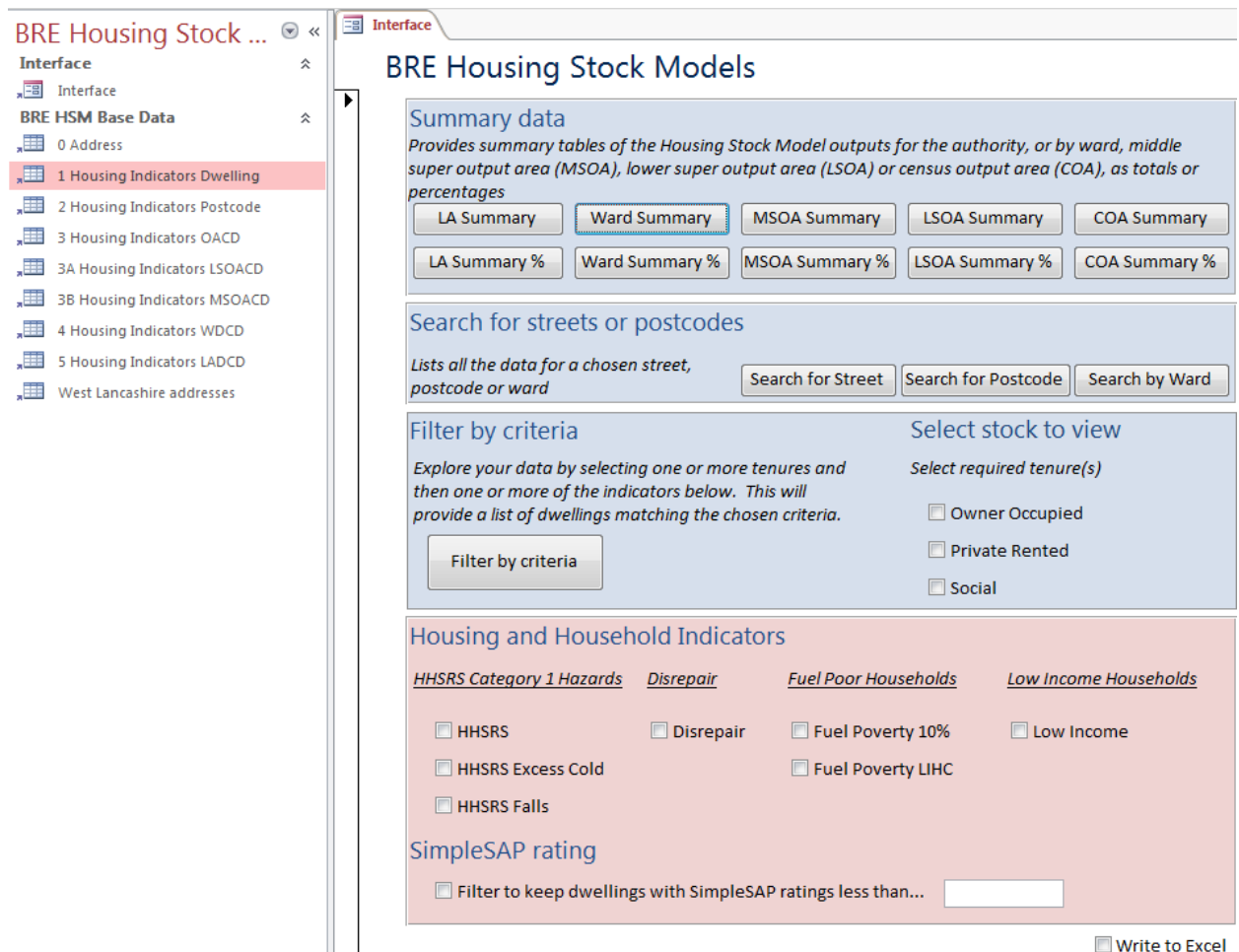
## Appendix C Using the BRE Dwelling Level Housing Stock Database

The BRE Dwelling Level Housing Stock Database is the final output of the overall stock modelling approach described in **Section 3** and **Appendix B**. The database has been designed to provide local authorities with a number of different options for summarising or investigating their data and generating lists of properties of interest. This Appendix provides details of how to use the database.

### C.1 Overview

The database will automatically open on the interface screen as shown in **Figure C. 1** below.

**Figure C. 1:** BRE dwelling level housing sock database – opening interface screen





On the left hand side of the database is a vertical column known as the “navigational pane”. Under the heading “BRE HSM Base Data” there are 8 tables which hold the BRE housing stock model data. The tables are as follows:

**Table C. 1:** Summary of information provided in each table in the database

Table Name	Description
0 Address	Address details (building names, house numbers, postcodes), COA, Ward, LSOA, MSOA for each address
1 Housing Indicators Dwelling	Dwelling level housing stock model data and Experian tenure variable <sup>40</sup> . SimpleSAP results: score out of 100 All other indicators: 0 = pass the standard, 1 = fail
2 Housing Indicators Postcode	Summary information and statistics for each of the aggregated levels specified.  5 “stock levels” are provided – all, private, owner occupied, private rented, social
3 Housing Indicators COA	
3A Housing Indicators LSOA	
3B Housing Indicators MSOA	
4 Housing Indicators Ward	
5 Housing Indicators LA	

## C.2 Using the database

The rest of the screen is the main interface which has been developed with a number of standard queries that will present the user with information likely to be of use when reviewing data in order to design a housing stock strategy. There are 3 main sections to the interface: “Summary data”, “Search for street or postcode” and “Filter by criteria”. These sections are described in more detail below.

### C2.1 “Summary data”

These options allow the user to generate summaries of their data at different levels of aggregation. The different levels of aggregation are;

- Local authority
- Ward
- MSOA
- LSOA

<sup>40</sup> If the Experian tenure variable has been purchased.



- COA

There are two types of summaries available at each level - totals and percentages:

- Totals give the user the total number of dwellings that fail a particular standard, for example, the total number of dwellings that have a HHSRS category 1 hazard in the authority.
- Percentages tell the user the percentage of dwellings that fail a criterion, for example, the percentage of dwellings suffering from HHSRS category 1 excess cold hazards.

## C2.2 “Search for streets or postcodes”

These options allow the user to search for particular areas, either by street name or postcode. By clicking on a search button the user will be asked to type in either a street or postcode. A table will then be shown which provides a list of all dwellings in the street or postcode requested.

If the full name of the street is not known, wildcard characters can be used to search for close matches. A wildcard character is one that can stand in for any other letter or group of letters. Access uses an asterisk (\*) as the wildcard character. For example entering “Abbey\*” will return any street name starting with “Abbey”, for example, “Abbey Road”, “Abbey Close”, “Abbeyfield” etc. Wildcard characters can be used at both the beginning and the end of the search text. For example, by entering “\*Abbey\*” would find “Abbey Road”, “Old Abbey Road” etc.

The street names used are those provided in the Local Land and Property Gazetteer. It can sometimes be the case that a street name can be written differently across databases (e.g. “Rose Wood Close” or “Rosewood Close”). If a road name does not appear to be present, try using wildcard characters to check for alternatives.

The postcode search facility works in a similar manner. Entering “BN15 0AD” will find all dwellings in that exact post code, but entering “BN15\*” will find all dwellings whose postcode begins with BN15.

**Note:** always close the results of an existing search before starting a new one. Clicking the button when the results of an existing search are still open will simply return to the results of that search. A search, or any other table, can be closed by clicking the “x” in the top right corner of the table window.

## C2.3 “Filter by criteria”

This section allows the user to select dwellings based on one or more criteria / key indicators of interest.

First, the user needs to select which tenure(s)<sup>41</sup> they are interested in by using the “Select stock to view” on the right hand side of the box.

The default setting is that no tenures are selected, so the user will need to select at least one in order to get any results. Multiple tenures can be selected, so for the results for all the private stock select both owner occupied and private rented.

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<sup>41</sup> If the Experian tenure variable has not been purchased this section is locked and only private sector stock is shown.



Once one or more of the tenures has been selected, choose one or more of the indicators of interest either by selecting an indicator e.g. HHSRS Cat.1 hazards will return dwelling with fail HHSRS, or for SimpleSAP enter a rating to select dwellings on and below the rating.

Once a tenure(s) and indicator(s) have been selected clicking the 'Filter by criteria' button will return the addresses matching the chosen criteria.

As with the searches, close the results of an existing selection before starting a new one.

### C.3 Creating Excel files

Whilst it is possible to copy the data from any of the queries accessed from the interface screen, an option has been added to make this process easier. To output results to Excel click the "Write to Excel" check box at the bottom right of the screen. As long as this box is checked, clicking any of the summary data, search or criteria selection buttons will cause the resulting data to be written to Excel instead of being displayed.

If this option is selected when any button is clicked the database requests a format for the output data. Once the appropriate file format is selected, click "OK" and choose a file name and location and click "OK" to save the file.

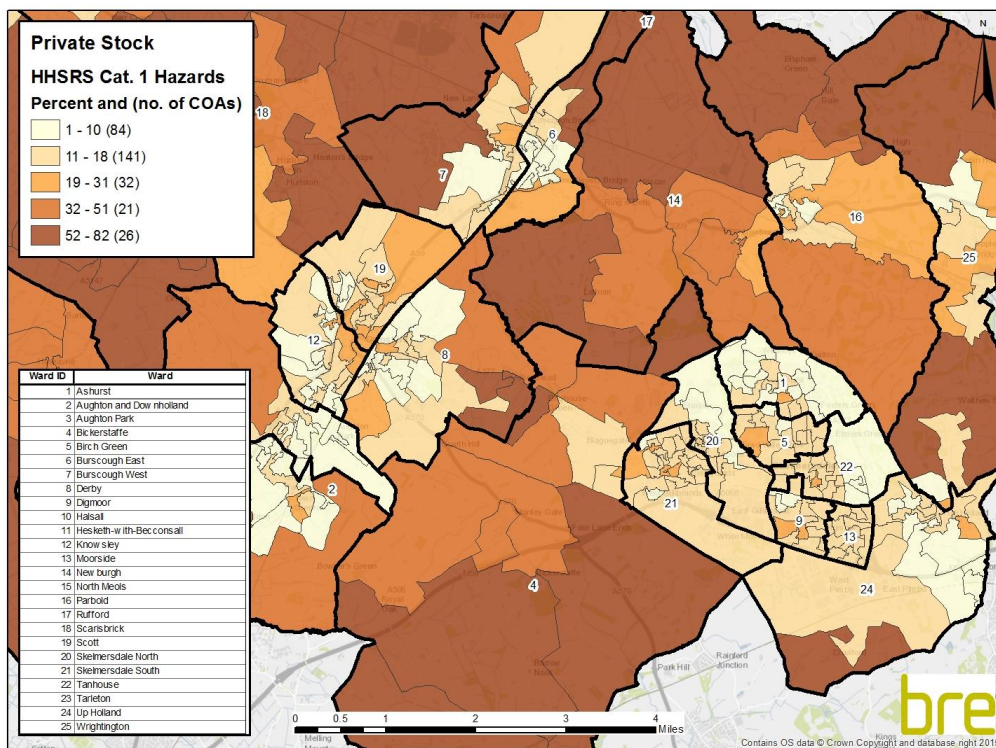
This function means it is possible to rapidly export summary tables for inclusion in reports, or lists of dwellings which can be used to target improvement programmes.



## Appendix D Additional maps

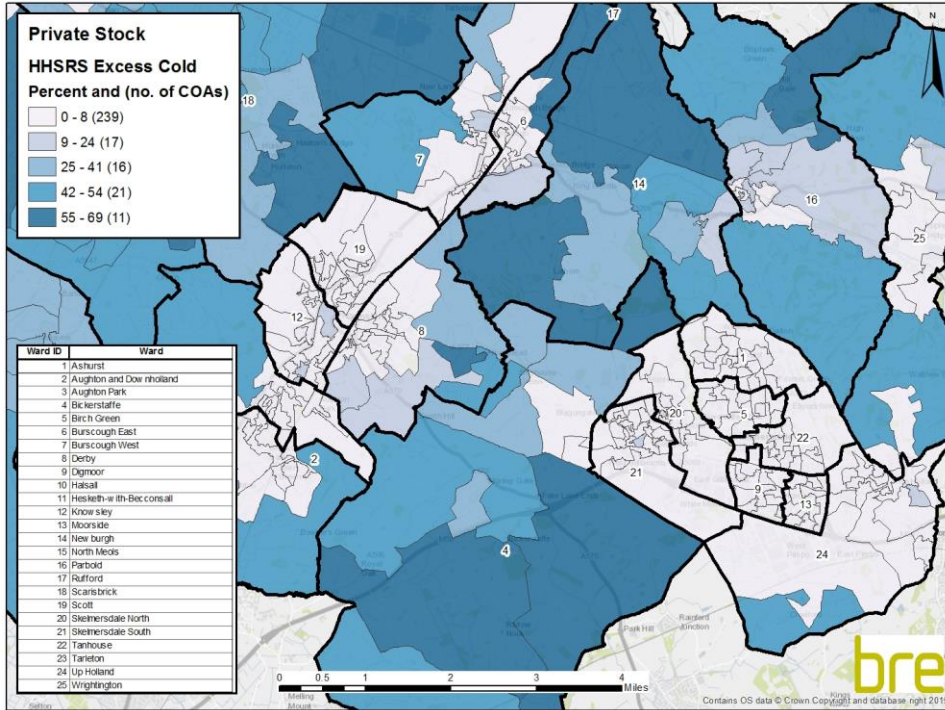
This appendix provides close up maps of some of the more urban area of West Lancashire. These maps show the clear urban – rural divide in many of the housing indicators. The larger maps included above in the report do not always allow for the appreciation that smaller and denser Census Output Areas (COAs) in urban areas are very different in their hazards to the surrounding rural COAs which are larger and are immediately more eye-catching.

**Map D 1:** Urban West Lancashire category 1 hazards – private stock ([click here to return to main map](#))

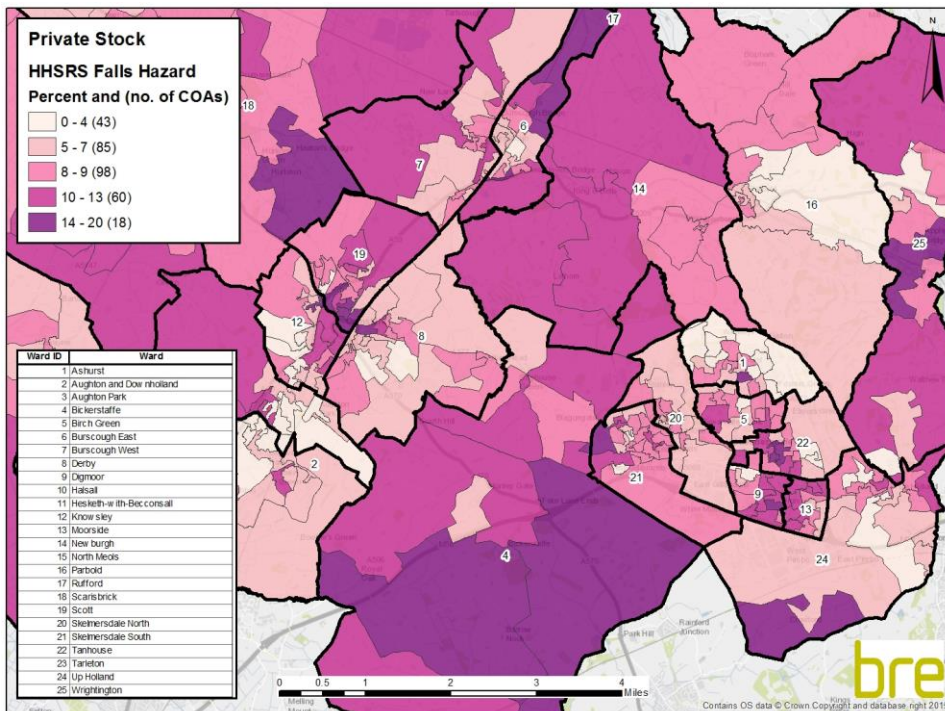




**Map D 2:** Urban West Lancashire households with excess cold – private stock ([click here to return to main map](#))



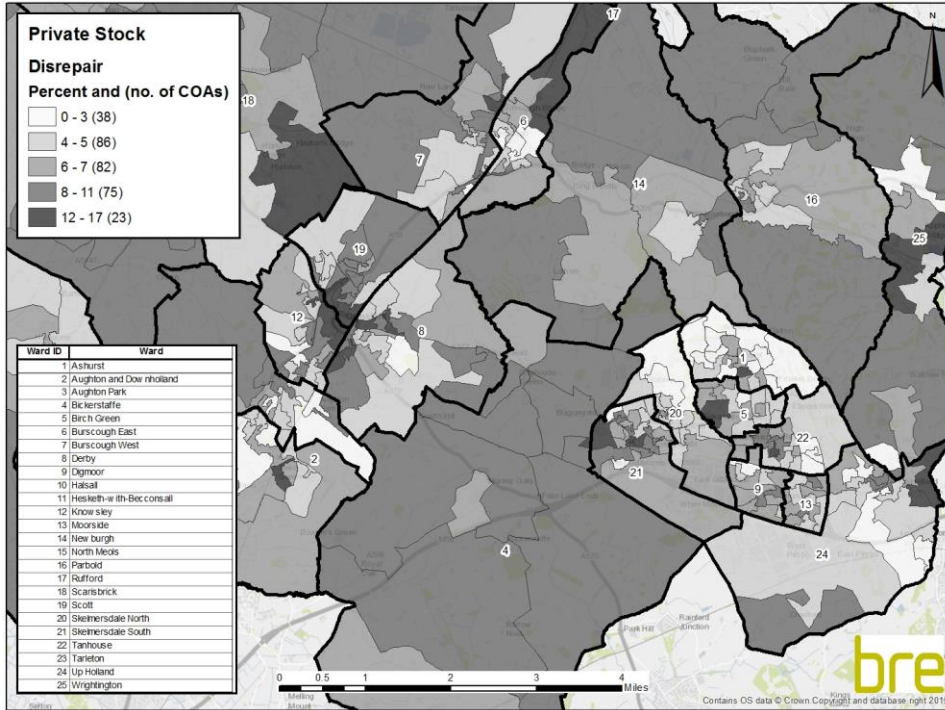
**Map D 3:** Urban West Lancashire households with falls hazards – private stock ([click here to return to main map](#))



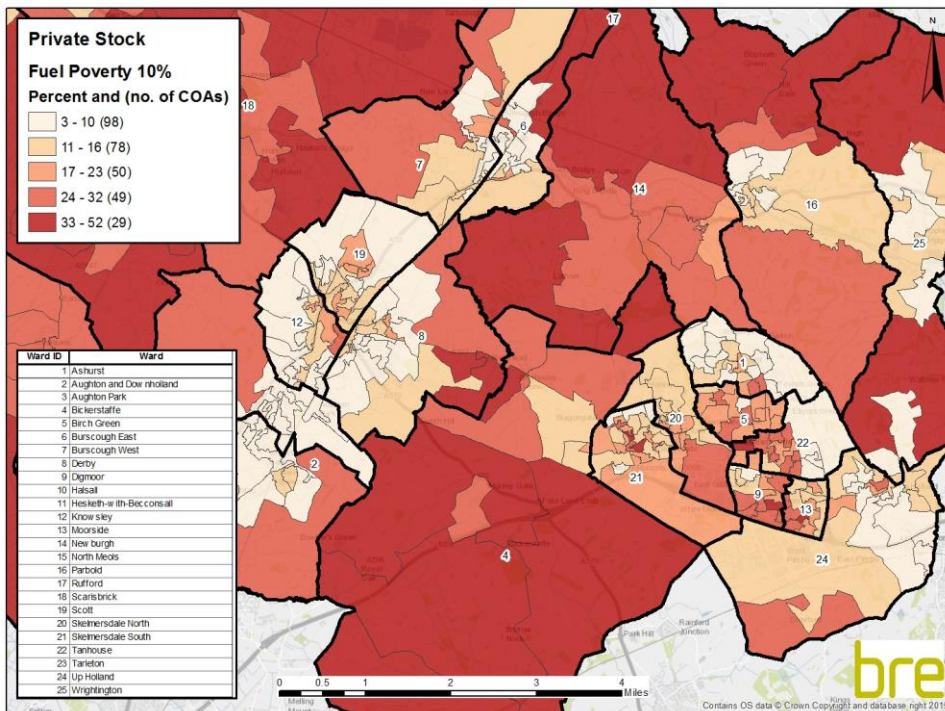




**Map D 4:** Urban West Lancashire households in disrepair – private stock ([click here to return to main map](#))

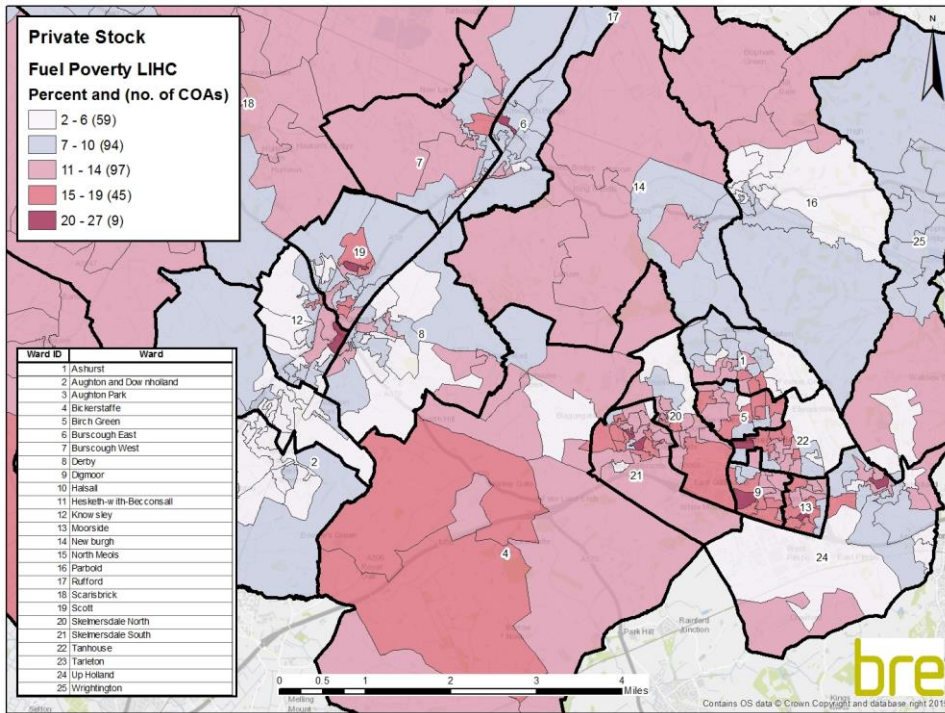


**Map D 5:** Urban West Lancashire households in fuel poverty (10% definition) – private stock ([click here to return to main map](#))

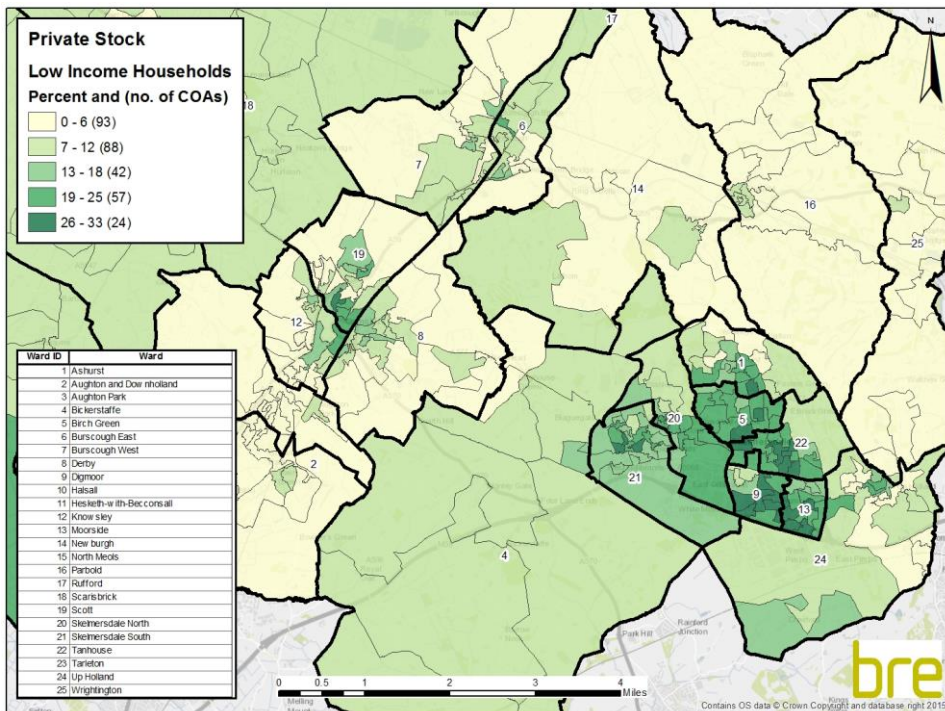




**Map D 6:** Urban West Lancashire households in fuel poverty (LIHC definition) – private stock ([click here to return to main map](#))



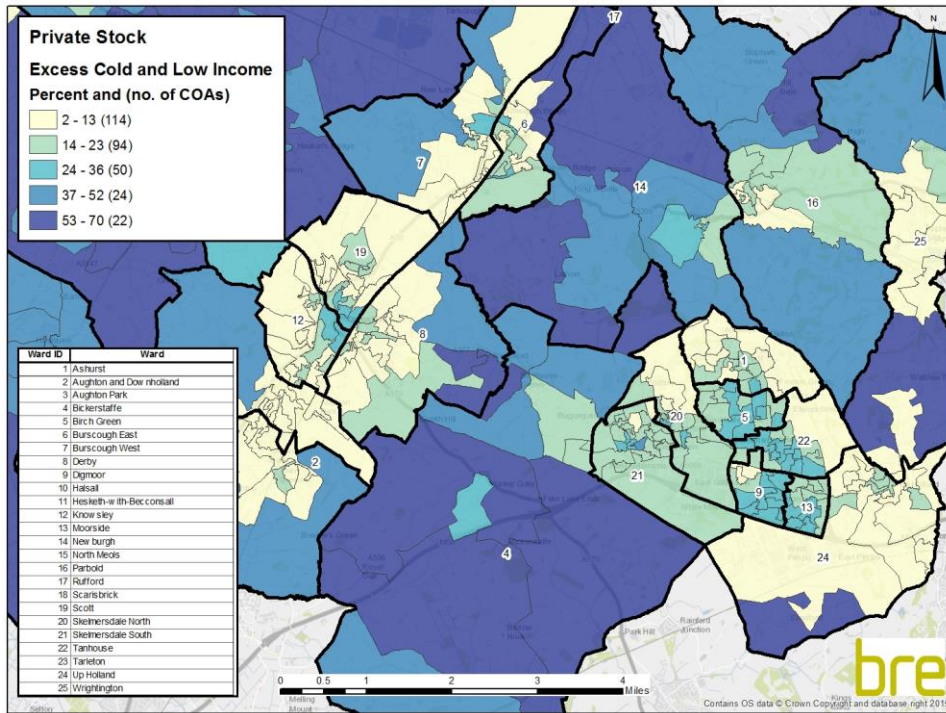
**Map D 7:** Urban West Lancashire households in low income – private stock ([click here to return to main map](#))



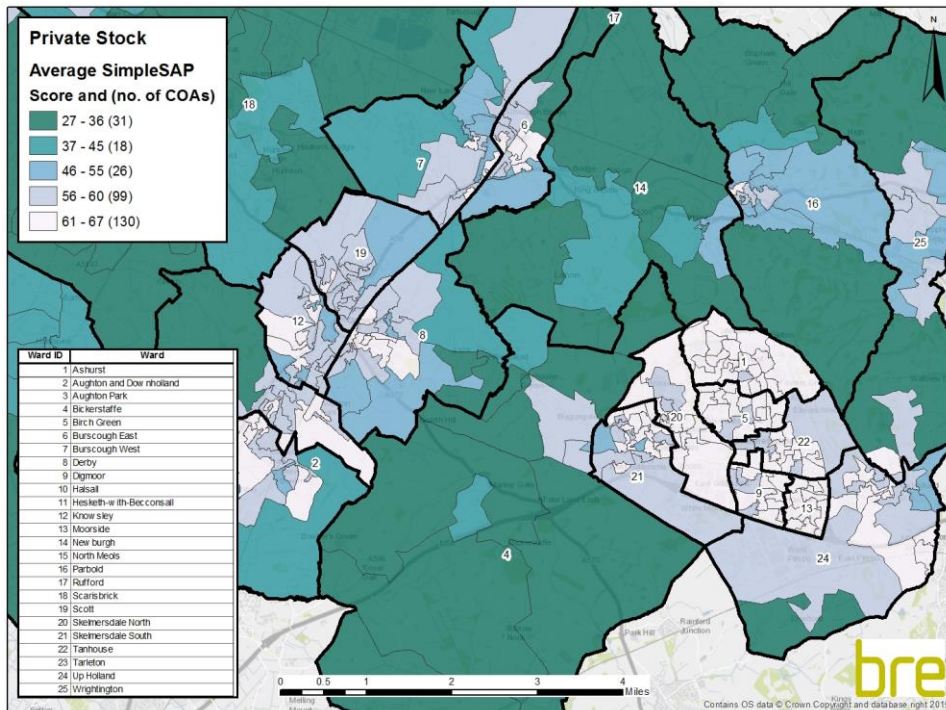




**Map D 8:** Urban West Lancashire households with excess cold and in low income – private stock ([click here to return to main map](#))



**Map D 9:** Urban West Lancashire average SimpleSAP – private stock ([click here to return to main map](#))





**Map D 10:** Urban West Lancashire households with EPC ratings F or G – private rented stock ([click here to return to main map](#))





## Glossary of terms

BREDEM	BRE Domestic Energy Model
Category 1 hazard	Hazards with a HHSRS score of > 1,000. A dwelling with a category 1 hazard is considered to fail the minimum statutory standard for housing
CLG	Department for Communities and Local Government
COA	Census Output Area  Designed for statistical purposes, built from postcode units, approximately 125 households
DCLG	Department for Communities and Local Government
ECO	Energy Companies Obligation  Places legal obligations on the larger energy suppliers to deliver energy efficiency measures to domestic energy users
EHS	English Housing Survey  A continuous national survey commissioned by the Department for Communities and Local Government (DCLG). It collects information about people's housing circumstances and the condition and energy efficiency of housing in England
EPC	Energy Performance Certificate  Present the energy efficiency of domestic properties on a scale of A (most efficient) to G (least efficient)
Fuel poverty	The original definition of fuel poverty states that a household is in fuel poverty if it needs to spend more than 10% of their income on fuel to maintain an adequate level of warmth (10% definition). The new definition now adopted by government is that a household is said to be in fuel poverty if they have fuel costs that are above average and were they to spend that amount they would be left with a residual income below the official poverty line (Low Income High Costs definition)
GIS	Geographic Information System  A system designed to capture, store, manipulate, analyse, manage and present spatial or geographical data



HHSRS	<p>Housing Health and Safety Rating System</p> <p>A risk assessment tool to help local authorities identify and protect against potential risks and hazards to health and safety related deficiencies in dwellings, covering 29 categories of hazards</p>
HIA	<p>Health Impact Assessment</p> <p>A formal method of assessing the impact of a project, procedure or strategy on the health of a population</p>
HMO	<p>Houses in Multiple Occupation</p> <p>An entire house or flat which is let to 3 or more tenants who form 2 or more households and who share a kitchen, bathroom or toilet</p> <p>A house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to 3 or more tenants who form two or more households and who share kitchen, bathroom or toilet facilities</p> <p>A converted house which contains one or more flats which are not wholly self-contained (i.e. the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by 3 or more tenants who form two or more households</p> <p>A building which is converted entirely into self-contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are let on short-term tenancies</p> <p>In order to be an HMO the property must be used as the tenants' only or main residence and it should be used solely or mainly to house tenants. Properties let to students and migrant workers will be treated as their only or main residence and the same will apply to properties which are used as domestic refuges</p>
HSM	<p>Housing Stock Model</p> <p>Desktop based modelling used to determine the condition of the housing stock</p>
Jenks' Natural Breaks	<p>The natural breaks classification method is a data clustering method determining the best arrangement of values into different classes. It is achieved through minimising each class's average deviation from the class mean while maximising each class's deviation from the means of the other groups. The method seeks to reduce the variance within classes and maximise variance between classes thus ensuring groups are distinctive</p>



JSNA	Joint Strategic Needs Assessment  An assessment of the current and future health and social care needs of the local community
LACORs	Local Authority Coordinators of Regulatory Services - now renamed Local Government Regulation
OS	Ordnance Survey
SAP	Standard Assessment Procedure – this is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings
SimpleSAP	A simplified version of the SAP model that produces an output broadly comparable to SAP. The SimpleSAP model is distinct from both full SAP and RD SAP in that uses a smaller, simplified set of inputs.
Xoserve	Xoserve is jointly owned by the five major gas distribution Network companies and National Grid's gas transmission business. It provides transportation transactional services on behalf of all the major gas Network transportation companies.





### Appendix 3

## FEEDBACK FROM PRIVATE SECTOR HOUSING STRATEGY CONSULTATION

CONSULTATION FEEDBACK	OUR RESPONSE
<p><b>From – Scarisbrick Parish Council</b></p> <p>The consultation is a detailed document which has clearly been researched to a great degree and contains much useful information.</p> <p>In Scarisbrick there appears to be a higher than average number of dwellings with disrepair and excess cold. This may be attributed to both the rural location of the housing stock and perhaps the age profile of the Village being higher than the average.</p> <p>The Parish Council resolved at the November meeting that we strongly supported all actions WLBC propose to take to help the vulnerable within our Parish with a hope that the numbers of houses in Scarisbrick meet the decent homes standard when your survey is next carried out.</p> <p>Hopefully the finalised Private Housing Strategy 2017-20 will provide us all with some positive ways of achieving an improvement for our residents, particularly those in the vulnerable sector.</p>	<p>Noted – no direct change to the strategy is required</p>
<p><b>From – Jan Lennon</b></p> <p>I've been looking at the draft document and have just a couple of observations to make.</p>	

1. Given the state of local government resources and the pressures on budgets I appreciate attempts to improving housing conditions can only be limited. I feel the best approach is to address a particular hazard identified in the strategy as a priority for action. In my opinion the most important is that of temperature. Poor heating levels have a significant impact on health (consequently ability to work, attend school or live independently)and quality of life no matter what age.

2. Private landlords who fail to maintain their properties to recognised standards must be subject to the legal process. As a community we must demonstrate our opposition to those who feel at liberty to profit from substandard housing risking the well-being of tenants.

3. Much of the draft action plan is very disappointing. Vague statements of intent which have no targets, no measures of success give the whole plan a tone of 'let's make sure we can't fail'. Such a shame given the valuable research undertaken for the draft strategy which I found very interesting. The Action Plan draft left me feeling like the potential for real improvement in any aspect of the concerns highlighted was an illusion the council was required to sustain without any hope of achieving it.

Sorry I sound so pessimistic, I worked in local government and became jaundiced at the council speak of documents like this. Your targets can be tiny but please have some.

Noted – no direct change to the strategy required as the Council has focussed on excess cold through provision of the Winter Warm scheme.

Noted – no direct change to the strategy required.

Noted – Action Plan has been updated with some timescales. Some tasks have on-going timescales due to their nature.

# Equality Impact Assessment Form



<b>Directorate: Leisure &amp; Wellbeing</b>		<b>Service: Private Sector Housing</b>	
<b>Completed by: Laura Lea</b>		<b>Date: 10 October 2016</b>	
<b>Subject Title: Private Sector Housing Strategy 2017-2020</b>			
<b>1. DESCRIPTION</b>			
Is a policy or strategy being produced or revised:	Yes	<i>*delete as appropriate</i>	
Is a service being designed, redesigned or cutback:	No		
Is a commissioning plan or contract specification being developed:	No		
Is a budget being set or funding allocated:	No		
Is a programme or project being planned:	No		
Are recommendations being presented to senior managers and/or Councillors:	Yes		
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty ( <b>Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations</b> ):	Yes		
Details of the matter under consideration:	Private Sector Housing Strategy 2017-2020		
<p><i>If you answered <b>Yes</b> to any of the above go straight to Section 3</i></p> <p><i>If you answered <b>No</b> to all the above please complete Section 2</i></p>			
<b>2. RELEVANCE</b>			
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	Yes/No*	<i>*delete as appropriate</i>	
If <b>Yes</b> , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered <b>Yes</b> go to <b>Section 3</b></i>			
If you answered <b>No</b> to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>			
<b>3. EVIDENCE COLLECTION</b>			
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	Home owners and private rented sector tenants.		
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	People aged over 60 on low incomes and or with a disability.		

Which of the protected characteristics are most relevant to the work being carried out?	<i>*delete as appropriate</i>
Age	Yes
Gender	No
Disability	Yes
Race and Culture	No
Sexual Orientation	No
Religion or Belief	No
Gender Reassignment	No
Marriage and Civil Partnership	No
Pregnancy and Maternity	No
<b>4. DATA ANALYSIS</b>	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	Homeowners aged 60 plus accessing home repair assistance grants and disabled facilities grants.
What will the impact of the work being carried out be on usage/the stakeholders?	Increasing awareness of the assistance provided by the Council will increase the number of people receiving assistance to improve the condition of their homes.
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	Clients are generally pleased with the service.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	Independent stock modelling exercise was carried out to assess the condition of the housing stock. The draft strategy was published for consultation with no response.
If any further data/consultation is needed and is to be gathered, please specify:	N/A
<b>5. IMPACT OF DECISIONS</b>	
In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	More people aged 60 plus will be assisted to improve the condition and thermal efficiency of their homes and help to bring them out of fuel poverty.
<b>6. CONSIDERING THE IMPACT</b>	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).	N/A
What actions do you plan to take to address any other issues above?	No actions.  <i>If no actions are planned state no actions</i>
<b>7. MONITORING AND REVIEWING</b>	
When will this assessment be reviewed and who will review it?	March 2018 by Laura Lea



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**Report of:** Borough Solicitor and Director of Development & Regeneration

**Relevant Portfolio Holder:** Councillor I Moran

**Contact for further information:** Mr T Broderick (Extn 5001)  
([terry.broderick@westlancs.gov.uk](mailto:terry.broderick@westlancs.gov.uk))

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**SUBJECT: REQUEST FOR FUNDS – OPPOSITION TO EXTENSION OF WHITEMOSS LANDFILL SITE, SKELMERSDALE**

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Wards affected: Skelmersdale South

### **1.0 PURPOSE OF THE REPORT**

1.1 To consider a request for a contribution to assist in funding a challenge to the Secretary of State's decision to allow planning permission to extend the Whitemoss Landfill Site, Skelmersdale.

### **2.0 RECOMMENDATION**

2.1 That Members determine whether to agree to the funding request.

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### **3.0 BACKGROUND**

3.1 On 19 December 2016 a request for funding was received from "ARROW Northwest", a voluntary organisation opposing the extension of the Whitemoss Landfill site. The funding request is for a contribution towards the costs of pursuing a challenge at a hearing to be held at the Royal Courts of Justice in London against the Secretary of State's decision to permit the landfill extension. On 4 January 2017 ARROW Northwest confirmed that it is requesting a contribution of £4000 from the Council.

3.2 Whitemoss Landfill Ltd. wish to extend its business at Whitemoss, Skelmersdale (the Project). The Project was designated a Nationally Significant Infrastructure Project by the Secretary of State under the Planning Act 2008. Council noted its concerns in relation to the proposed development and authorised the Managing Directors to write to the Secretary of State to have the matter determined locally (Appendix 1). However, the Secretary of State did not accede to that request.

- 3.3 Cabinet, at its meeting in July 2014, considered a report of the Assistant Director Housing and Regeneration (Appendix 2) and authorised him, in consultation with the relevant Portfolio Holder to take all necessary steps to conduct the Council's case in relation to resisting the Compulsory Acquisition of the Council's adjacent land by Whitemoss Landfill Ltd. and all matters incidental thereto having regard to paragraph 4 of the report (which included the drainage position of the land and its contribution to the SUDS system which the Council installed when the Whitemoss Business Park was built). It was not the Council's determination to challenge the other elements of the application for permission.
- 3.4 In the event the decision of the Secretary of State was that permission be granted and, in pursuance of this he approved the compulsory acquisition. Following the receipt of external advice the Council considered there were insufficient grounds to pursue a case to challenge the Secretary of State's decision.
- 3.5 Members will recall that an earlier request for funding, in the sum of £4000 was agreed by Cabinet at its meeting on 2 February 2016 – minute 98 (Appendix 3) and this sum was paid over. The litigation being pursued by the ARROW Northwest group is taken in the name of one of its constituent individual members.

#### **4.0 CURRENT POSITION**

- 4.1 On 5 October 2016 the Court of Appeal granted permission for a hearing of the judicial review of the Secretary of State's decision. This granting of permission indicates that the challenge is arguable. However, it does not establish that the case will be won; which is a matter to be determined at the full hearing which Arrow Northwest is listed to take place on the 2 March 2017 at the Royal Courts of Justice.
- 4.2 No detail is known as to the strength of the challenge to the decision of the Secretary of State. It is noted though that the initial application for permission to proceed with the judicial review i.e. the "permission stage" in the High Court was not successful. The applicants then appealed that decision and were successful in gaining permission at a hearing in the Court of Appeal on the 5 October 2016. Accordingly, the case may now proceed to a full substantive hearing (as outlined above) which will attract significant additional expenditure by the parties. ARROW Northwest now seek an additional contribution of £4000 towards the cost of conducting the substantive hearing which it appears will be partly funded (35%) by legal aid and partly (65%) by way of community contribution. The total amount required to be raised by the community is stated to be £10,000.
- 4.3 Members may wish to consider that the request, which is not one which is routinely entertained by the Council, may lead to other similar requests being submitted. Members may also wish to note that there is no detail of what would happen if the matter would need to be further argued on appeal, and whether further funding requests may be forthcoming.
- 4.4 As outlined in the July 2014 Cabinet report (Appendix 2) the Council's interests in terms of its landholding would be served by a successful challenge to the decision of the Secretary of State.

4.5 Members need to be aware of the call-in mechanism and the need for early action in their deliberations. As stated above the case is scheduled for hearing on 2 March 2017.

## **5.0 FINANCIAL AND RESOURCE IMPLICATIONS**

5.1 If members are minded to agree to the request for a contribution of £4000 this will be made available from the Major Projects Reserve .

## **6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

6.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder. The report has no significant links with the Sustainable Community Strategy.

## **7.0 RISK ASSESSMENT**

7.1 If the funding request is agreed then the Council would wish to ensure that funds are appropriately applied. Through delegated arrangements this could be achieved. The Council's contribution should not commit the Council to further involvement or any degree of control over the proceedings.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required.

### **Appendices (to be referenced if included)**

1 – Decision of Council – 16 April 2014

2 - Report of the Assistant Director Housing and Regeneration – Cabinet - July 2014

3 – Decision of Cabinet – 2 February 2016





Council Decision 16 April 2014:

- A. That Council notes that Whitemoss Landfill has applied through the national infrastructure plan to extend the size of the Whitemoss Landfill site.
- B. That Council is concerned about the detrimental impact that any extension will have on the future regeneration of the town and the health and well-being of its residents
- C. That Council supports the concerns that have been raised by the residents, businesses and Elected Members in relation to the extension of this site.
- D. That the Managing Directors be asked to write to the Secretary of State, with a request to allow the decision, in relation to this matter, to be determined locally.





**AGENDA ITEM: 6(i)**

**CABINET: 1<sup>st</sup> July 2014**

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**Report of: Assistant Director Housing and Regeneration**

**Relevant Managing Director: Managing Director (Transformation)**

**Relevant Portfolio Holder: Councillor A. Fowler**

**Contact for further information: Mr B Livermore (Extn. 5200)  
(E-mail: bob.livermore@westlancs.gov.uk)**

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**SUBJECT: COUNCIL LAND AT WHITEMOSS**

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Wards affected: Skelmersdale South Ward

**1.0 PURPOSE OF THE REPORT**

1.1 To seek authority to resist the Compulsory Acquisition of land owned by the Council at Whitemoss, shown stippled on the plan in the Appendix (the Land).

**2.0 RECOMMENDATIONS TO CABINET**

2.1 That the current position be noted.

2.2 That the Assistant Director Housing and Regeneration in consultation with the relevant Portfolio Holder be authorised to take all necessary steps to conduct the Council's case in relation to resisting the Compulsory Acquisition of "the Land" by Whitemoss Landfill Ltd. and all matters incidental thereto having regard to paragraph 4 of the report.

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**3.0 BACKGROUND**

3.1 Whitemoss Landfill Ltd. wish to extend their business venture at Whitemoss, Skelmersdale (the Project). "The Project" has been designated a Nationally Significant Infrastructure Project by the Secretary of State under the Planning Act 2008. A motion relevant to "the Project" was considered at the Council meeting in April 2014 when it was determined that :

- A. That Council notes that Whitemoss Landfill has applied through the national infrastructure plan to extend the size of the Whitemoss Landfill site.
  - B. That Council is concerned about the detrimental impact that any extension will have on the future regeneration of the town and the health and well-being of its residents
  - C. That Council supports the concerns that have been raised by the residents, businesses and Elected Members in relation to the extension of this site.
  - D. That the Managing Directors be asked to write to the Secretary of State, with a request to allow the decision, in relation to this matter, to be determined locally.
- 3.2 When projects are designated as Nationally Significant Infrastructure Projects powers are available to the Applicant which allow him to seek to Compulsory Acquire land where he considers the land is required for the development or is required to facilitate, or is incidental, to the Development. This will be determined by the Planning Inspector following the Compulsory Acquisition Public Inquiry.
- 3.3 To facilitate this development, Whitemoss Landfill Ltd. are seeking to acquire land in the area and this includes “the Land”. Despite robust resistance by the Council, Whitemoss Landfill Ltd have already successfully claimed part of the Council’s land at Whitemoss through a claim via the Land Registry for Adverse Possession and this is shown hatched on the Appendix.

#### **4.0 CURRENT POSITION**

- 4.1 Whitemoss Landfill Ltd. (WLL) has identified “the Land” as being required to facilitate, or which is incidental to, their development under Section 122(a) of the Planning Act 2008. This follows a rejection by the Council of their recent request to sell the land voluntarily.
- 4.2 Officers are preparing a case to resist the Compulsory Acquisition. External specialist advice and support has been sought to ensure that the case made is robust, in order to protect the Council’s other landholding in the WhiteMoss area.
- 4.3 The Statement of Reasons submitted by WLL as part of the application do not in the view of officers demonstrate that the statutory grounds for compulsory acquisition of “the land” are met. This will form part of the presentation to the Planning Inspector.
- 4.4 Other matters being considered which may form part of the Council’s argument are the drainage position of the land and its contribution to the SUDS system which the Council installed when the WhiteMoss Business Park was built.

- 4.5 The impact of Whitemoss Landfill Ltd. acquiring this land could lead to ongoing issues in the area and because of this, an urgent decision was taken by the Assistant Director Housing & Regeneration in consultation with the Leader and Portfolio Holder to take initial steps to defend the Council's position and not to be compelled to sell "the Land". The initial steps comprise engagement of specialist advice and submission of the written representations.

## **5.0 WAY FORWARD**

- 5.1 This report brings Members up to date. Members are asked to confirm that they wish to continue to defend the position and incur the relevant costs.

## **6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

- 6.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder. The report has no significant links with the Sustainable Community Strategy.

## **7.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 7.1 To date existing budgets have been utilised in resisting the adverse possession claim. It is estimated that a budget of £10,000 will be required to defend the remainder of the land against a claim for Compulsory Acquisition.
- 7.2 The value of the land is difficult to value precisely. The initial offer received from Whitemoss Landfill Ltd was for £14,000 inclusive of costs. Any residual costs would be met by the major projects reserve. The specialist Solicitor now acting for the Council in this matter has confirmed that the applicant's costs of the compulsory acquisition process will only be payable by the Council if the Council acts unreasonably and that behaviour results in the aggrieved party incurring unnecessary costs.

## **8.0 RISK ASSESSMENT**

- 8.1 If action to resist the claim is not taken it is likely that the Planning Inspector will make a Compulsory Acquisition Order in respect of "the Land".

### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required.

### **Appendices**

Appendix – Site Plan



## APPENDIX 3

Minute of Cabinet held on 2 February 2016

### **98. REQUEST FOR FUNDS - OPPOSITION TO EXTENSION OF WHITEMOSS LANDFILL SITE, SKELMERSDALE**

The Leader introduced the joint report of the Interim Borough Solicitor & Interim Director of Housing & Regeneration which considered a request for a contribution of £4,000 towards the cost of funding a challenge to the Secretary of State's decision to allow planning permission to extend the Whitemoss Landfill Site, Skelmersdale.

A motion from the Leader was circulated at the meeting.

In reaching the decision below, Cabinet considered the motion from the Leader and the details set out in the report before it and accepted the reasons contained therein.

- RESOLVED A. That the Interim Director Housing & Regeneration be authorised to make a contribution of £4,000 from the Major Projects Reserve towards the funding for a challenge to the Secretary of State's decision to allow planning permission to extend the Whitemoss Landfill Site, Skelmersdale.
- B. That the call-in procedure is not appropriate for this item as the request for funding has just been received to enable representation at an imminent Court hearing on 16 February 2016.







CABINET: 10 January 2017

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**Report of: Director of Leisure and Wellbeing**

**Relevant Portfolio Holder: Councillor Kevin Wright**

**Contact for further information: Mrs Laura Lea (Extn. 5196)**  
**(E-mail: [laura.lea@westlancs.gov.uk](mailto:laura.lea@westlancs.gov.uk))**

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**SUBJECT: SYRIAN RESETTLEMENT PROGRAMME**

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Wards affected: Borough wide

## **1.0 PURPOSE OF THE REPORT**

1.1 To provide Members with details of the Syrian Resettlement Programme (SRP), the Vulnerable Children Resettlement Scheme (VCRS) and the pledge to resettle refugees in West Lancashire.

## **2.0 RECOMMENDATIONS**

- 2.1 That the Director of Leisure and Wellbeing be authorised to resettle 5 refugee households with a suggested arrival date of July 2017.
- 2.2 In order to fulfil the authorisation in 2.1, the Director of Leisure and Wellbeing, in conjunction with the relevant Portfolio Holder and Lancashire County Council, be authorised to commission a third sector organisation to provide the required integration support whilst retaining the task of sourcing and securing suitable accommodation.

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## **3.0 BACKGROUND**

- 3.1 In 2015, the UK Government agreed to resettle up to 20,000 refugees during the current Parliament (i.e. over 5 years from 2015-2020). The existing Syrian Vulnerable Persons Relocation Scheme and its criteria was expanded and re-named the Syrian Resettlement Programme (SRP).
- 3.2 Under the SRP, individuals are assessed by the United Nations High Commissioner for Refugees (UNHCR) whilst in the refugee camps. The criteria for selecting individuals for resettlement are:
- Women and girls at risk.

- Survivors of violence and/or torture.
  - Refugees with legal and/or physical protection needs.
  - Refugees with medical needs or disabilities.
  - Children and adolescents at risk.
  - Persons at risk due to their sexual orientation or gender identity.
  - Refugees with family links in resettlement countries.
- 3.3 Refugees also undergo health and security screening, additional vetting by the UK and some cultural orientation.
- 3.4 Syrians resettled under the scheme are granted a 5 year humanitarian protection visa during which time they are entitled to work, reunite with family, claim certain income related benefits and apply for social housing. After 5 years, the resettled refugees can choose to return to Syria or apply for permanent settlement in the UK.
- 3.5 Any local authority participating in the scheme must be able to provide the following:
- Meet the refugees at the airport and transport them to their accommodation.
  - Provide suitable accommodation for at least 12 months.
  - Provide integration caseworker support for 12 months.
  - Enable access to English language courses (ESOL) from accredited providers for up to 12 months.
  - Provide translation services if necessary.
  - Provide assistance in accessing appropriate mental health services.
- 3.6 In addition to the SRP, the Vulnerable Children Resettlement Scheme (VCRS) is also in operation. The VCRS supports children who are at risk who are in the care of their parents or other family members. Individuals will be resettled in the same way as those under the SRP and the funding levels are the same.

#### **4.0 CURRENT POSITION**

- 4.1 In January 2016, Lancashire pledged to resettle 575 refugees between 2016 and 2020 (500 under the SRP and 75 under the VCRS).
- 4.2 Lancashire County Council (LCC) is co-ordinating the scheme in Lancashire and is also commissioning some services as well as providing support to the districts who are accepting refugees.
- 4.3 In order to meet the pledge, the West Lancashire Borough Council is being asked to state the number of households it will resettle and when by the end of the year.
- 4.4 It is proposed that the Council pledges to resettle 5 households with an estimated arrival date of July 2017.
- 4.5 On arrival, the resettled families will be assisted into accommodation in the private rented sector. If a refugee family chooses to apply to the Council for accommodation at a later date, the application will be assessed in accordance with the Council's Housing Allocations Policy.

## 5.0 DELIVERY MODEL

5.1 Local authorities are able to decide how they will deliver the scheme locally, however, based on the experiences of the first tranche of Lancashire districts already receiving the refugees; the following delivery models have been suggested:

- deliver all services in-house
- commission certain elements to third sector organisations
- commission some services jointly with other local authorities in the region
- subcontract the whole delivery of the project to the third sector

5.2 The proposed delivery option for West Lancashire is to commission certain elements to a third sector organisation, of which there are a number of organisations currently carrying out this type of work. It is recommended that the Council sources and secures suitable accommodation in the private sector to ensure the property meets the required standards with the integration support being commissioned to a third sector organisation.

5.3 A steering group will be established in early January 2017 to fully plan the project and establish each partner's role. The steering group will also oversee the project and provide a progress report one month after arrivals.

## 6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

6.1 There are no significant sustainability impacts associated with this report and in particular, no significant impact on crime and disorder.

6.2 The report has no significant links with the Sustainable Community Strategy.

## 7.0 FINANCIAL AND RESOURCE IMPLICATIONS

7.1 Funding for both the SRP and VCRS is provided through the Home Office. A specified amount is allocated for each resettled person with payments made yearly to cover:

- **Local authority costs:** currently £8,250 per each individual
- **Education:** currently £4,500 for each child aged 5-18 and £2,500 for each child aged 3-4.

7.2 The local authority costs can include:

- **Preparatory work:** securing and setting up accommodation, translation and administration costs and transport.
- **Delivery costs:** one-off cash payments of £200 per person, providing housing and integration casework support, administration and finance, ESOL provision and social care costs.

7.3 The first payment of 40% of the expected yearly cost for each individual can be claimed on the day of arrival and will be paid within 30 days. The remainder will be paid in two equal instalments at the end of the fourth and eighth month.

- 7.4 Further funding has been confirmed to cover the support required for years 2-5 although at a lower level than the year 1 allocation. The yearly funding per individual is expected to be as follows:
- Year 2: £5,000
  - Year 3: £3,700
  - Year 4: £2,300
  - Year 5: £1,000
- 7.5 LCC is responsible for making the claim to the Home Office with districts invoicing them for their costs. This process has been established due to LCC directly delivering or commissioning some services centrally e.g. health casework, ESOL etc.
- 7.6 LCC will pool the monies from the Home Office minimising risks for individual districts. This will also enable districts to invoice LCC for any pre-arrival costs even before the Home Office have released individual funds.
- 7.7 It is expected that a budget code will need to be provided to cover any pre-arrival funds but the reimbursement route will be significantly easier and timelier using LCC's approach.
- 7.8 On-going accommodation costs such as rent payments, utility bills etc. will be met by the individual household. Housing benefit can be claimed to assist in meeting rental costs (discretionary housing payments can be applied for where housing benefit does not cover the full rental amount).

## **8.0 RISK ASSESSMENT**

- 8.1 The actions referred to in this report are covered by the scheme of delegation to officers and any necessary changes have been made in the relevant risk registers.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

There is a direct impact on members of the public, employees, elected members and / or stakeholders; therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

### **Appendices**

1. Equality Impact Assessment

# Equality Impact Assessment Form



<b>Directorate:</b> Leisure & Wellbeing	<b>Service:</b> Homelessness & Private Sector Housing
<b>Completed by:</b> Laura Lea	<b>Date:</b> 28 November 2016
<b>Subject Title:</b> Syrian Resettlement Programme	
<b>1. DESCRIPTION</b>	
Is a policy or strategy being produced or revised:	No <span style="float: right;"><i>*delete as appropriate</i></span>
Is a service being designed, redesigned or cutback:	No
Is a commissioning plan or contract specification being developed:	No
Is a budget being set or funding allocated:	Yes
Is a programme or project being planned:	Yes
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty ( <b>Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations</b> ):	Yes
Details of the matter under consideration:	Project to resettle 5 Syrian families in July 2017
<p><i>If you answered <b>Yes</b> to any of the above go straight to Section 3</i></p> <p><i>If you answered <b>No</b> to all the above please complete Section 2</i></p>	
<b>2. RELEVANCE</b>	
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	Yes/No* <span style="float: right;"><i>*delete as appropriate</i></span>
If <b>Yes</b> , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered <b>Yes</b> go to <b>Section 3</b></i>	
If you answered <b>No</b> to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>	
<b>3. EVIDENCE COLLECTION</b>	
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	Syrian refugees
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	

Which of the protected characteristics are most relevant to the work being carried out?  Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity	<i>*delete as appropriate</i>  Yes/No* Yes/No* Yes/No* Yes Yes/No* Yes/No* Yes/No* Yes/No* Yes/No* Yes/No*
<b>4. DATA ANALYSIS</b>	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	New project, no current service users
What will the impact of the work being carried out be on usage/the stakeholders?	Provision of accommodation for vulnerable Syrian families
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	N/A
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	N/A
If any further data/consultation is needed and is to be gathered, please specify:	N/A
<b>5. IMPACT OF DECISIONS</b>	
In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	N/A
<b>6. CONSIDERING THE IMPACT</b>	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).	N/A
What actions do you plan to take to address any other issues above?	No actions  <i>If no actions are planned state no actions</i>
<b>7. MONITORING AND REVIEWING</b>	
When will this assessment be reviewed and who will review it?	September 2017 by Laura Lea



CABINET: 10 January 2017

COUNCIL: 22 February 2017

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**Report of: Director of Development and Regeneration**

**Relevant Portfolio Holder: Councillor I Moran**

**Contact for further information: Rachel Kneale (Extn. 2611)**  
**(E-mail: [rachel.kneale@westlancs.gov.uk](mailto:rachel.kneale@westlancs.gov.uk))**

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**SUBJECT: PROPOSED SURRENDER AND RENEWAL OF THE SILVER BIRCH PUBLIC HOUSE, FLORDAN**

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Wards affected: Birch Green Ward

## **1.0 PURPOSE OF THE REPORT**

- 1.1 To seek authority to take a surrender of the existing lease and grant a new long lease with a change of use.

## **2.0 RECOMMENDATIONS TO CABINET**

- 2.1 That a surrender of the present lease be approved and a new long lease be granted with a change of use.
- 2.2 That the Director of Development and Regeneration be authorised to take all necessary steps to effect the surrender and re-grant of a lease and the change of use to retail and flats.

## **3.0 RECOMMENDATIONS TO COUNCIL**

- 3.1 That a surrender of the present lease be approved and a new long lease be granted with a change of use.
- 3.2 That the Director of Development and Regeneration be authorised to take all necessary steps to effect the surrender and re-grant of a lease and the change of use to retail and flats.
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-

## **4.0 BACKGROUND**

- 4.1 On 22 December 1976 the Skelmersdale Development Corporation granted a 99 year lease to Greenall Whitley of 0.524 acres of land, at a rent which was reviewed every 13 years. The land was passed to the Council as part of the Community Related Package and they collected the rental income which at the last review amounted to £9,000 per annum.
- 4.2 In 2009 Greenall Whitley assigned their lease to Punch Taverns who in turn granted subleases to a series of licensed victuallers who all failed to secure a living from the property.
- 4.3 In 2012 Punch Taverns sought consent from the Council to assign the lease to Aditya World Markets Ltd (AWM Ltd) which was granted.
- 4.4 Later that year AWM Ltd sought the Council's consent as landlord to building works and a change of use to an Indian Restaurant. This consent was granted.
- 4.5 The works were periodically inspected to determine progress by the Estates and Valuation Manager and it was apparent that significant sums had been spent on the conversion. However, around 2013 it was clear that construction had ground to a halt. The tenant's representative advised that the director of the tenant company was very ill but that once he recovered the necessary funding to complete the project would be forthcoming.
- 4.6 Unfortunately, the director of the tenant company died in Calcutta in early 2014.
- 4.7 On 10 August the premises suffered a break in and a fire gutted the premises.
- 4.8 In October 2014 the Council became aware that the property was being offered by auction but no bids were received.
- 4.9 In 14 July 2015 AWM Ltd was made insolvent. The Council did not seek to forfeit the leases at this point as it would have assumed responsibility and liability for the costs of the site.

## **5.0 PRESENT POSITION**

- 5.1 The Council received an approach by two gentlemen who wanted to purchase the Silver Birch site. It was explained to them that the lease was still in existence and that if the Council forfeited the lease then it would have to offer the site to the market to ensure that best value requirements were satisfied.
- 5.2 The gentleman have formed a company called Berrington Hall Limited (BHL) and taken an assignment of the premises from AWM Ltd in the name of BHL. BHL are now the Council's tenant of the premises and have paid all the arrears of rent which had accrued. BHL submitted a planning application was submitted to build 14 flats with retail units below which received consent on 8 December 2016.



- 5.3 Whilst the planning application was determined by the Council as Planning Authority however, any such development would also require the consent of the Council as the landlord and substantial variation of the lease.

## **6.0 ISSUES**

- 6.1 The Estates and Valuation Manager advises it would not be prudent to retain a ground lease which yielded an annual rental income for such a long period, unless it was certain that the developer would retain a financial interest in the site throughout the lease term. In addition the subdivision of the ground rent to all the proposed units would mean a significant increase in resources to manage development and collect the payments. Instead it is proposed that the Council effect a surrender of the existing lease and grant a new 125 year lease which reflects the proposed change in use. In exchange for a ground rent, the leaseholders have agreed to a proposal whereby the Council would be granted an under-lease of two of the retail premises which would make up the loss of revenue.
- 6.2 Alternatively it maybe that the Council decides that it would prefer to take a sublease of residential units to the same value. This would be a less attractive option as it would be regarded as social housing and subject to the usual restrictions and the Right To Buy legislation.

## **7.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

- 7.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder. The report has no significant links with the Sustainable Community Strategy.

## **8.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 8.1 There are some financial/ resource implications arising from this report in respect of the preparation of the Legal documents, negotiation over the term of the new lease, management of the units passed to the Council and the management of the process during the construction phase, however these will be met using existing resources.

## **9.0 RISK ASSESSMENT**

- 9.1 The actions referred to in this report are covered by the scheme of delegation to officers and any necessary changes have been made in the relevant risk registers.

## **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

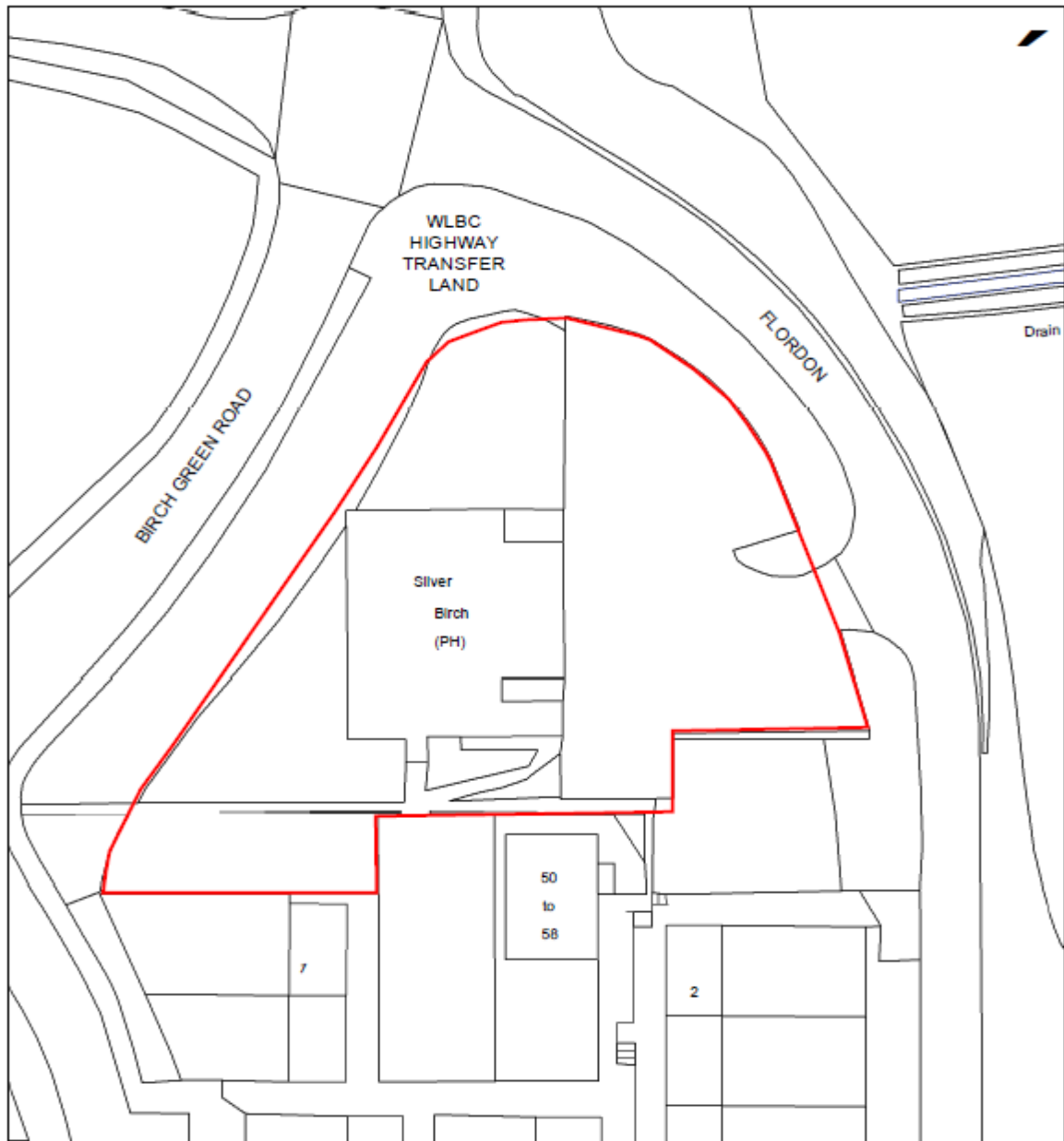
## **Equality Impact Assessment**

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required.

## **Appendices**

1. Appendix A - Site Plan.

Appendix A – Site Plan



**West Lancashire Borough Council**

THE SILVER BIRCH PUBLIC HOUSE, FLORDON, BIRCH GREEN, SKELMERSDALE  
DEED C837 LA648583 AREA edged red 0.23 ha (0.56 acres)

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Scale 1:500





CABINET: 10 January 2017

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**Report of:** Borough Transformation Manager & Deputy Director of Housing and Inclusion

**Relevant Portfolio Holder:** Councillor I Moran and Councillor J Patterson

**Contact for further information:** Ms Pamela Holstein (Extn. 5048)  
(E-mail: [Pamela.holstein@westlancs.gov.uk](mailto:Pamela.holstein@westlancs.gov.uk))

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**SUBJECT: EXEMPTION TO CONTRACTS PROCEDURE RULES – DIGITAL INCLUSION TRAINING & SUPPORT**

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Wards affected: Borough wide.

## **1.0 PURPOSE OF THE REPORT**

1.1 To request exemption from Contracts Procedure Rules.

## **2.0 RECOMMENDATION**

2.1 That the exemption request be approved for the reasons set out at paragraph 5.

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## **3.0 BACKGROUND**

3.1 The Council has in place robust rules and procedures, reflecting national and European regulations in relation to the procurement of goods and services.

3.2 However, there are certain occasions where, with appropriate reasons, officers can be approved to procure goods or services in a different way. This report requests exemption from the Contracts Procedure Rules in relation to a contract with West Lancashire Council for Voluntary Services (WLCVS) to deliver digital inclusion training and support for the Council's digital inclusion strategy.

#### **4.0 CURRENT POSITION**

- 4.1 The exemption relates to Contracts Procedures Rules No.6 which requires that all contracts between £10K and £50K in value are only entered into after receipt of three written quotations.
- 4.2 Obtaining three written quotations was not considered appropriate since only one organisation is in a position to provide the required service and meet the objectives of the contract.

#### **5.0 RATIONALE**

- 5.1 Cabinet adopted the Digital Inclusion Strategy and Action Plan 2015-18, at its meeting on 15 September 2015. The strategy and action plan includes a number of objectives, such as training and community liaison, which require the services of an external partner to support their delivery.
- 5.2 This particular project provides the opportunity to pilot and evaluate a range of digital inclusion initiatives with a trusted council partner, West Lancs CVS. Their local expertise, resources and deep links to local community groups, means that they are an ideal partner to deliver this initiative. The value of the contract is £14,800. Project outputs will be monitored and evaluated. A key part of the project, Rally Round, a digital support service for elderly and vulnerable people, has the opportunity to attract additional further funding from West Lancs Clinical Commissioning Group.
- 5.3 This is a niche project and the Council requires a specialist supplier with community reach, local knowledge and proven experience in delivering training and community engagement. Officers have previously attempted to identify a suitable supplier fulfilling the requirements (aside from the WLCVS). Therefore the contract will be awarded on the basis of Rule 4, Note 15 of the contracts procedure rules, "*only one company makes the product which the Council wishes to purchase and no other product is a reasonable substitute*". It was not therefore considered appropriate to seek three quotations for this arrangement.

#### **6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY**

- 6.1 The Digital Inclusion Strategy has significant links to the Sustainable Communities strategy through its aims to deliver training, job opportunities, improve health social wellbeing and providing opportunities for young and older people to thrive. ICT is a cross cutting theme of the strategy and the digital inclusion work now in progress forms a key project to deliver these priorities through its aims to promote social inclusion and reduce deprivation via access to ICT and skills.

#### **7.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 7.1 There are some financial / resource implications arising from this report in respect of £14,800, however these will be met using existing resources.

## **8.0 RISK ASSESSMENT**

- 8.1 The appointment of a suitable contractor to support and deliver the outcomes of this project will help the Council deliver its commitment to the Digital Inclusion Strategy and Action Plan. There is a risk that this may not be achieved if the contract is not awarded.
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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

There is a direct impact on members of the public, employees, elected members and / or stakeholders, therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report

### **Appendices**

1. Equality Impact Assessment





# Equality Impact Assessment Form



<b>Directorate: Housing &amp; Regeneration</b>		<b>Service: Housing</b>	
<b>Completed by: Pamela Holstein</b>		<b>Date: 31 October 2016</b>	
<b>Subject Title: Digital Inclusion Project – Exemption to Contract Procedure Rules</b>			
<b>1. DESCRIPTION</b>			
Is a policy or strategy being produced or revised:	No	<i>*delete as appropriate</i>	
Is a service being designed, redesigned or cutback:	No		
Is a commissioning plan or contract specification being developed:	No		
Is a budget being set or funding allocated:	Yes		
Is a programme or project being planned:	Yes		
Are recommendations being presented to senior managers and/or Councillors:	Yes		
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty ( <b>Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations</b> ):	Yes		
Details of the matter under consideration:	The Digital Inclusion Action Plan sets out how West Lancashire Borough Council will increase digital inclusion by helping people become capable of using the internet and benefiting from it.		
<p><i>If you answered <b>Yes</b> to any of the above go straight to Section 3</i></p> <p><i>If you answered <b>No</b> to all the above please complete Section 2</i></p>			
<b>2. RELEVANCE</b>			
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	Yes	<i>*delete as appropriate</i>	
If <b>Yes</b> , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered <b>Yes</b> go to <b>Section 3</b></i>	The aims of this project will be: <ul style="list-style-type: none"> <li>• to deliver training, job opportunities, improve health social wellbeing and providing opportunities for young and older people to thrive.</li> </ul>		
If you answered <b>No</b> to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>	N/A		
<b>3. EVIDENCE COLLECTION</b>			
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	<ul style="list-style-type: none"> <li>• WLBC tenants</li> <li>• People aged 60 and their carers</li> <li>• Disabled people and their carers</li> <li>• Asylum seekers</li> </ul>		

	<ul style="list-style-type: none"> <li>• Unemployed residents</li> </ul>
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	<ul style="list-style-type: none"> <li>• Aged 60+</li> <li>• Living in social housing or homeless</li> <li>• Disabled</li> </ul>
Which of the protected characteristics are most relevant to the work being carried out?  Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity	<p style="text-align: right;"><i>*delete as appropriate</i></p> Yes No* Yes No* No* No* No* No* No* No*
<b>4. DATA ANALYSIS</b>	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	All members of the public in West Lancashire who are users of council services will be covered by the strategy.
What will the impact of the work being carried out be on usage/the stakeholders?	To increase the proportion of residents in the borough who have basic online skills and access to the internet.
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	Some customers currently have skills and equipment that enable them to transact with the Council online, accessing services 24/7. They could be considered to have the ability to enjoy a better level of service since they are not limited to 9-5 opening hours and having to physically visit council buildings to undertake transactions.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	Data from the Tinder Foundation, now Good Thinks Foundation, and national digital inclusion charities have indicated the key user groups that will be impacted.
If any further data/consultation is needed and is to be gathered, please specify:	Further data on internet access and the use of online services at micro level is needed.
<b>5. IMPACT OF DECISIONS</b>	
In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	The strategy aims to make a positive impact, particularly on the age and disability protected characteristics.
<b>6. CONSIDERING THE IMPACT</b>	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers	The strategy will not have a negative impact on any community in the borough.

etc.).	
What actions do you plan to take to address any other issues above?	N/A  <i>If no actions are planned state no actions</i>
<b>7. MONITORING AND REVIEWING</b>	
When will this assessment be reviewed and who will review it?	The assessment will be reviewed by the Communication & Digital Inclusion Officer as part of the annual review of the action plan



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

