



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

CABINET

Date **Thursday 24th March 2016** Time **5.00pm**
Venue **Meeting Room G3/G4, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT**

Enquiries Regarding this Agenda:

Democratic Services	Phil Smith	01952 383211
Media Enquiries	Corporate Communications Manager	01952 382403
Lead Officer	Richard Partington, Managing Director	01952 380102

Cabinet Members:

Cllr K Sahota	Leader
Cllr R Overton	Deputy Leader & Housing, Public Health & Protection
Cllr L Carter	Council Finance & Service Delivery
Cllr E Clare	Leisure Services & Culture
Cllr S Davies	Business, Neighbourhood & Customer Services
Cllr A England	Adult Social Care
Cllr A McClements	Communities, Regeneration & Transport
Cllr G Reynolds	Employment & Skills
Cllr P Watling	Children, Young People & Families

Invitees

Cllr A Eade	Leader – Conservative Group
Cllr W Tomlinson	Leader – Liberal Democrat/Independent Group

AGENDA

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2.	Declarations of Interest		
3.	Minutes of the meeting of the Cabinet held on 25th February 2016		Appendix A
K	4. Housing Investment Programme Update	Cllr S Davies Cllr R Overton	Appendix B
NK	5. Annual Public Health Report 2015/16	Cllr R Overton	Appendix C
NK	6. Health & Wellbeing Strategy	Cllr R Overton	Appendix D
NK	7. Green Guarantee	Cllr R Overton	Appendix E

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NK	8.	Community Pride Fund	Cllr S Davies	Appendix F
NK	9.	Traffic Management Permit Scheme	Cllr A McClements	Appendix G
NK	10.	Wrockwardine Conservation Area Appraisal & Management Proposals	Cllr R Overton	Appendix H
K	11.	Procurement Update Report	Cllr L Carter	Appendix I

		<u>Key</u>		
K	Key Decision	C	Item reserved for Council	
NK	Non-Key Decision	Orange	Exempt Item	

CABINET

Decision Notices and Minutes of a meeting of the Cabinet held on Thursday, 24th March, 2016 at 5.00 p.m. at Addenbrooke House, Ironmasters Way, Telford

PUBLISHED ON FRIDAY, 1ST APRIL, 2016

(DEADLINE FOR CALL-IN: WEDNESDAY, 6TH APRIL, 2016)

PRESENT: Councillors K.S. Sahota (Leader and Chair), L.D. Carter, E.A. Clare, S. Davies, A.R.H. England, A.D. McClements, R.A. Overton, G.C.W. Reynolds and P.R. Watling

ALSO PRESENT: Councillors A.J. Eade (Conservative Group Leader) and W.L. Tomlinson (Liberal Democrat/Independent Group Leader)

PHIL SMITH

Prior to the commencement of the meeting, the Leader reported that this would be the last Cabinet meeting to be attended by Phil Smith, Democratic Services Team Leader, who would be leaving the Council in May. He thanked him for all his work and the support he had provided to Elected Members and the democratic process at the Council.

CB-82 APOLOGIES FOR ABSENCE

None

CB-83 DECLARATIONS OF INTEREST

None

CB-84 MINUTES

RESOLVED – that the minutes of the meeting held on 25th February 2016 be confirmed and signed by the Chair.

CB-85 HOUSING INVESTMENT PROGRAMME UPDATE

Key Decision identified as **Housing Investment Programme** in the Notice of Key Decisions published on 27 January 2016.

Councillor S. Davies, Cabinet Member: Business, Neighbourhood & Customer Services, presented the report of the Managing Director, which provided an update on progress on the Housing Investment Programme (HIP) since Nuplace Ltd, the Council's delivery vehicle for developing, managing and

maintaining the HIP rental property portfolio, had been operational, and sought approval for proposed amendments to the Business Case and Terms of Reference.

The two Phase 1 sites at Pool View, Randlay and Woodlands, Madeley were under development, with all the 31 units at Randlay being reserved shortly after availability was announced. The first tenants had moved in on 11 March. Planning applications had been submitted for two of the Phase 2 sites (Matlock Ave and Madeley Court) with imminent submissions for the sites at Newport and Hadley. However, following detailed feasibility and viability assessments of all the identified sites in the HIP Business Case, the sites at Wildwood, Woodside and Deercote, Hollinswood were not viable and had been removed from the Programme. In addition, there was a proposed reduction in the number of units at Southwater and a need for further analysis of the Business Case for the site given the untested apartment market and high build costs. A Site Assessment Summary was appended to the report, which included the potential for delivering additional units at Matlock Ave and introducing a site adjacent to the new Hadley Centre. These proposals had been included in a revised Business Case, which was appended to the report.

The current financial position of the HIP was contained in the revised Business Case. The key financial assumptions underlying the Programme had been reviewed, and it was now projected that there would be a benefit of £70m to the General Fund over 30 years – an increase of £6m from original assumptions. The revised capital costs as a result of changes to the Programme were within approved capital allowances.

Councillor A. J. Eade (Conservative Group Leader) expressed concern at the intention to build houses on the former CRC site at Newport, when there were more suitable sites elsewhere in the locality. The reduction in the number of units at Southwater was concerning, and they were probably not viable in the first place. In response, the Cabinet Member advised that the Newport site would be 100% affordable housing and had been chosen because it was on Council owned land unlike the other sites referred to by Councillor Eade. The draft Local Plan had designated a number of sites in Newport as employment land, and had been widely supported by the business community. In relation to Southwater, a more pragmatic position was being taken about the type of housing, but they would still be for rent rather than for sale.

Councillor W. L. Tomlinson (Liberal Democrat/Independent Group Leader) recognised the need to be cautious and to adapt to changing circumstances. However, the HIP involved mostly brownfield sites that commercial developers may not have been keen to develop, and it would bring in much needed income to the Council.

Other Members referred to the benefits that the HIP would bring in terms of raising standards in the private rented sector, giving tenants security and high quality homes, and bringing sites back into use that otherwise might become eyesores. The Cabinet Member also stated that other local authorities were looking at this initiative, and that this could bring in further income through advisory/consultancy fees.

RESOLVED –

- (a) that the revised Business Case, as shown at Appendix 1 of the report, be approved;**
- (b) that the revised Project Board Terms of Reference, as shown at Appendix 3 of the revised Business Case, be approved;**
- (c) that authority be delegated to the Managing Director, in consultation with the Cabinet Member: Business, Neighbourhood & Customer Services and Cabinet Member: Housing, Public Health & Protection, and the Housing Investment Project Board, to execute any documents necessary to implement the revised Business Case and enter into any agreements necessary for the disposal or acquisition of land required to give effect to the resolutions above.**

CB-86 ANNUAL PUBLIC HEALTH REPORT 2015/16

Non-Key Decision

The statutory Director of Public Health presented her Annual Report for 2015/16 – Living Well for Longer in Telford & Wrekin, a copy of which was appended to the agenda.

The Report focussed on the health and wellbeing of people in their 50s, 60s and 70s within the following areas – Looking After Yourself – Healthier Lifestyles, Recognising and Supporting those in Difficulty, Valuing Contributions and Staying Well. There was strong evidence that improving lifestyle behaviour for people in midlife would significantly improve health and wellbeing in the Borough. Underpinning this was support within communities from family, friends and neighbours, as well as good quality employment opportunities for older people. Prevention was better than cure, and actions at a local level were needed for awareness raising and early diagnosis of health risk factors and symptoms.

The Report contained a number of recommendations that Cabinet was asked to support. These would be used to shape the Living Well and Ageing Well programme that would support the delivery of the new Health & Wellbeing Strategy.

The report was interactive in style and included a video clip and infographic links. The document and its messages had been promoted through a social media campaign.

Councillor R.A. Overton, Cabinet Member: Housing, Public Health & Protection, thanked Liz Noakes for her Report, and advised that it had been endorsed by the Health & Wellbeing Board. Councillor A.R.H. England, Cabinet Member: Adult Social Care, added that the recommendations in the Report linked to the strategy for keeping people healthy at home and away

from high cost social/health care. Councillor W. L. Tomlinson (Liberal Democrat/Independent Group Leader) referred to the Cabinet's previous decision, as a result of a reduction in the Government's Public Health Grant, to end free swimming for over 50s, and whether this could be reconsidered. Councillor E.A. Clare, Cabinet Member: Leisure Services & Culture, reported that the scheme had been successful in getting over 50s to use the Borough's swimming pools. To support the recommendations in the Annual Health Report, a reduced charge of £1 per swim (with a TLC card) would be brought in for over 50s, which was in line with the cost for over 60s.

RESOLVED – that the 2015/16 Annual Health Report be endorsed, and that the following recommendations be supported:

Recommendation 1: Action should be taken by the Council and partners to encourage and support people over 50 to adopt healthy lifestyle behaviours, which incorporate opportunities to volunteer and ensure advice, signposting into services by health and social care professionals is systematic.

Recommendation 2: The Council's public health team should work with key partners to develop the wider public health workforce to expand our local capacity and capability to improve the health and wellbeing for our ageing population.

Recommendation 3: Action should be taken by the Council, NHS Telford and Wrekin Clinical Commissioning Group and partners to ensure good access to healthy lifestyle support for the most vulnerable adults, such as those with long term conditions or mental health illness.

Recommendation 4: The Council, its partners and communities should support and promote a range of group, one-to-one and volunteering activities that meet the needs and interests of local older people.

Recommendation 5: Building on work already underway, the Council and partners should take a community-centred approach to improving the health and wellbeing of our ageing population.

Recommendation 6: Action should be undertaken by the Council with local employers to raise awareness of the links between work, healthy lifestyles and wellbeing and the action employers can take to increasing employment opportunities and retention for older people.

Recommendation 7: Action should be taken, by NHS Telford & Wrekin CCG with the Council and other partners to maximise every opportunity for awareness raising and early detection of risk factors and symptoms, ensuring early diagnosis and treatment for cancer, cardiovascular disease (heart disease and stroke) and Type 2 Diabetes.

CB-87 HEALTH AND WELLBEING STRATEGY

Non-Key Decision

Councillor R.A. Overton, Cabinet Member: Housing, Public Health & Protection, presented the report of the Assistant Director: Health & Wellbeing, which sought endorsement of the new Health & Wellbeing Strategy for the Borough for the period 2016 – 2019. A copy of the Strategy was appended to the report.

The new Health & Wellbeing Strategy had been developed by the Health & Wellbeing Board over the last 6 months. The purpose of the Strategy was to identify priorities against which the Board would drive delivery. The development of the Strategy had been informed by using existing information about health and wellbeing in the Borough and the results of a public consultation survey. The draft Strategy was considered by the Health & Wellbeing Board in December 2015, followed by a further period of public engagement asking the public what they would want to see change in their communities as a result of the Strategy, and how they could contribute. The draft Strategy was also sent to all organisations represented on existing partnership boards.

The Strategy set out a new vision for the Health & Wellbeing Board – “Together we will work to enable people in Telford & Wrekin to enjoy healthier, happier and longer lives”. It also incorporated three cross-cutting priorities where fastest progress was needed:

- Encourage healthier lifestyles;
- Improve mental wellbeing and mental health;
- Strengthen our communities and community based support.

RESOLVED – that the Health & Wellbeing Strategy 2016-19 be endorsed.

CB-88 GREEN GUARANTEE

Non-Key Decision

Councillor R.A. Overton, Cabinet Member: Housing, Public Health & Protection, presented the report of the Assistant Director: Business, Development & Employment, which sought approval for the protection of 104 green spaces owned by Telford & Wrekin Council as part of the Council’s Green Guarantee referred to in the Local Plan publication document.

The Green Guarantee identified a range of locally important green spaces in the ownership of the Council and which were not currently protected by other designation such as Local Nature Reserves etc. The Green Guarantee recognised the value of these areas for purposes including the provision of open space for leisure, recreation and biodiversity, and the report detailed the processes that would be followed to protect these sites and control any development.

In October 2015, Cabinet approved a list of 116 potential sites for designation under the Green Guarantee for public consultation. A total of 136 comments were received, a summary of which was appended to the report. As a result of the feedback received, six sites were removed from the initial list and a further six were combined with adjacent sites to leave a final list of 104 sites. This list was appended to the report, as was a list of sites that were removed and the reason for that removal. Extensions to the boundaries of some sites had been included where they met the criteria and were not constrained by any current planning applications, permissions or designations.

Following the publication of the Telford & Wrekin Local Plan, it was intended to consult with the public to identify a further 50 or more community green spaces. This was anticipated to commence from December 2016.

In response to questions regarding protection of land that was not in the ownership of the Council, the Development Services Manager advised that such land could be put forward for Green Network designation in the Local Plan. Some of the land transferring to the Council under the Telford Land Deal would be included within the Green Guarantee. In response to a comment about the relatively small number of respondents to the public consultation, the Cabinet Member stated that the initiative had been welcomed by the public, who had been reassured to see that the vast majority of their local green areas in Council ownership were included.

RESOLVED –

- (a) that the protection of 104 green spaces, as identified in Appendix 1 of the report, be approved, and that the current officer delegation relating to these spaces be removed so as to ensure that all decisions relating to disposals or changes of use are determined by Cabinet, as set out in paragraph 5 of the report;**
- (b) that the 104 green spaces identified in Appendix 1 of the report be protected under the Council’s Green Guarantee Land Management Commitment;**
- (c) that the intention to bring approximately 50 additional areas forward for similar protection, via a public consultation at the conclusion of the Telford & Wrekin Local Plan, be endorsed.**

CB-89 COMMUNITY PRIDE FUND

Non-Key Decision

Councillor S. Davies, Cabinet Member: Business, Neighbourhood & Customer Services, presented the report of the Managing Director, which proposed that an extension to the original deadline for the completion of a small number of projects funded by the Community Pride Fund be agreed.

The Community Pride Fund had been delivered as part of the Council’s Pride in Your Community programme, and comprised a total of £1.26m of grant

funding to support the physical, social and economic regeneration of Telford. Following a comprehensive application and evaluation process, Cabinet approved funding for 37 projects in November 2014. The deadline for completion of the projects was 31 March 2016 and, while the majority of organisations had spent their grant and completed their projects, a small number of organisations had experienced delays in delivering their projects, for a number of valid reasons. A list of the projects concerned was shown at paragraph 4.4 of the report. It was therefore proposed to give an extension to organisations to enable them to complete their projects. It was envisaged that most projects would be completed by Autumn 2016, but the final deadline would be 31 March 2017.

Appended to the report were examples of some of the projects that had benefited from Community Pride funding. A final report on the outcomes delivered would be prepared as part of the programme evaluation.

RESOLVED – that authority be delegated to the Managing Director, in consultation with the Cabinet Member for Business, Neighbourhood & Customer Services, to extend the deadline for expenditure of Community Pride Fund grants beyond 31 March 2016, with the final deadline for completion of projects and receipt of financial and monitoring information from organisations being 31 March 2017.

CB-90 TRAFFIC MANAGEMENT PERMIT SCHEME

Non-Key Decision

Councillor A.D. McClements, Cabinet Member: Communities, Regeneration & Transport, presented the report of the Assistant Director: Neighbourhood & Customer Services, which set out proposals for adopting a permit scheme to regulate works/activities on the Telford & Wrekin highways network.

At present the Council only had a limited amount of control over the way works are undertaken on the network by utility companies, developers etc, which often led to frustration for residents and businesses in terms of delays and un-coordinated works. Under a permit scheme, promoters wishing to undertake works on the highway had to 'book' their road-space and , if a permit was granted, conditions could be attached to provide more control on how and when the work was carried out. If the permit conditions were not met or work was undertaken without a permit, the Council could issue a fixed penalty notice or prosecute.

A number of neighbouring Highways Authorities had adopted the West and Shires Permit Scheme (WaSP), which had been developed in line with the requirements of the relevant legislation. Telford & Wrekin's scheme would match the WaSP scheme with the addition of an addendum which would set out how the WaSP scheme would apply to the Borough. The Council would retain full control of operating the system in the Borough. It was anticipated that adoption of the scheme would reduce disruption on the network and reduce the amount of time utility companies spend on the network. A consultation exercise with all stakeholders was currently being undertaken,

and would run until 22 April 2016. The target date for the commencement of the scheme was 1 June 2016.

Members welcomed the proposal for the introduction of the permit scheme and the benefits this would bring in terms of better planning and co-ordination of highway works, including the Council's own repairs programme. It was also hoped that it would help to improve the notifications of highways works provided to Ward Councillors.

RESOLVED -

- (a) that the preparation and implementation of the Borough of Telford & Wrekin Traffic Management Permit Scheme to manage activities on the Borough's road network be approved;
- (b) that authority be delegated to the Assistant Director: Neighbourhood & Customer Services (or any other officer authorised in writing by the Assistant Director), in consultation with the Cabinet Member for Communities, Regeneration & Transport, to exercise all powers under Part 3 of the Traffic Management Act 2004 and the Traffic Management Permit Scheme (England) Regulations 2007 (as amended) to enable the Traffic Management Permit Scheme for the area of the Borough of Telford & Wrekin to be prepared, processed, for all relevant matters to be considered and for an Order to be made to bring it into effect;
- (c) that authority be delegated to the Assistant Director: Neighbourhood & Customer Services (or any other officer authorised in writing by the Assistant Director), in consultation with the Cabinet Member for Communities, Regeneration & Transport, to exercise all powers under Part 3 of the Traffic Management Act 2004 and the Traffic Management Permit Scheme (England) Regulations 2007 (as amended) to apply, implement, operate and enforce all the provisions of the Borough of Telford & Wrekin's Traffic Management Permit Scheme, once the required Order has been made and come into effect.

CB-91 WROCKWARDINE CONSERVATION AREA – APPRAISAL AND MANAGEMENT PROPOSALS

Non-Key Decision

Councillor R.A. Overton, Cabinet Member: Housing, Public Health & Protection, presented the report of the Assistant Director: Business, Development & Employment, which sought approval for the adoption of an Appraisal and Management Plan for Wrockwardine Conservation Area. A copy of the proposed Plan was appended to the report.

Wrockwardine Conservation Area was adopted in 1999 as an area of special architectural and historic interest, but had not to date had an Appraisal and

Management Plan undertaken – as prescribed by the National Planning Policy Framework. A Plan had been developed, which identified and supported the conservation area designation, created a framework for the control of development, and considered and strengthened design controls. The boundary of the conservation area had been reviewed and remained as adopted. Consideration had also been given to the adoption of an Article 4 direction to remove permitted development rights to domestic properties. However, such development did not pose a potential threat and was therefore not recommended at present.

The draft proposals had been publicised in accordance with the relevant regulations, with an 8 week period of public consultation. Six comments were received, which supported the aims and objectives – and a number of minor revisions had been incorporated into the final draft as a result of these representations. A summary of the consultation responses was appended to the document.

RESOLVED – that the Wrockwardine Conservation Area Appraisal and Management Proposals document be adopted to provide a sound basis for considering planning applications and for developing initiatives to improve the area.

CB-92 PROCUREMENT UPDATE

Key Decision identified as **Procurement Update Report** in the Notice of Key Decisions published on 27 January 2016.

Councillor L.D. Carter, Cabinet Member: Council Finance & Service Delivery, presented the report of the Assistant Director: Legal, Procurement & Commissioning, which provided an update of the Council's Procurement Intentions Document and on general progress with effective procurement and contract management.

Appended to the report was a benchmarking document which showed the Council's procurement performance against the four key areas in the National Procurement Strategy. Challenges lay ahead with optimising supplier relationship management to get the most out of the Council's contracts. It was also important to ensure that all Officers were suitably trained to procure and contract manage in an efficient and effective way, and Councillors and senior management were encouraged to engage with procurement and commissioning training offered through the LGA Leadership Academy.

Also appended to the report was the updated Procurement Intentions document. To improve the efficiency of the procurement process for lower value contracts, it was proposed to lift the threshold for advertising of any procurement to £10k which would be in line with Contract Procedure Rules.

RESOLVED –

- (a) that the procurement updates in the report be noted, and that the proposed change to the advertising threshold be approved;**

- (b) that the Procurement Intentions Document, as shown at Appendix B of the report, be noted and, where indicated, delegations to the appropriate officers (as per the Contract Procedure Rules) to progress new procurements through the tender process to contract award be approved.

The meeting ended at 5.56 pm.

Signed for the purposes of the Decision Notices

Jonathan Eatough
Assistant Director: Legal, Procurement & Commissioning
Date: 1 April 2016

Signed:

Date:

CABINET

Decision Notices and Minutes of a meeting of the Cabinet held on Thursday, 25th February, 2016 at 5.00 p.m. at Addenbrooke House, Ironmasters Way, Telford

PUBLISHED ON WEDNESDAY, 2nd MARCH, 2016

(DEADLINE FOR CALL-IN: MONDAY, 7TH MARCH, 2016)

PRESENT: Councillors K.S. Sahota (Leader and Chair), L.D. Carter, E.A. Clare, S. Davies, A.R.H. England, A.D. McClements, R.A. Overton, G.C.W. Reynolds and P.R. Watling

ALSO PRESENT: Councillors A.J. Eade (Conservative Group Leader) and W.L. Tomlinson (Liberal Democrat/Independent Group Leader)

CB-73 MINUTES

RESOLVED – that the minutes of the meeting held on 28th January 2016 be confirmed and signed by the Chair.

CB-74 APOLOGIES FOR ABSENCE

None

CB-75 DECLARATIONS OF INTEREST

None

CB-76 FINANCIAL MANAGEMENT 2015/16

Key Decision identified as **2015/16 Financial Management** in the Notice of Key Decisions published on 27 January 2016.

Councillor L.D Carter, Cabinet Member: Council Finance & Service Delivery, presented the report of the Assistant Director: Finance & Human Resources, which provided Members with the latest financial monitoring information for 2015/16.

As a result of sound financial management and good progress in delivering ongoing savings, the General Fund revenue budget was currently projected to be £3.56m underspent, which was after being able to set aside funds to support the delivery of further savings. There was an improvement of £1.3m since the last report which mainly related to reduced costs in the purchase of care packages in Adult Social Services and further in-year benefit from active treasury management.

There were a number of variations from the approved budget, including the cost of Children in Care placements (overspend of £1.8m) and the cost of Adult Care and Support services (projected overspend of £1.0m relating to care packages). Projected variances of over £0.100m for individual service delivery units were detailed in the report. There were benefits from active treasury management of £6.7m (mainly from the rescheduling of debt) and £0.8m from the implementation of single status which would not now be required in this financial year.

The capital programme totalled £88m, which included all approvals since the budget was set. Spend was currently standing at around 98% of the budget allocation. There were some new allocations, virements and slippage identified which would be included in the capital programme to be presented to full Council on 3 March 2016 as part of the Service & Financial Planning reports.

The level of outstanding Sales Ledger debt was ahead of target. Collection levels for Council Tax and Business Rates were slightly behind target, although total cash collected was very significantly ahead of the same point last year.

RESOLVED –

- (a) that it be noted that 2015/16 revenue spending is currently projected to be within budget;
- (b) that the position in relation to capital spend be noted;
- (c) that the collection rates for NNDR, council tax and sales ledger be noted.

CB-77 SERVICE & FINANCIAL PLANNING 2016/17 - 2017/18

Key Decision identified as **Service & Financial Planning Strategy 2016/17 – 2017/18** in the Notice of Key Decisions published on 27 January 2016.

Recommendation to Council- not subject to Call-In

Councillor L.D. Carter, Cabinet Member: Council Finance & Service Delivery, presented a series of reports of the Managing Director, the Chief Financial Officer, the Director for Customer, Neighbourhood & Wellbeing Services and the Assistant Director: Customer & Neighbourhood. The reports, detailing the Revenue Budget, Capital Programme, the Treasury Management Strategy and Prudential Indicators, formed the Council's overall Medium Term Service & Financial Planning framework, and identified the service priorities and budget for 2016/17 as well as savings proposals to be delivered over the next two years, and a medium term capital programme.

The Overview and Revenue Budget report set out the severe financial challenges facing the Council, including further cuts of £30m over the next two years as a result of further cuts in Government grant funding. This was in

addition to the savings of £80m per annum which had already been delivered, which equated to a cut in spend of £1100 for each household in the Borough. The Council had always sought to protect front-line services as far as possible, but there were now no options other than to put forward some cuts which were extremely difficult and would impact on local communities. However, despite the financial challenges, the Council was continuing to invest to create jobs and promote growth in the Borough, in line with the Administration's key priorities, whilst seeking to protect priority front-line services and working co-operatively with residents and partners to deliver these. Initial discussions with some bodies had been very positive and it was hoped that alternative methods of delivering some services would be agreed.

Following the publication of its draft budget proposals in early January, and a one month consultation period, Cabinet had confirmed its key budget strategy proposals for 2016/17 as:

- A total council tax increase of 3.2%, including implementation of the new Adult Social Care precept of 2% on council tax - as assumed by the Government. This reflected the clear majority support of respondents to the consultation for an additional council tax increase in order to help reduce the cuts to front-line services, and minimise the impact of the loss of the Government's "Council Tax Freeze Grant". This increase was lower than most other local authorities with social services responsibilities in the West Midlands, and reflected awareness of the continuing pressure on household budgets;
- Minimising cuts to priority services for vulnerable adults and children as far as possible, against a backdrop of unprecedented cuts in government funding, through good financial management and implementing the new ring-fenced Adult Social Care precept. This would allow an investment of an additional £1.62m for children's safeguarding budget and an increase of £1.65m in the budget for adult services;
- Protecting and creating jobs through an investment of over £25m to improve and develop industrial, commercial or retail facilities, and spending just under £4m over two years to roll-out Superfast Broadband to parts of the Borough where there is no broadband infrastructure.
- Investing in neighbourhoods and communities – including maintaining and improving highway and transport infrastructure, a Community Pride Fund for 2017/18, continued funding up to the end of 2018/19 for tackling key environmental issues, and an investment of £50m in Nuplace – the Council's wholly-owned housing company.
- Improving the health and wellbeing of communities and addressing health inequalities – including funding to campaign for the protection of services at the Princess Royal Hospital.

Attached to the report were a number of appendices, including savings proposals, Impact Assessments of the savings proposals, the Pay Policy Statement 2016/17, analysis of base budget movements, and details of Reserves and Balances.

Following publication of the Cabinet's budget proposals in early January 2016, there had been extensive consultation via a wide range of media and settings to involve local people and groups. This included 14 roadshow events taking place at locations around the Borough, two formal public meetings and visits to a number of community groups. In total, 1,347 contacts were made during these events, and 788 comments/views gathered. Extensive information (including two Council produced videos) was available on the Council website, and 2,135 online survey forms were completed. The full findings/results from the consultation exercise were appended to the report.

Since the draft budget proposals were approved for consultation, the Government had issued the final settlement for 2016/17. The only change affecting Telford & Wrekin was a reduction of £4k relating to New Homes Bonus. The Public Health grant had, as anticipated, reduced by £0.3m in 2016/17 and £0.32m in 2017/18. It was noted that the Government had allocated additional grant funding to some, mainly Conservative-run, Councils, but Telford & Wrekin had received no additional money. The responses from the consultation exercise and from Scrutiny members had been carefully considered, and as a result a number of changes were being proposed to the original budget. These were set out in the report and included the deletion of some savings proposals (eg: Creative Arts service, Town Park visitor centre opening hours, winter maintenance service), putting on hold savings proposals for the Ice Rink, Ski Slope and Transport Age UK to allow for reviews of these services and their delivery, and the reduction (or re-phasing) of some savings proposals – including for Newport Library and the environmental maintenance budget. It was also proposed to increase the budget for children's safeguarding by a further £0.2m to reflect increasing demands on the service. The reduction in the value of the savings package as a result of these changes was £246k in 2016/17 and £378k in 2017/18 and ongoing. This would be funded from the proposed 1.2% increase in Council Tax over and above the new Adult Social Care precept.

An equality impact analysis of the overall impact of the budget was appended to the report, along with environmental and economic impact assessments.

The Council's Chief Financial Officer was required to give a view on the robustness of the Council's financial strategy, including the use of balances, and this was appended to the report. This had concluded that the Council was pursuing a sound financial strategy in the context of the most prolonged and challenging financial position it had ever faced due to the combined effect of Government grant cuts and increased service pressures.

The report on the Capital Programme presented the Council's Capital Strategy for 2015/16 – 2018/19 and later years and a capital programme of £264.299m that included the proposed investments contained in the overall budget strategy. It also set out the Council's Asset Management Plan and planned building maintenance programme, particularly focusing on 2016/17, and the three year Highways and Transport capital investment programme.

The report on the Treasury Management Strategy detailed the Treasury Strategy to be adopted for 2016/17. The Strategy was set within the

parameters of the latest guidance and accounting standards. It was expected the Council would borrow up to £52.4m in 2016/17 based on the current capital programme plans, and would adopt a flexible approach to borrowing. The report also provided an update on the treasury management activities during 2015/16. The weighted average return on internal investments at the end of December 2015 was 0.43% compared to a benchmark return for the period of 0.30%. The report also included the Council's Minimum Revenue Provision (MRP) Statement, which had been extended to include the Public Finance Initiative Agreement and changed to reflect the way in which MRP was being charged in respect of historic borrowing. This would produce net savings in the short and medium terms.

The report on Prudential Indicators sought approval of the prudential indicators for 2016/17 to 2018/19 required under the Prudential Code of Capital Finance in Local Authorities.

Recommendations by Cabinet would be considered at full Council on 3rd March 2016 as full Council was responsible for setting the overall revenue and capital budget framework. At that meeting full Council would also set the Council Tax for 2016/17.

The Chairman of the Finance & Enterprise Scrutiny Committee, Cllr S.A.W. Reynolds, presented the comments of the Committee on the budget proposals. The Committee recognised the potential serious impact of the ongoing cuts in Government grant funding on Council services, and the main focus of their work had been to look at those savings proposals that were considered to have the greatest impact on service users and members of the public including any staff related savings that might impact on the organisation's capacity to deliver services. They had also scrutinised the communication and budget consultation process. As part of their response, the Committee had made a number of recommendations, which were appended to the main budget report. It was pleasing that the Cabinet had responded positively to some of the recommendations, such as the deletion, deferral or re-phasing of some of the savings proposals. In relation to Adult Social Care, the Committee fully supported the increase in budget of £1.6m for 2016/17 and the re-design of the service – but it needed to be made clear to the public that the 2% increase in Council Tax for the Adult Care precept would not be enough to make up the deficit in the adult care budget. The Committee commended the budget consultation exercise, and the number of responses that had been received.

Councillor W.L. Tomlinson (Liberal Democrat/Independent Group Leader) welcomed the budget proposals that recognised the need to protect and bolster funding for vulnerable children and adults. However, it was felt that the money allocated for the Community Pride Fund should be used for more high priority areas or kept in reserve as a contingency for future years. His Group reluctantly supported the increase in Council Tax, but regretted the lack of support from the local MPs for fighting for a fairer Government funding settlement for the Borough.

Councillor A.J. Eade (Conservative Group Leader) stated that his Group needed to look at the proposed changes to the budget in more detail, and would present their response, along with their alternative budget proposals, at the Full Council meeting on 3 March.

Councillor S. Davies, Cabinet Member: Business, Neighbourhood & Customer Services, stated that this had been a first class consultation exercise. The Cabinet had listened to the comments from local people in respect of particular savings proposals, and had revised its proposals as a result. Thanks were expressed to Town & Parish Councils and the local voluntary sector who had already offered support to find alternative ways of keeping some local facilities and services running. He also reminded Members that the Council was losing £11m per annum in funding compared to the national average, and that the Borough had to get a fairer funding deal from Government.

Councillor A.R.H. England, Cabinet Member: Adult Care & Support, thanked Officers for their support during the consultation process. There had been some positive engagement with care providers and others as part of the budget consultation. Councillor E.A. Clare, Cabinet Member: Leisure Services & Culture, expressed the hope that all libraries in the Borough could be retained in one form or another.

RESOLVED – to RECOMMEND to COUNCIL on 3rd March 2016:

(i) Overview and Revenue Budget 2016/17 – 2017/18

- (a) that the feedback from the consultation summarised in Appendix 17 and from Scrutiny in Appendix 15 of the report be considered;**
- (b) that the Impact Assessments contained in Appendices 3 and 4 of the report be noted;**
- (c) that the base budget shown in Appendix 10 of the report be approved;**
- (d) that a council tax increase of 3.2% for 2016/17 (including the new 2% Adult Social Care precept assumed by the Government) and a medium term strategy of increases at the same level for the three years 2017/18 to 2019/20 to match the period of the CSR and 4 year settlement be approved;**
- (e) that the savings package detailed in Appendix 2 of the report be approved, and the revenue pressures detailed in Appendix 2C be noted;**
- (f) that the commitment to continue to work with partner organisations, including Town & Parish Councils and Voluntary Sector and Community Groups, in seeking to identify ways to mitigate the impact of some of the cuts to services that the Council can no longer afford to provide be noted;**

- (g) that in order to support the discussions with partner organisations, the use of funding from the Invest to Save/Capacity Fund to provide transitional funding for a Partnership Support Programme be approved, and that authority be delegated to the Director for Customer, Neighbourhood & Wellbeing Services, after consultation with either the Cabinet Member for Business, Neighbourhood & Customer Services or the Cabinet Member for Council Finance & Service Delivery, to agree allocations of funding from the Invest to Save/Capacity Fund to facilitate support packages in line with the principles set out in Section 19 of the report;
- (h) that the policy framework for Reserves and Balances outlined in Appendix 12 of the report be approved;
- (i) that the revenue implications of the medium term capital programme for the period 2015/16 - 2018/19 set out in the Capital Programme report be approved;
- (j) that the Efficiency Strategy/Plan contained in Appendix 18 of the report be noted;
- (k) that the Pay Policy for 2016/17 shown at Appendix 5 of the report, which has been recommended by Personnel Committee, be approved;
- (l) that authority be delegated to the Assistant Director: Finance & Human Resources to action any virements required following the final allocation of the Dedicated Schools Grant as long as they are within the budget and policy framework;
- (m) that authority be delegated to the Assistant Director: Early Help & Support, in consultation with the Cabinet Member for Adult Social Care, to enter into appropriate Section 256 and Section 75 Agreements under the NHS Act 2006 (as amended);
- (n) that authority be delegated to the Assistant Director: Legal, Procurement & Commissioning to execute all necessary contract documentation including the affixing of the common seal of the Council as appropriate to enable the Council to enter into appropriate Section 256 and Section 75 Agreements under the NHS Act 2006 (as amended);
- (o) that the CFO's Robustness Statement contained at Appendix 14 of the report be noted;
- (ii) Capital Programme
- (a) that the Capital Programme and associated capital estimates for 2015/16 and 2016/17 – 2018/19, which incorporate the Capital

Strategy, the Planned Building Maintenance Programme, the Asset Management Plan and the three year Highways & Transport capital investment programme, be approved;

- (b) that authority be delegated to the Assistant Director: Development, Business & Employment to deliver the planned programme of works within the Asset Management Plan, and to the Assistant Director: Neighbourhood & Customer Services to deliver the Highways and Transport capital investment programme, in line with the approved budgets and to make any changes or variations to schemes in these programmes that remain within overall approved budgets, in consultation with the appropriate Cabinet Members;**

(iii) 2015/16 Treasury Strategy and Treasury Update

- (a) that the treasury management activities for the first half year be noted;**
- (b) that the Treasury Management Policy Statement, as shown at Appendix A of the report, be noted;**
- (c) that the Treasury Strategy, including the Annual Investment Strategy for 2016/17, together with the associated Treasury Prudential Indicators and the Minimum Revenue Provision Statement, be approved.**

(iv) Prudential Indicators

- (a) that the prudential indicators for 2016/17 to 2018/19, as set out in the report, be approved.**

CB-78 TELFORD & WREKIN PLAYING PITCH STRATEGY 2016

Key Decision identified as **Playing Pitch Strategy** in the Notice of Key Decisions published on 27 January 2016.

Councillor E.A. Clare, Cabinet Member: Leisure Services & Culture, presented the report of the Assistant Director: Health & Wellbeing, which sought adoption of an updated Playing Pitch Strategy for Telford & Wrekin. A copy of the draft Strategy was appended to the report.

It was recommended by Sport England that all local authorities should have an up-to-date and robust Playing Pitch Strategy (PPS) to ensure there was a sufficient supply of quality playing pitches and playing fields to meet the sporting needs of local communities. In line with new Sport England guidance and methodology, a full and comprehensive review of current playing pitch provision across the Borough (both qualitative and quantitative) had been undertaken, taking into account projected population growth, sports participation rates and latent demand. In particular, the Strategy analysed

current and future supply and demand for grass and artificial pitches for five key sports – football, rugby union, rugby league, cricket and hockey.

The PPS recognised that playing pitch stock is owned and maintained by a range of organisations, and highlighted the opportunity for the Council to continue to develop its work with partners to bring about sustainable models for their future management and improvement. The Strategy set out the requirement for improved quality and increased quantity of outdoor provision for a range of sports. These objectives would require additional funding and investment which could not be accommodated within the Council's existing budget, and so alternative management structures, enhanced partnership working and external funding sources would be explored and identified.

Public consultation on the draft Strategy took place during October/November 2015, and feedback had been incorporated into the final draft. Consultation and feedback had been ongoing with Sport England, Energize STW (County Sports Partnership) and the National Governing Bodies of Sport during the development of the PPS.

The report summarised the key findings, strategic recommendations and actions for each key sport. The PPS would provide a robust evidence base for the Council and its partners to seek to secure external investment in the form of planning gain and grant funding. The Strategy also linked to the Council's Green Guarantee in terms of long term protection for playing pitches and other formal/informal recreation spaces.

Members welcomed the Strategy from a public health/activity viewpoint and the objectives to improve community use of existing provision and to improve the quality of pitches.

RESOLVED –

- (a) that the findings and recommendations of the Telford & Wrekin Playing Pitch Strategy 2016 be endorsed and formally adopted;**
- (b) that the inclusion and protection of Telford & Wrekin Council owned playing pitch sites as part of the Green Guarantee be supported.**

CB-79 WATERS UPTON NEIGHBOURHOOD PLAN

Non-Key Decision

Councillor R.A. Overton, Cabinet Member: Housing, Public Health & Protection, presented the report of the Assistant Director: Business, Development & Employment, which updated Members on the statutory process for the development of the Waters Upton Neighbourhood Plan (NP) and the approvals now needed to proceed to a Referendum.

Following the submission of the Plan and supporting documents by Waters Upton Parish Council in December 2014 and the undertaking of the necessary

procedural and consultative requirements, the Authority had appointed an Independent Examiner, John Parmiter, to conduct the required Examination. This took place between 23 November 2015 and 4 January 2016. The Examiner had proposed a number of changes, principally in relation to modifying the Objectives and Policies contained in the NP. These changes were set out in the Examiner's Report which was appended to the report. Several objectives and policies had been reworded to make them clearer, and several policies had been removed where they did not relate to land use. Members needed to be satisfied that the Plan met certain 'basic conditions' before it could proceed to a Referendum, and both Officers and the Examiner were of the view that these conditions had been met.

Subject to approval, the NP would proceed to a Referendum in Waters Upton Parish (as the Neighbourhood Plan area) to ask electors whether they wanted the Local Planning Authority to use the NP to help decide planning applications. It was anticipated that the Referendum would be held on 5 May 2016.

Consideration was given to the recommendations made by the Examiner in terms of modifications to the NP, and to whether the NDP met the 'basic conditions'. In respect of the area in which the Referendum was to take place, Members also considered the Examiner's recommendation that this should not change, and should be the same as the designated NP area.

RESOLVED –

- (a) that, subject to the modifications recommended by the Examiner being made, the Waters Upton Neighbourhood Plan meets the 'basic conditions' and all other legal requirements as set out in the report and appendices;**
- (b) that the required modifications be made to the Waters Upton Neighbourhood Plan, and that the Plan should then proceed to Referendum;**
- (c) that the Referendum Area should not be extended beyond the designated area to which the Waters Upton Neighbourhood Plan relates;**
- (d) that authority be delegated to the Managing Director to exercise all relevant powers and duties and undertake all necessary arrangements for the Waters Upton Neighbourhood Plan (Referendum Version) to now proceed to Referendum, and for the Referendum to take place asking the question whether the voter wants Telford & Wrekin Council to use this neighbourhood plan for the Waters Upton Neighbourhood Plan area to help it decide planning applications in this neighbourhood area.**

CB-80 EXCLUSION OF PUBLIC AND PRESS

RESOLVED – that the public and press be excluded from the meeting for the following item of business on the grounds that it may involve the disclosure of exempt information relating to the financial or business affairs of any particular person (including the authority holding that information) as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

CB-81 THE TELFORD LAND DEAL

Key Decision identified as **Telford Land Deal** in the Notice of Key Decisions published on 17 February 2016.

Recommendation to Council – not subject to Call-in

Councillor S. Davies, Cabinet Member: Business, Neighbourhood & Customer Services, presented the report of the Assistant Director: Business, Development & Employment, which set out proposals for a Land Deal following detailed negotiations with the Homes & Communities Agency (HCA) and the Department for Communities & Local Government.

A legacy of Telford New Town was an ample supply of development land which was a key component of the Borough's growth strategy. However, most of this land was owned by the Homes & Communities Agency (on behalf of the Government) leaving the Council comparatively asset poor. Following submission by the Council of a Business Case and Funding Model, as part of the Marches Local Enterprise Partnership (LEP) Growth Deal, the Government had agreed in principle to the Telford Land Deal which would see up to £44.5m land receipts from the sale of agreed HCA assets recycled back into the local area to support the delivery of new homes, jobs and commercial floorspace. It also offered the Council the opportunity to take responsibility for the stewardship, marketing and disposal of all HCA holdings in Telford. This would see the Borough benefit from expenditure into site preparation, a share of land value uplift delivered over and above HCA profiled receipts, plus council tax and business rates revenue from the additional homes and employment land.

The Deal was based on a 'risk and reward' model which would require the Council to make investment into site preparations up front, with this investment recouped from land receipts. The Council would also have to take freehold responsibility for all HCA liability sites. However, it was projected that the Council would receive a projected £19.3m share of the uplift in land receipts over the 10 year programme, with a potential revenue benefit of around £6m per annum from additional council tax and business rates.

The report detailed how the Deal would be managed through a 3 year rolling Investment & Disposal Plan, and provided information on the structure of the Deal, the Funding & Co-operation Agreement, the Accountability & Assurance Framework, and the Financial Implications. An Options Appraisal had also been conducted to look at what other alternatives might be available.

Councillor A.J. Eade (Conservative Group Leader) asked whether any woodland or 'green' areas in HCA ownership would be protected from development. The Assistant Director advised that the asset sites for development were already included within the new Local Plan, and each site would be analysed to assess its potential for development. In some cases, there would be a need to strike a balance between conservation and the benefits of development.

RESOLVED – to RECOMMEND to COUNCIL

- (a) that authority be delegated to the Assistant Director: Business, Development & Employment, in consultation with the Assistant Director: Finance & Human Resources and the Cabinet Members for Council Finance & Service Delivery and Business, Neighbourhood & Customer Services, to finalise the terms for the Land Deal;
- (b) that authority be delegated to the Assistant Director: Business, Development & Employment, in consultation with the Assistant Director: Finance & Human Resources and the Cabinet Member for Council Finance & Service Delivery, to enter into an agreement for the transfer of HCA liability sites to the Council's ownership where costs are within the changes to the capital programme and revenue budget outlined in the report, including £18k towards revenue costs of managing liability sites;
- (c) that the Council enters into the Land Deal and all the implications of this, including the approval of necessary changes to the capital programme and revenue budget to facilitate the Land Deal as outlined in the report;
- (d) that authority be delegated to the Assistant Director: Legal, Procurement & Commissioning to seal or sign any documents required to give effect to the recommendations above.

The meeting ended at 6.07 pm.

Signed for the purposes of the Decision Notices

Jonathan Eatough
Assistant Director: Legal, Procurement & Commissioning
Date: 2 March 2016

Signed:

Date:

TELFORD & WREKIN COUNCIL**CABINET - 24 MARCH 2016****HOUSING INVESTMENT PROGRAMME UPDATE****REPORT OF THE MANAGING DIRECTOR****LEAD CABINET MEMBERS – CLLR SHAUN DAVIES / CLLR RICHARD OVERTON****PART A) – SUMMARY REPORT****1. SUMMARY OF MAIN PROPOSALS**

1.1 In January 2015 Cabinet approved the Business Case underpinning the Council's Housing Investment Programme which is set to deliver c.400 private rented properties across the Borough. The update included in this Report shows that the Programme has surpassed the original assumptions of the January 2015 Cabinet Report including:

- First tenants moving into Pool View, Randlay on 11th March;
- 100% reservation of 31 homes at Pool View, Randlay shortly after availability being announced and with minimal marketing indicating a demand for Nuplace rental homes far greater than originally anticipated;
- Achievement of higher rental yields on the properties being built and, as a result, the generation of returns greater than modelled;
- Receiving positive feedback from the new tenants on the simplicity and quality of the process between registering and occupying their new home and the quality of the homes available for rent.

1.2 This report follows previous Cabinet reports for the Housing Investment Programme (HIP) as listed in Section 7.0 and sets out:

- A Programme update following the period that Nuplace Ltd, the Council's delivery vehicle for developing, managing and maintaining the HIP rental property portfolio, has been operational;
- A comparison of this updated position with the January 2015 Cabinet Report and Business Case, and proposed amendments to the Business Case.

Embarking on a Programme as significant as this and having already established such a positive position, not only financially but in the reaction of initial tenants and demand for Nuplace homes is extremely reassuring and highlights the real potential of the HIP to contribute to meeting housing need, influence the quality of the private rented sector and create a sustainable revenue stream to support the delivery of services.

2. RECOMMENDATIONS
2.1 That Cabinet approve the revised Business Case (Appendix 1);
2.2 That Cabinet approve the revised Project Board Terms of Reference (Appendix 3) and as included in the revised Business Case (Appendix 1);
2.3 That Cabinet delegate authority to the Managing Director in consultation with the Cabinet Members for Business, Neighbourhood & Customer Services and Housing, Public Health & Protection, and the Housing Investment Project Board, to:
2.3.1 Execute any documents necessary to implement the revised Business Case;
2.3.2 Enter into any agreements necessary for the disposal of or acquisition of land required to give effect to the recommendations within this report.

SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	Regenerate those neighbourhoods in need and work to ensure that local people have access to suitable housing and amenities. The proposals will create jobs during the construction and operational phase of both developments
	Will the proposals impact on specific groups of people?	
	No	
TARGET COMPLETION/DELIVERY DATE	Indicative Timescales: Refer to the programme provided within Appendix 2, Business Case Site Assessment.	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	This report details the improved financial position of the HIP compared to position set out within the approved January 2015 Business Case (details included in Section 4 Finance).
LEGAL ISSUES	Yes	Legal details are contained within the Section 5 Legal.
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	Details contained within the Impact Assessment Section and the Risk Register included within Appendix 1.
IMPACT ON SPECIFIC WARDS	Yes	The potential impact is Borough wide.

PART B) – ADDITIONAL INFORMATION

3. INFORMATION

3.1 The Housing Investment Programme (HIP) is a strategic Programme delivering a portfolio of around 400 properties available for both market and affordable rent over a 30 year period. The HIP contributes towards the achievement of the Council’s vision and priorities by:

- generating a long term income stream for the Council;
- stimulating economic growth through job creation;
- responding to the boroughs housing need and the demand for quality rental stock;

- raising the standard of rental provision in the Borough, both in terms of the quality of the rental homes themselves as well as the quality of the landlord management and maintenance service.

3.2 The Councils Business Case, approved by Cabinet in January 2015 sets out the purpose of the Programme and its objectives, how it is to be delivered, the resources required, the associated risks and the financial and business outputs.

Since the establishment of the Programme significant progress has been made with 3 tenants moving into their new homes on the first Nuplace site, Pool View at Randlay, on 11th March. To summarise, key achievements include:

- establishment of Nuplace Ltd on the 1 April 2015;
- approval and implementation of Nuplace's Business Plan, a Plan responding to the objectives of the HIP as outlined within the Council's Business Case;
- awarding of building contracts for the two Phase 1 development sites, Randlay (Pool View) and Woodlands, Madeley (Woodland Walk);
- implementation of the marketing and promotional programme, initially focussed on raising the awareness of Nuplace Ltd. including establishment of the [Nuplace](#) website, delivery of media campaigns, social network advertising etc. with focus now on marketing properties in advance of being available to let including the use of Rightmove;
- achieving 100% pre-let of the 31 unit development at Pool View, Randlay, and an equivalent number of properties also pre-let on the larger Woodland Walk site in Madeley;
- planning applications submitted for two of the four Phase 2 sites, (Matlock Avenue, 92 units; Madeley Court, 53 units), with imminent submissions planned for the remainder, (Newport, 31 units; a proposed site at Hadley, 24 units);
- design development and viability assessments of the Phase 3 site at Southwater;
- feasibility assessments of future sites and development opportunities that could be delivered as an expansion to the Programme subject to further approvals;
- further website development/testing including the creation of a Nuplace property search facility;
- establishment of the Nuplace property and tenant management service including a tenant portal facility providing a 24 hour accessible reporting, monitoring, information sharing etc. facility that supports the unique selling point of high of quality management and maintenance services that Nuplace prides itself on.

3.3 The Programme of sites set out in the original Business Case was based on a significant level of detail. However it was acknowledged that detailed feasibility and viability assessments of all Business Case development sites would be required which has formed a major part of the HIP Team's work. It was also anticipated that this analysis could identify the need to amend sites in the Programme and where this was the case, to consider alternatives and/or solutions to maintain the scale and financial basis of the Programme.

As a result of this work detailed surveys as well as detailed development costs from building contractors, have proven certain sites unviable and therefore unsuitable to be brought forward by Nuplace. High abnormal costs associated with expensive foundations for sites with poor ground conditions, and expensive noise attenuation measures for sites with elevated background noise levels, have resulted in certain developments projected to deliver a rate of return lower than acceptable as stated in the Nuplace legal documentation (the Viability Condition, Land Transfer Agreement). These costs were unknown at the time of the Business Case.

Appendix 2, Business Case Site Assessment Summary, sets out the current position in relation to each of the original programme sites compared to that of the approved Business Case. This highlights that:

- Developments at both Wildwood, Woodside, and Deercote, Hollinswood have been shown to be unviable, with the recommendation both are removed from the Programme;
- Proposes a reduction in units at Southwater and the need for further analysis of the Business Case for the site given the untested apartment market and high build costs. The Business Case for Southwater also confirms that the apartment costs are based on connection to the District Heating System and that further analysis will include reviewing the viability for incorporating solar energy into the design.

Appendix 2 also identifies proposals on how to address these changes and the potential for this to deliver an improved rate of return including:

- Delivering additional units at Matlock Avenue, (a site in the Business Case originally set for 30 units as Phase 1 of a multi-phased development);
- Introducing a site adjacent to the new Hadley Centre into the HIP and delivering 24 units.

These proposals are detailed within a revised Business Case, (Appendix 1), for which this report seeks approval.

- 3.4 The removal of unviable sites from the Programme does incur abortive costs however these cost incurring activities undertaken to determine viability are included in the Programme's risk management procedure.

It is imperative that Officers have the ability to respond quickly upon identifying unviable sites by bringing forward alternative sites for development in order to a) deliver similar unit numbers and retain the same, if not an improved, level of return; and b) remain within timescales as close to that of the abortive site as possible. A primary reason for this being that an extension to the build programme increases the interest payable over the term of the investment therefore diminishing the overall financial return. In this case an original Business Case site, Matlock, already had capacity for additional units however there is not this opportunity on other 'original' sites hence the proposed introduction of a new site at Hadley.

In order to ensure the ability to respond quickly to issues of viability but also opportunities which, as the Programme advances, may come forward e.g. property conversions, and learning from initial delivery around demand for certain types of properties and locations, amendments are proposed to the approved Business Case Terms of Reference to allow for changes to be made swiftly. Such changes would be subject to robust value for money analysis and would be contained within the financial model and would remain subject to the HIP Board's review and approval. These amendments as a comparison to the original principles are detailed in Appendix 3 and are captured in the revised Business Case, (Appendix 1).

4. FINANCE

- 4.1 The current financial position of the HIP is contained in the revised Business Case (Appendix 1). The financial implications of the current locations, mix and phasing of housing units have been remodelled and the key modelling assumptions have been updated as appropriate and as captured in the revised Business Case.

The capital cost estimate and source of funding for each element of the Programme can be summarised as:

	£'000s
Approved budget Jan 15	52,618
Capital adjustments	325
Capital cost revised	52,943

The revised capital cost is within approved capital allocations and reflects:

- HIP delivery of the car parking solution for the Southwater apartments, the capital allocation for which was previously included within the Commercial delivery vehicle (PIP);
- Revision to land values following viability assessments and changes in the mix of sites.

Changes to the phasing of the capital spend has been reported to Cabinet and Full Council via Service and Financial Planning updates. The sources of capital funding remain unchanged from the January 2015 Cabinet Report.

- 4.2 The key financial assumptions underlying the project have been reviewed and revised as appropriate and are detailed in Appendix 1. The revised General Fund impact of the Programme over the 30 year term can be summarised as:

£'000s	Years 1-10	Years 11-20	Years 21-30	Cumulative
Cabinet 8 th Jan 2015 *	2,120	6,975	55,179	64,274
Revised Position	2,259	8,236	59,755	70,250

*the Cabinet returns have been adjusted to reflect the cost of borrowing of the Southwater car parking solution which was previously being delivered by the PIP.

Market expectations for interest rate increases have softened considerably over recent months and PWLB interest rates have also continued to reduce further. It is now thought likely that interest rates will start to increase considerably later than previously anticipated and that the rate of increase, when it starts, will be slower than previously expected. It is therefore considered reasonable to reduce the base case estimate for the cost of long-term borrowing by the Council to 3.76% from 3.96% which still leaves a prudent level of contingency compared to the current PWLB rate for 30 year loans of 3.17%.

Changes in the timings of delivery of sites have contributed to the revised phasing of the general fund returns. The Equity Internal Rate of Return of the project has improved from 5.61% to 6.84%, which has benefitted from:

- Improved rental values on the Phase 1 sites, which have been replicated across similar sites;
- Improved GDV's on the current mix of sites.

Changes in the phasing and the impact on the General Fund during the 3 year development phase have been reported to and approved by Cabinet and Full Council via regular Service and Financial Planning updates.

5. LEGAL

- 5.1. Legal representation on the Housing Investment Project Board, (meetings are 6 weekly) ensure Legal Services are involved in determining the direction the Programme takes. Legal advice has been given, and will continue to be given throughout the Project. This includes advice on the various agreements that the Council may enter into, procurement, land disposal and acquisition advice and construction contract advice regarding any ultimate construction contract.
- 5.2. Legal Services are appointed to provide legal advice and services to Nuplace in relation to the Programme. This approach ensures Nuplace Ltd, as the Council's delivery vehicle for the HIP, are also taking the Programme in a direction that is legally acceptable.
- 5.3. The Council has the power to carry out the recommendations detailed in this report. Consideration and advice will be given regarding the Council's statutory duty to obtain the best consideration reasonably obtainable when disposing of any land.

6. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

- 6.1 The recommendations in Section 2.0 have been made based on their ability to improve risk management thus reducing the likelihood of certain risks occurring and their impact if they were to occur. An up to date Risk Register is included in Appendix 1 and is based on the recommendations having been applied. A large proportion of the risks identified in the approved Business Case Risk Register have either been removed, by nature of the Programme having progressed over a 12 month period, or the risk ratings reduced.

7. PREVIOUS MINUTES

- 7.1 Telford Town Centre 21 July 2009
Housing Investment Programme Cabinet report 25 April 2013
Housing & Property Investment Programme Cabinet report 24 July 2014
Housing Investment Programme Full Council Report 11 September 2014
Housing Investment Cabinet Report 8 January 2015
HIP, Southwater Development Options Cabinet Report 19 March 2015

Report prepared by Jo Middleton Housing Investment Programme Manager

Appendix 1: Updated Business Case – attached as a separate document

Appendix 2: Business Case Site Assessment Summary

Site	B.Case Unit No.	Viability	Status	Next Steps
Phase 1				
Randlay, Stirchley	33 Units (33 Market Rent)	Viable	<ul style="list-style-type: none"> - Planning approved Feb 15 (33 market rent units); - Building contract awarded May 15; - Construction commenced Jun 15 (due to complete May 16); - 100% Reserved. First releases from Mar 16. 	Sign tenancy agreements, arrange tenancy move in dates. Establish the Nuplace quality management and maintenance service, build tenant relationships, establish/implement tenant retention strategy etc.
Woodlands, Madeley	101 Units (101 Market Rent)	Viable	<ul style="list-style-type: none"> - Planning approved Feb 15 (101 market rent units); - Building contract awarded May 15; - Construction commenced Jul 15 (due to complete Nov 16); - 35% Reserved. First releases from Apr 16. 	Commence Right Move advertising (12month contract), continue to market and reserve properties, as above with Randlay.
Deercote, Hollinswood	44 Units (12 Market Rent) (32 Affordable Rent)	Unviable	- High noise attenuation costs combined with low rental returns have determined the site unviable for development under the HIP. Site to be removed from the Programme.	Alternative identified as appropriate to deliver the overall 400 unit Programme is Phase 2 of Matlock Avenue. Units to increase from the originally proposed 30 to 92. Viability means all 92 will be market rent, no affordable units.
Phase 2				
Matlock Avenue, Malinslee	30 Units (Phase 1) (30 Market Rent)	Viable	<ul style="list-style-type: none"> - Development of 92 market rent units; - Planning approved Feb 16 (subject to drainage strategy); - Building contract to be awarded Mar 16; - Construction Period Apr 16–Nov 17, first releases Jan 17. 	Sign the building contract, start on site, commence marketing of plots /take reservations. Follow the same process as with Phase 1.
Madeley Court, Madeley	50 Units (50 Market Rent)	Viable	<ul style="list-style-type: none"> - Development of 53 market rent units; - Planning submitted Feb 16 (expected decision Apr 16); - Building contract to be awarded May 16; - Construction Period Jun 16–Aug 17, first releases Feb 17. 	Obtain planning approval. Follow the process as set out for Matlock Avenue.
Wildwood, Woodside	25 Units (25 Affordable Rent)	Unviable	- Ground conditions and unfavourable levels, resulting in high foundation and retaining wall costs, combined with poor rental returns have determined the site unviable for development under the HIP. Site to be removed from the Programme.	Alternative identified as appropriate to deliver the overall 400 unit Programme is Hadley Local Centre (outline permission for residential granted). Propose a development of 24 units, combination of 2/3 bed apartments/houses, 3 apartments to be affordable. Propose: <ul style="list-style-type: none"> - Planning Period Mar 16-Jun 16; - Building contract to be awarded Jul 16; - Construction Period Aug 16-Apr 17, first releases Mar 17.

Springfields, Newport	29 Units (29 Affordable Rent)	Viable	<ul style="list-style-type: none"> - Development of 31 affordable rent units; - Planning due for submission Mar 16 (determination Jun16); - Building contract to be awarded Jul 16; - Construction Period Aug 16 – May 17, first releases Mar 17. 	Submit and achieve planning approval, follow the process as set out for Matlock Avenue.
Phase 3				
Southwater Apartments	115 Units (115 Market Rent)	Assessment to be concluded	<ul style="list-style-type: none"> - Exploring a 53 market rent unit scheme that fits better with the overall Development Brief of Southwater, provides a more manageable quantum of units in this untested market, within an affordable construction budget; - Externally obtained costs combined with anticipated/conservative rental figures for this untested market have identified the need for cost savings to be found, further design development, costing and market research exercises are planned in order to improve viability. The costs include for the connection onto the Southwater District Heating Scheme and opportunities for incorporating solar energy into the design are being assessed. 	Lost unit numbers to be provided at Matlock Avenue in order to retain the overall 400 unit Programme. The Business Case included an extension to the existing Southwater MSCP accommodating the parking requirements of a 115 units apartment block. With a reduction in numbers, a more affordable and appropriate solution based on parking directly underneath the residential has been accounted for in the construction budget of Phase 3.

Appendix 3, January 2015 Terms of Reference Amendments

Terms of Reference	
January 2015 Business Case	Revised February 2016 Business Case
1.1 Only members of the Board will have the right to attend. However, other individuals may be invited to any meeting as and when appropriate. It is expected that at least one of the Directors of the Company will attend each meeting to provide updates as to progress. Members may nominate a relevant substitute if they are unavailable to attend a meeting.	Applicable
1.2 The composition and terms of reference of the Board will be reviewed by the Board every 12 months or as appropriate if more frequently.	Applicable
1.3 The Board will be chaired by the Managing Director. If the Chair is not present at any of the meetings of the Board then the remaining members shall elect one of themselves to chair the meeting.	Applicable
1.4 The Managing Director in consultation with the Board will have specific responsibility for the following:- a) Agreeing the Company's initial Business Plan, b) Agreeing sensitive policy issues relating to the Project (e.g. rent setting, length of term, allocations, rental deposits, tenancy enforcement, tenancy enforcement) c) Agreeing commercial terms for management agreements and funding (providing these are in accordance with the financial parameters set by the business case/plan) d) Agreeing the price for each piece of land introduced to the WOC (to ensure best consideration obtained) e) Agreeing terms for housing and operational management on specific sites (if not already covered by the overarching agreement) f) Receiving reports as to whether conditions precedent in the land transfer agreement have been complied with g) Use of Council resources to support the WOC via the management agreements i.e. staff, IT, finance systems, accommodation h) Agreeing any changes to the WOC's Business Plan (providing these are not regarded as material) i) Agreeing variations to the management agreements provided that they do not lead to the WOC being likely to deviate materially adversely from the financial projections contained within the Business Case j) Agree the appointment of External Auditors to the WOC k) Monitoring WOC's performance as against Business Case and Business Plan and taking intervening measures in the event of non-performance l) Monitoring compliance with the loan agreement(s) m) Agreeing any changes to the loan agreement (providing these are not material) n) Receiving and approving reports from the WOC (timing to be agreed)	a) Applicable (approved May 15); b) Applicable (approved at Project Board); c) Applicable (approved all Nuplace legal Agreements May 2015); d) Applicable (approved at Board meetings); e) Applicable (see c)); f) Applicable (Initial/Final Conditions confirmed as being met); g) Applicable (covered under Development & Housing Management Agreements); h) Amended - definition of 'material' to be amended; i) Amended - definition of 'material' to be amended; j) Applicable; k) Applicable; l) Applicable; m) Applicable;

<p>o) Attendance of Chair at AGM of WOC p) General guidance and strategic direction to WOC Directors</p>	<p>n) Applicable; o) Applicable; p) Applicable.</p> <p>The amendments highlighted above refer to a variation of the term 'material', 'material' now to refer to the need for additional borrowing over and above the approved budget. Cabinet approval is sought for the Managing Director, in consultation with the Cabinet Members for the Business, Neighbourhood & Customer Services, and Housing, Public Health & Protection, and the Housing Investment Project Board, to approve changes to the development sites, the unit numbers, the mix etc. dependant upon a) this not being to the detriment of the overall Programme return as included in Section 4 of this Report; and b) spend remaining within the approved budget; for the reasons as set out in Section 3 of this Report.</p>
<p>2.1 An officer of the Council shall act as administrator for the Board allocated by the Chair.</p>	<p>Applicable</p>
<p>3.1 The Board shall meet every 6 weeks for approximately 1.5 hours. More frequent meetings shall be scheduled when appropriate.</p>	<p>Applicable</p>
<p>4.1 The scope is to implement a major housing Programme which will involve the construction of houses, apartments or commercial investments on land that is in the ownership of Telford & Wrekin Council. The delivery of the project will be in accordance with findings of the feasibility and recommendations approved by cabinet on the 24th July 2014 and Full Council on the 11th September 2014. This delivery stage is referred to as Stage 2 and will see the construction, marketing and rental of the properties.</p>	<p>Amended - Results of detailed site investigations combined with robust construction costs from contractors have concluded certain sites, recommended for delivery within these reports, as unviable and unsuitable to be brought forward by the Programme. The need to react quickly and bring in alternative sites for the reasons set out in Section 3 of this report have resulted in approval for the amendments detailed against 1.4.</p>

Housing Investment Programme
Telford & Wrekin Council Business Case
March 2016

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1.0 Executive Summary

1.1 This Business Case is an update to the original January 2015 Business Case, produced by Telford & Wrekin Council, setting out the changes to the Housing Investment Programme following:

- a period of feasibility work on the originally proposed Programme of sites;
- exploration work on expanding the Programme and the introduction of new sites subject to further approvals; and
- benefitting from lessons learnt since the wholly owned company and delivery vehicle for the Council's Housing Investment Programme, NuPlace Ltd, was established and has been operational since April 2015.

1.2 As well as providing a general update on the Housing Investment Programme, this updated Business Case sets out the affect of the above on:

- the original business objectives and how they have evolved;
- the investment and resources required to achieve these revised objectives as a comparison to the original position;
- the anticipated financial position of the business as a comparison to the original projections; and
- the original Risk Register and how this too has evolved.

2.0 Programme Update

2.1 Telford & Wrekin Council is delivering an ambitious growth agenda and major investment in the borough has resulted in its recognition as one of the fastest growing areas in the West Midlands as well as a national growth point. Key to delivering this agenda is:

- to provide the right quality homes;
- to provide places to live; and
- to improve the attractiveness of Telford to inward investors.

To continue this investment, the Council recognised that it could influence and support economic regeneration by promoting housing investment using stalled and brownfield sites that it currently owns. As a result the Council established the Housing Investment Programme ("HIP"), a long term investment to develop, manage and maintain a portfolio of private rental properties.

2.2 Extensive market research carried out by Savills as well as information on the national, regional and local housing rental market, was used to establish an assessment of supply and demand by house type and location, typical rental values and anticipated rent increases, past and anticipated growth rates etc. across the Borough. This was used to justify the establishment of the HIP and formed the assumptions upon which the Programme was based. To reiterate, research identified that:

- the number of households in the market rented sector increased by 63% nationally and by 68% in the West Midlands between 2001 and 2011;
- the Telford & Wrekin rental market has effectively doubled from 5,839 to 10,793 households;
- the market rented sector has grown at a much faster pace in Telford & Wrekin than any other tenure;
- households have migrated from other tenures to the Telford private rental sector due to the affordability ratio (ratio of house price to earnings). People can afford monthly repayments on a mortgage but not the deposit required on these higher value properties, there is a general trend in people experiencing difficulties securing mortgages due to a combination of the increasing number

with bad debt and house price increases, and a housing demand greater than that supplied is pushing up prices;

- the number of house repossessions in Telford & Wrekin is relatively high emphasising the stretched affordability ratio of the Telford market;
- a further £200 billion of investment is needed over the next five years in England and Wales to meet the private rental market demand with only £50 billion expected to come from the buy to let market;
- Families, including couples with and without children, and lone parents have seen strong growth over the past 10 year. Telford has a larger family market, higher than the regional and national averages. The number of households in the market rented sector occupied by families has more than doubled, now standing at 46.5% of all market rented households;
- 2 and 3 bed properties are the dominant property size demanded each accounting for over a third of total listings in certain postcodes, and it is these properties which have seen increase in rental values with 1 bed and 4 bed units having seen a decline in values. Weaker demand for larger properties is in contrast to the growth in the number of sharing households however it indicates a clear preference for 2 & 3 bed units.

2.3 Not only was the HIP recognised as supporting this ambitious growth agenda, but it was also established as a Programme that could deliver other significant benefits associated with achieving the Council's vision and priorities including:

- generating a long term income stream for the Council that can contribute towards the protection of frontline services otherwise affected by budgetary constraints;
- protecting Council jobs by utilising these roles in the development, management and maintenance of the portfolio of rental properties;
- stimulating local economic growth through job creation during both the construction and operational phases of the Programme;
- responding to the boroughs housing need for quality rental homes and places to live;
- raising the standard of rental provision, both in terms of the quality of the rental homes and the quality of the landlord service, in the Borough;
- regenerating brownfield and stalled sites;

2.4 Following Cabinet Approval in January 2015 which set out the purpose and objectives of the Programme, how it was to be delivered, the resources required, the governance structure, the associated risks and the financial and business outputs; Nuplace Ltd, a wholly owned company of Telford & Wrekin Council established to construct and manage this Programme of circa 400 private rental properties; was registered with Companies House 1st April 2015. Since the establishment of Nuplace Ltd, the HIP has progressed at a pace with key achievements including:

- creation, approval, and signing of a number of legal agreements associated with the delivery of the Programme including the Facilities Management Agreement, the Land Transfer Agreement, the Development Management Agreement, the Housing Management Agreement;
- approval and implementation of Nuplace's Business Plan, a Plan responding to the objectives of the HIP as outlined within the Council's Business Case;
- letting of building contracts for the two Phase 1 development sites, Randlay (Fishermans Walk) and Woodlands, Madeley (Woodland Walk);
- marketing and promotional activities raising the awareness of Nuplace Ltd. including establishment of the Nuplace website, delivery of media campaigns, social network advertising etc.
- 100% reservation at the Fishermans Walk site, the earliest site to be complete, with Woodland Walk following suit;
- First 3 tenants moving into the first Nuplace homes on 11th March 2016
- planning applications submitted for two of the four Phase 2 sites with imminent submissions planned for the remainder;

- design development and viability assessments of the Phase 3 site;
- feasibility assessments of future sites that could be developed as an expansion to the Programme subject to further approvals;
- Further website development/testing including the creation of a Nuplace property search facility and a tenant portal to provide a 24 hour accessible reporting, monitoring, information sharing etc. facility that supports this unique selling point high of quality management and maintenance services that Nuplace prides itself on.

2.5 The high level principles and vision for the Programme remain very much in line with the above and as set out in the original Business Case, as do the roles of both the Council, as sole shareholder, and Nuplace Ltd, as the delivery vehicle for the Housing Investment Programme, including:

- The Council are, and will continue to:
 - o Facilitate the building of assets through prudential borrowing from the Public Works Loan Board (“PWLB”) in order to finance NuPlace’s activities;
 - o Sell land to Nuplace to facilitate the development of the housing sites;
- Nuplace Ltd are, and will continue to:
 - o To construct, manage and maintain the housing units for the life of the project, reporting to the Council as the sole shareholder.

During NuPlace’s first operational year and the completion of the key activities listed above however, the Authority has gained a better understanding of the most effective and efficient methods in which to deliver and manage the Programme learning lessons from the development of the phase 1 sites. This has resulted in changes being proposed to the original business case to strengthen and improve the efficiency and effectiveness of the programme against the objectives. This is detailed in the following sections of the Business Case with changes highlighted as comparisons to the original objective, resource, governance, finance and risk assumptions.

The content of this Business Case has been prepared having regard to guidance issued by the Secretary of State under Section 96 of the Local Government Act 2003.

3.0 Original Business Case Proposals

3.1 The original January 2015 Business Case proposals and the revised position is detailed in Table 1. Updated Business Case Position.

Table 1: Updated Business Case Position

January 2015 Proposals	Feb 2016 Proposals
<p>The Business Idea</p> <ul style="list-style-type: none"> - To deliver approx. 425 private market/ affordable rental units over 3 Phases and a total of 8 development sites; - To deliver additional sites through Nuplace Ltd in the future should the opportunity arise which will require new Business Plan and both Cabinet and Full Council approval; - For Nuplace Ltd to be 100% owned by the Council who will transfer the freehold of the land to Nuplace in exchange for shares (two separate transactions) with security being taken to protect the Council’s investment; 	<p>The Business Idea</p> <ul style="list-style-type: none"> - Amendment - The original January 2015 Business Case principles remain apart from a) the number of units having reduced from 425 to 387 and as detailed below; and b) the governance procedures, refer to Section 7, Governance; - Having successfully marketed the Phase 1 sites, it has become apparent the desire to rent a Nuplace property is based around a) the opportunity to rent a brand new home and reserve preferred plots, an unusual approach in the rental market; b) tenants having the

<ul style="list-style-type: none"> - Funding by the Council to Nuplace using the PWLB unless a more financially viable alternative can be found. Funding to be via an 'on lent' basis at a commercially acceptable rate to address State Aid requirements. Nuplace to construct and rent the properties using the rental income to pay a) the interest repayments to the Council for the loan used to cover the development costs of constructing the properties; and b) the management and maintenance services associated with the properties; - Nuplace to borrow from the Council on an interest only basis on the assumption housing is an appreciating asset. The term of the investment is 30 years with the assets to be disposed of for a capital receipt at the end of this term which the Council will use to repay the loan. Disposal proposals will depend on market conditions at that time and could include full disposal or partial disposal with the unpaid loan refinanced against the appreciating asset. Should an early exit strategy be required, this would be subject to the governance procedures provided set out in this Business Case; - Net surpluses, (rental income less the servicing of the interest and the management and maintenance costs), to generate a return to the Council as part of its equity investment; - Nuplace to raise the standards of quality both in terms of the rental product and the rental service enabling it to compete with other suppliers in the private rental market; - NuPlace's unique selling point to focus on this quality provision that is backed by Telford & Wrekin Council working with all its partners to deliver the best they can for their tenants. 	<p>ability to rent a home for life and from new, with the assurance, being wholly owned by the Council, that they wont be given last minute notice by buy to let landlords wanting to sell the properties; and c) the assurance of a quality landlord service, with homes to be well maintained, due to the company being wholly owned by Telford & Wrekin Council.</p>
<p>Strategic Case</p> <ul style="list-style-type: none"> - A key Council priority from its Medium Term Plan for 2013/2014 – 2015/2016 is to <i>"...protect and create jobs as a Business Supporting, Business Winning Council"</i>, working co-operatively with local people, organisations and partners in the public, private and third sectors to support existing businesses and to attract new businesses and investment into the Borough in order to create jobs and provide a quality housing provision is a key part of this strategy; - The National Planning Policy Framework requires that the Council <i>"...plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community"</i> and the plan should <i>"...identify the size, type, tenure and range of housing that is required"</i> 	<p>Strategic Case</p> <ul style="list-style-type: none"> - The original January 2015 Strategic Case market research principles remain and the strategic requirements will still be met by the Programme.

<p>which this Programme aims to deliver.</p> <ul style="list-style-type: none"> - The economic recession has reduced the availability of mortgage finance and falling or constrained incomes has meant that for many, especially first time buyers, the difficulty of being able to purchase a property has increased. In Telford & Wrekin, the affordability issue for first time buyers is particularly acute. Although average incomes could support mortgage repayments, the size of the deposit is preventing large numbers of households from entering the owner occupier market; - With the population of Telford predicted to rise to over 200,000, the demand for new housing and the limited availability of mortgage offers, the opportunity for growth within the private rental sector looks set to continue. 	
<p>The Economic Case</p> <ul style="list-style-type: none"> - Establishing a Wholly Owned Company (Nuplace Ltd), to deliver the HIP emerged as the preferred delivery mechanism; - For the Company to buy in development management and housing management services from the Council, utilising existing staff resources to deliver the HIP and supporting base budgets. - The original Programme of sites suggested as suitable sites to be brought forward by the HIP for financial, regeneration and economic reasons included: <ul style="list-style-type: none"> 1. Southwater Mixed use development, 115 Apartments with associated car parking, double height retail units on the ground floor, (to be sold to the Council's Property Investment Portfolio). 2. Hollinswood Residential development of 44 units (12 market rental / 32 affordable rental units). 3. Randlay Residential development of 31 market rental units. 4. Woodlands Residential development of 101 market rental units. 5. Madeley Residential development of 50 market rental units. 6. Newport Residential development of 29 affordable rental units. 7. Matlock Residential development of 30 market rental units (Phase 1 development). 	<p>The Economic Case</p> <ul style="list-style-type: none"> - The original January 2015 Economic Case principles remain with Nuplace Ltd having been established and registered in April 2015. Nuplace Ltd is a light organisation with no employees, only 3 Directors, appointments made from within the Councils organisation. NuPlace Directors purchase all its services to deliver the Programme from the Council. - A number of legal agreements exist between the Council and Nuplace Ltd governing their relationship and how the Programme is to be delivered and managed. Two key documents, the Development Management Agreement and the Housing Management Agreements, set out the scope of service and the fee associated with the services to be purchased by Nuplace from the Council to a) Construct the properties/build out the development sites; and b) Manage and maintain the property portfolio once built; - Amendment - A key difference to the original Business Case is the effect detailed viability assessments have had on the Programme of sites. High abnormal costs associated with poor ground conditions, expensive noise attenuation measures etc. have resulted in certain developments producing negative returns and being unviable. As such this Business Case proposes the removal of two sites from the Programme (Hollinswood and Wildwood), a reduction of units at Southwater, the introduction of a viable site at Hadley, and an increase in units at Matlock, Madeley and Newport. Southwater still includes for the connection onto the Southwater District

<p>8. Wildwood Residential development of 25 affordable rental units.</p>	<p>Heating Network and viability assessments on incorporating solar energy into the design will continue to be explored. This is detailed in Table 2, Revised Sites & Unit Numbers along with the proposed phasing of the sites and can be summarised as:</p> <p>Phase 1: Randlay (31) & Woodlands (101); Phase 2: Matlock (92), Madeley (53), Hadley (24), Newport (33); Phase 3: Southwater (53).</p>
<p>The Commercial Case</p> <ul style="list-style-type: none"> - Establishing a Wholly Owned Company (Nuplace Ltd), to deliver the HIP emerged as the preferred delivery mechanism for delivering the Programme and is also a statutory requirement to establish a separate company in order to operate in the ways required to deliver the HIP; - A detailed assessment proved that the private investment route generated a number of constraints that a wholly owned company drawing down from the PWLB approach did not; - Detailed market research, particularly looking at the Telford rental market, established the borough as having a fast growing private rental market with the greatest demand being for 2 and 3 bed houses, also the units that have witnessed the greatest increase in rental prices, with the family market having the largest uptake in the market in general and greater than that of the West Midlands. Affordability pressures had forced many into renting versus purchasing their own homes; - Rental levels used in the Business Case Financial Model were based on external consultant’s advice and results from market research. 	<p>The Commercial Case</p> <ul style="list-style-type: none"> - The original January 2015 Commercial Case principles remain with Nuplace Ltd having been established and registered in April 2015; - The market research principles broadly remain updated with local intelligence. This includes phase one pre-lets showing a greater demand for 2 bed houses over 3 bed, Nuplace have received interest from members of the public for 4 bed properties and bungalows, and there is also a demand for units in the north of the borough where rental values are generally higher than the south. NuPlace have been able to achieve higher rental values than anticipated and included in the original Financial Model. These values have been able to provide greater flexibility in applying inflationary rises in the future generating the level of return detailed in January 2015 over the term of the investment, as well as a degree of financial float in the Programme to account for voids greater than the anticipated 5%. This is detailed in Section 4, Finance.
<p>The Financial Case</p> <ul style="list-style-type: none"> - Refer to Section 4, Finance for a detailed summary of the original January 2015 Business Case financials. 	<p>The Financial Case</p> <ul style="list-style-type: none"> - Refer to Section 4, Finance for a detailed summary of the revised February 2016 Business Case financials.

The majority of principles remain with the amendments focussing on the change in the development sites and units numbers, as well as having a more in depth knowledge of the Telford market need.

4.0 Finance

- 4.1 The updated financial position discussed throughout this Section is based on the amendments as set out in Section 3.0, Original Business Case Proposals regarding the development sites, unit numbers and mixes. These amendments are summarised in Table 2, Revised Sites & Unit Numbers.

Table 2, Revised Sites & Unit Numbers

January 2015 Business Case Position	February 2016 Business Case Position
Southwater: 115 Units (Market Rent Apartments)	Southwater (Phase 3): 53 Units (Market Rent Apartments)
Hollinswood: 44 Units (12 Market/32 Affordable)	Hollinswood: Removed from Programme on viability grounds.
Randlay: 31 Units (Market Rent)	Randlay: (Phase 1) 31 Units (Market Rent)
Woodlands: 101 Units (Market Rent)	Woodlands: (Phase 1) 101 Units (Market Rent)
Madeley: 50 Units (Market Rent)	Madeley: (Phase 2) 53 Units (Market Rent)
Newport: 29 Units (Affordable Rent)	Newport: (Phase 2) 33 Units (Affordable Rent)
Matlock: 30 Units (Market Rent)	Matlock: (Phase 2) 92 Units (Market Rent)
Wildwood: 25 Units (Affordable Rent)	Wildwood: Removed from Programme on viability grounds.
	Hadley: (Phase 2) 24 Units (21 Market/3 Affordable)
Total Number of Units: 425 Units	Total Number of Units: 387 Units
Programme Affordable: 20%	Programme Affordable: 9%

4.2 Table 3, Programme Assumptions, sets out the key assumptions of the original January 2015 HIP Financial Model and their current status as applied to the February 2016 revised Financial Model. The February 2016 status includes the proposed Programme amendments as set out in Section 3.0, Original Business Case Proposals.

Table 3, Programme Assumptions

Activity	January 2015 Business Case Position	February 2016 Status
Funding rate	PWLB, financing, on-lent to the WOC at a margin, in order to mitigate a State Aid challenge.	Applied to February 2016 Financial Model.
PWLB Funding rate/term	30 years, interest only, 3.96% (PWLB 30 year rates at 11 December 2014 3.64%)	30 years, interest only, 3.76% (PWLB 30 year rates at 25 February 2016, 3.17%)
WOC Funding rate	30 years, 5.69% interest only	30 years, 5.29% interest only
Land cost	Based upon independent valuations	Applied to February 2016 Financial Model and updated based on a better understanding of site conditions.
Construction costs	Based upon tender prices as received and applied to the entire Programme.	Revised in accordance with a) Phase 1 and Phase 2 construction costs provided from our contractor, Lovell, and upon which building contracts have been and will be let; and b) Detailed cost consultancy pricing on Phase 3.
Rents/ letting profile	Rents are based upon current market rents, uplifted to the letting date and then uplifted at 1.5% per annum	Revised in accordance with a) Rental values achieved on marketed and already let Phase 1 units; b) Internal knowledge

	Letting profile is based upon industry advice received and benchmark data.	on latest rental values for Phase 2 and 3 sites; and c)Rental inflation of 1.75% per annum, phased according to letting start dates.
Tenure mix	As per individual site numbers, determined in accordance with market information and to maximise the return.	Revised in accordance with market demand combined with an assessment of those that provide the greatest return.
Annual maintenance/ operating costs	Management, maintenance, client management and lifecycle costs reflect analysis of Council costs and benchmarked data, uplifted at 2.0% per annum.	Applied to February 2016 Financial Model.
Void Rate/ Bad debts	5% of gross rental per annum. Based upon benchmark information.	Applied to February 2016 Financial Model.
Management fee	9% of gross rental income per annum. Based upon benchmark information.	WOC operating costs are in line with February 2015 assumptions, but refined where appropriate to allow for known management services arrangements. Bottom up operational budgets have been prepared.
Client Management costs	5% of gross rental income per annum, to reflect costs associated with increased central support services	
Maintenance charge	£10 per sqm per annum. (RPI indexed). Based upon benchmark information.	
WOC operating costs	3% of gross rental income per annum, based upon benchmark data.	
House Price inflation	2.0% per annum.	2.0% per annum

4.3 The key input and calculation assumptions contained within the modeling relating to the General Fund included in the original January 2015 HIP Financial Model and their current status as applied to the February 2016 revised Financial Model are detailed in Table 4, Input & Calculation Assumptions.

Table 4, Input & Calculation Assumptions

Assumption	February 2015 Status
All net positive cashflows arising from rental income generated by Nuplace in the first 3 years are recycled to fund construction where possible.	Applied to February 2016 Financial Model.
During the period when NuPlace is constructing properties it is assumed, from a cashflow perspective, that interest on NuPlace's loan be rolled up and added to the overall debt balance to be repaid. It is assumed that interest is paid by Nuplace when construction is complete.	Applied to February 2016 Financial Model.
The loan from the General Fund to Nuplace is repaid when all the properties are disposed.	Applied to February 2016 Financial Model.
Distributions from Nuplace to the General Fund are restricted where Nuplace has insufficient distributable reserves.	Applied to February 2016 Financial Model.
NuPlace's lifespan is limited to 30 years.	Applied to February 2016 Financial Model.

- 4.4 The capital cost estimates and anticipated funding sources included in the original January 2015 HIP Financial Model and their current status as applied to the February 2016 revised Financial Model is detailed in Table 5, Capital Cost & Funding Source Assumptions.

Table 5, Capital Cost & Funding Source Assumptions

Projected Cost (£'000s)	January 2015 Business Case	February 2016 Business Case
Construction Estimate (including fees and S106s, and interest during construction)	48,493	49,993
Land Value	4,125	2,950
Total Cost	52,618	52,943
Source of Funds		
PWLB Borrowing (Housing)	45,743	47,243
Capital receipt	4,125	2,950
Developer Contribution	2,750	2,750
Total Funding	52,618	52,943

The revised capital cost is within capital allocations and reflects:

- HIP delivery of the car parking solution for the Southwater apartments, the capital allocation for which was previously delivered by the Council's Commercial delivery vehicle (the PIP)
- Revision to land values following viability assessments and changes in the mix of sites.

The actual amount of PWLB loan drawn down in the model will vary from the amount shown above due to Nuplace recycling cashflows from rental incomes in the first 3 years. The commercial and financial assessments included in this Business Case have been led by senior officers supported by external professional advisors. The key financial data contains details of annual project cashflow, corporation tax (at the applicable rate) and accounting implications for Nuplace for the entire quantum of the development. The assumptions are detailed above and have been subject to review and challenge throughout the preparation of the Business Case. The cashflow implications for the General Fund have also been modelled alongside anticipated Nuplace cashflows

- 4.5 The Base Business Case KPI's included in the original January Business Case and their current status is detailed in Table 6, Capital Cost & Funding Source Assumptions.

Table 6, Capital Cost & Funding Source Assumptions

KPI	January 2015	February 2016
WOC gearing	76%	78%
PWLB Loan Rate	3.96%	3.76%
WOC Loan Rate	5.69%	5.29%
WOC Loan Retirement Date	31 March 2044	31 March 2045
Equity return (Internal Rate of Return)	5.61%	6.84%
Cumulative General Fund Income & Expenditure impact*	£64,274k	£66,551k

*the January 2015 returns have been adjusted for comparison purposes to reflect the cost of borrowing of the Southwater apartments car parking solution which was previously being delivered by the PIP

Market expectations for interest rate increases have softened considerably over recent months and PWLB interest rates have also continued to reduce further. It is now thought likely that interest rates will start to increase considerably later than previously anticipated and that the rate of increase, when

it starts, will be slower than previously expected. It is therefore considered reasonable to reduce the base case estimate for the cost of long-term borrowing by the Council to 3.76% from 3.96% which still leaves a prudent level of contingency compared to the current PWLB rate for 30 year loans of 3.17%

- 4.6 The General Fund impact summary as included in the original January 2015 Business Case and its current impact is detailed in Table 7, General Fund Impact.

Table 7, General Fund Impact

January 2015 Business Case Position				
£'000s	Years 1-10	Years 11-20	Years 21-30	Cumulative
Investment Income	131	2,400	45,936	48,467
Net interest/lease income and Client Management	1,989	4,575	9,242	15,806
General Fund Income and Expenditure impact	2,120	6,975	55,179	64,274
February 2016 Business Case Position				
£'000s	Years 1-10	Years 11-20	Years 21-30	Cumulative
Investment Income	666	3,915	50,342	54,923
Net interest/lease income and Client Management	1,593	4,321	9,413	15,327
General Fund Income and Expenditure impact	2,259	8,236	59,755	70,250

Investment income includes one-off income from the disposal of the housing properties at the end of the 30 year term. The impact on the General Fund is identified as an improved position compared to the net returns contained in the consolidated position as detailed in the Cabinet Report dated 24 July 2014 and the January 2015 Business Case. This improved position is as a result of:

- Improved assumptions re rental inflation levels and starting rents
- Offset by reduced interest rate charge to the WOC, compared to January 2015 assumptions
- Improved GDV's on the mix of sites
- Reduced operating cost assumptions at Southwater apartments due to the reduced unit numbers and integrated car parking provision

Important highlights from the information presented above include:

- The base case assumes the General Fund is likely to prudentially borrow up to £45.7m which is used to fund NuPlace in the form of a loan and cash equity investment. The exact mix is assumed to generate a gearing ratio of 78%;
- The sale of properties by Nuplace after the 30 year term enables the repayment of its loan and a distribution to the Council to enable it to repay its PWLB loan;
- Nuplace makes significant distributions to the General Fund. These distributions increase as NuPlace matures. As a result the cumulative income and expenditure impact is positive (£66,521k post tax) at the end of the project; and
- Total cash returns (dividends and share capital) amount to £54m compared to an equity subscription of £9.5m (cash and land). On this basis the equity return amounts to 6.84% (nominal, post tax).

- 4.7 Sensitivity analysis continues to be undertaken in relation to the financial projections. The analysis considers changes in the key financial assumptions upon which the model is based. These sensitivities consider largely the impact of downside movements on key input variables against the key metrics of the base case.

- 4.8 Whilst NuPlace is an investment vehicle, the drivers behind a number of key metrics are centered on various capital elements such as development costs, sale values and House Price Inflation (HPI). To reflect this point the impact of reducing rental income inflation to 1% does have a materially adverse effect as the reduction in rental income results in lower equity returns and General Fund Income and Expenditure return. However an increase in rental income inflation to 2% or a 0.5% increase in HPI provide a significant increase on both IRR and return to the General Fund. The Business Case assumptions on rental income inflation and HPI can be considered prudent given current housing market trends.
- 4.9 The conclusion of the January 2015 Business Case analysis was that the proposed funding to NuPlace at that time was viable with an overall positive impact on Council's General Fund. The current position, including the Programme amendments as detailed within Section 3.0 Original Business Case Proposals, as included within this revised February 2016 Business case and supporting Financial Model is that the Programme still remains viable with an improved financial position to that of January 2015.

5.0 Programme

- 5.1 A detailed Programme was not included in the original January 2015 Business Case however assumptions were made upon which the Financial Model was based. A detailed Programme for the delivery of all 3 Phases of development is included in Appendix 1. Detailed Programme Phase 1-3. This Programme reflects the amendments as detailed within Section 3.0 Original Business Case Proposals and the key activities completed as listed in Section 2.0, Programme Update.

6.0 Legal

- 6.1 Extensive legal advice was sought during the feasibility stage of Programme. This advice continued to be sought during the establishment of NuPlace and continues to be provided throughout the development and operational stages of the Programme. The majority of legal matters raised in the January 2015 Business Case have now been addressed by way of the progress made i.e. the powers to deliver the Programme and transfer land, the need to tender for a Wholly Owned Company to deliver the Programme, state aid compliance, requirements for Secretary of State consents, company structure and governance, however legal involvement at both an operational and strategic level ensures legal advice and compliance as we move through the Programme. There is legal representation at the fortnightly Project Team meetings as well as the six weekly Project Board meetings.
- 6.3 A robust governance structure and procedures were detailed and approved as part of the original January 2015 Cabinet Report and Business Case. Refer to Section 7.0, Governance for details on how procedures have evolved following the operational period of NuPlace.
- 6.4 Following approval of the January 2015 Business Case and establishment of NuPlace Ltd, NuPlace was required to produce its own Business Plan that identified how it was to respond to and deliver against the objections of the HIP. This Plan was to act as a live document regularly reviewed by both NuPlace and the Council. The Business Plan was to be formally reviewed by the NuPlace Directors every 12 months and performance against it reported to the Council's HIP Project Board. If at any point changes to the Council's Business Case were required, following the relevant approval of this revision by the Project Board, Cabinet or Full Council, NuPlace was required to update its Business Plan in accordance with these changes and obtain approval of the revision by the HIP Project Board. Otherwise, the Council's Business Case and NuPlace's Business Plan would be presented to Cabinet for approval on an annual basis. Where new investment opportunities arose, instigated by either the Council or by NuPlace, NuPlace was required to present a separate Business Case to the HIP Project Board for approval by the Managing Director in consultation with the Cabinet Members for Co-

operative Council and Partnership and Finance and Enterprise to either approve, reject, or request further information. If approval was given, the Project Board would develop the proposals in conjunction with Nuplace into a formal Business Case (or revision to the current Business Case) for consideration at Cabinet prior to implementation, if approved. The majority of these principles for approval remain however a variation to what would be considered a ‘change’ to the Business Case requiring Cabinet approval and justification for this variation is set out in Section 7.0, Governance.

7.0 Governance

- 7.1 Not needing to tender for a Wholly Owned Company to deliver the HIP has been based upon the ‘Teckal Exemption’, an exemption reliant upon satisfying three conditions, all three of which have been and will continue to be satisfied during the establishment and the delivery of the Programme. These include a) the Council exercising control over Nuplace similar to that which it has over itself including having decisive influence over the strategic objectives and decisions of Nuplace i.e. being 100% owned by the Council with complete control over identity and appointment of Directors, having established a robust governance structure; b) Nuplace’s activities being confined to those imposed on it by the Council; and c) that there is no private participation in the company.
- 7.2 The establishment of a robust governance structure is required not only to protect the Council’s investment, its Officers by way of Member support, and Nuplace’s Directors as far as possible from any personal liability, but as highlighted above, to satisfy a key condition of being able to establish Nuplace to deliver the Programme. This governance structure and the governance procedures were established in the January 2015 Business Case and included Terms of Reference for the Project Board. These principles are detailed in Table 9, Governance Principles, and variations to this requested through this revised February 2016 Business Case are set out.

Table 9, Governance Principles

Governance Principles	
January 2015 Business Case	February 2016 Business Case
The WOC to be constituted as a company limited by shares, not a charity or other “not for profit” entity. The Council to own the entire share capital, thus Nuplace will be a wholly owned company of the Council who will have ultimate control.	Applicable
Nuplace to have a minimum of 3 Directors, appointments from within existing Council posts, with company secretarial services to be brought in Council Legal Services.	Applicable
Nuplace Directors required to hold appropriate liability insurances, indemnity from the Council etc.	Applicable
Nuplace structure to be considered in-conjunction with the Project Board Terms of Reference and the company structure (refer to Appendix 3).	Applicable
A robust approval process to be established regards amendments to the Councils Business Case, and the implementation and monitoring of Nuplace’s Business Plan against a set of robust KPI’s, to ensure protection of the Council’s investment is required.	Amendment – Existing governance procedures require a ‘material’ change to the Business Case to be approved by Cabinet or Full Council approval if outside of Budgetary and Policy Framework. There is no clear definition for ‘material’ but this Business Case seeks the term to be defined as <u>‘a change requiring capital expenditure over and above the approved budget’</u> . Justification for this

	relates to the ability to respond quickly to unviable sites, bring in new alternative and viable sites, amend unit numbers to best reflect the optimum quantum of development etc. whilst still working within the approved budget and achieving if not attempting to maximise returns. It is imperative that this be actioned at a pace that unfortunately the timescales associated with requiring Cabinet approval dramatically slows down. As is currently the process, the amendments suggested above will go through the existing approval procedure for non-material changes (Managing Director approval in consultation with the relevant Cabinet Members and HIP Project Board).
The Council is to prudentially borrow from the PWLB in order to finance Nuplace's development/construction activities with finance to be structured as a combination of loan finance and cash equity.	Applicable
The Council to transfer land to Nuplace in consideration for a capital receipt to be used by the Council to subscribe for share capital into Nuplace.	Applicable
Servicing of the loan to be achieved through the generation of net rental income on the housing rental portfolio.	Applicable
Returns generated by Nuplace on the General Fund cash and land equity are reflected as dividend distributions.	Applicable
Nuplace to enter into Design & Build contracts with the selected Contractor to construct the houses.	Applicable
Nuplace to enter into a number of Property Management Agreements for the management and maintenance of the housing portfolio. Nuplace will have no employees and will buy in services under these Agreements via the Council covering finance, legal, repair and maintenance etc.	Applicable
The Council to retain a strategic role over Nuplace the HIP by: <ul style="list-style-type: none"> - Approving this initial Business Case; - the Managing Director, in consultation with the Cabinet Members for Co-operative Council and Partnership and Finance and Enterprise (see terms of reference at Appendix A2) to approve the initial Nuplace Business Plan - the Project Board having an on-going involvement, receiving reports on progress together with making decisions on matters of sufficient importance that Senior Officer and Member involvement is appropriate; - Reports being presented to Cabinet (and Full Council when appropriate) in relation to matters 	Applicable - Applicable - Applicable - Applicable - Amendment – Refer to comment above.

<p>for which Council approval is required but are not within the remit of the Project Board.</p>	
<p>That it be made critically clear, Nuplace is a commercial business and must be able to operate as such and have sufficient flexibility on an operational level to take actions and make decisions enabling it to comply with its constitutional requirements (to be fixed by the Council at company set up stage).</p>	<p>Applicable</p>
<p>That Cabinet be the strategic supervisory body with ultimate responsibility for ensuring compliance with the Business Plan and Business Case. However, Nuplace Directors will owe a duty to the company to perform in accordance with its constitution and wider company law. It is acknowledged that there is a very real possibility that conflicts of interest may arise between the requirements of Nuplace and those of the Council and measures must be put in place to protect the Directors from this potential conflict arising. It is therefore critical that the Directors of the Company have a separate and distinct role from the Project Team and Project Board. This role to be without prejudice to Cabinet's normal decision making powers and the role of Overview and Scrutiny as set out in the Council's constitution.</p>	<p>Applicable</p>
<p>Nuplace Directors to review and report on performance under the Business Plan to promote a full understanding and awareness of the activities and performance of the company and to ensure the Council is fully satisfied that its investment is properly protected. Legal advice received that the Nuplace Directors play a critical role in the initial stages of the Project and therefore careful consideration is to be given by the Council as to the identity of these Directors to ensure that they have sufficient status and ability to drive the Project forward to ensure success of Programme and Nuplace.</p>	<p>Applicable</p>
<p>Terms of Reference</p>	
<p>January 2015 Business Case</p>	<p>February 2016 Business Case</p>
<p>Refer to Appendix 3.</p>	<p>All principles of the original terms apply with the exception of the following amendments:</p> <ul style="list-style-type: none"> - Titles for the Cabinet Members have been updated; - 1.5, a definition for 'material' has been included to address the proposed amendment above. - 4.1, has been amended to reflect the proposed changes including a) removing reference to January 2015 Cabinet approval of the Business Case to the 24th March 2016

	Cabinet approval of this revised Business case; and b) removing specific reference to unit numbers.
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Updated versions including the proposed amendments to the Terms of Reference are included at Appendix 3, Terms of Reference.

- 7.3 Appendix 4, Governance Structure sets out a more detailed version of the diagram included in the January 2015 Business Case.
- 7.4 In terms of any concerns or risks, these are captured, managed and monitored under the Legal Section of a number of HIP Risk Registers alongside financial, economic, resource etc. risks. A Strategic Risk Register capturing the strategic and high level risks is maintained with responsibility for managing shared between the Council and Nuplace. Individual site Risk Registers have also been established for sites that move into the construction stage, these cover site specific risks with responsibility for managing shared between Nuplace and our contractor, Lovell. The individual site Risk Registers can be requested at any time with the Strategic Risk Register appended at Appendix 2, Strategic Risk Register.

8.0 Conclusion

Following approval of the January 2015 Business Case substantial progress has been made to deliver the HIP. Since this time, lessons learnt and more economic and efficient ways of delivering the Programme have been determined. This includes a better understanding of the Telford rental market; more is known about the original Programme sites with certain sites becoming unviable and unsuitable to be brought forward under the HIP; a better understanding of opportunities for replacement and future sites in order to expand the Programme subject to approvals has been undertaken; and overall, both the Council and Nuplace are much more informed on delivering the Programme. Telford & Wrekin Council are 'ahead of their game' in the housing investment company arena according to the HCA, other Councils and the local construction industry, with numerous requests for meetings to advise and support other areas and authorities on how to establish and successfully deliver similar investments.

With the amendments proposed in this revised Business Case to enable the Programme to adapt more appropriately, and respond more quickly to risks, it is believed the HIP will continue on this successful path.

9.0 Appendices

Appendix 1. Detailed Programme Phase 1-3

HIP Programme, Feb 2016	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
Phase 1: Woodlands (101 M)																													
Construction Period (76 Wks)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Released From Month 10			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Phase 1: Randlay (31 M)																													
Construction Period (52 Wks)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Released From Month 10			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Phase 2: Matlock (92 M)																													
Planning Period	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Detailed Design	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Construction Period (84 Wks)				█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Released From Month 10														█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Phase 2: Madeley (53 M)																													
Planning Period		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Detailed Design	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Construction Period (66 Wks)						█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Released From Month 8															█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Phase 2: Hadley (21 M/3 A)																													
Planning Period				█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Detailed Design	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Construction Period (45 Wks)								█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Released From Month 8																█	█	█	█	█	█	█	█	█	█	█	█	█	█
Phase 2: Newport (33 A)																													
Planning Period				█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Detailed Design	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Construction Period (42 Wks)								█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Released From Month 8																█	█	█	█	█	█	█	█	█	█	█	█	█	█

Appendix 2, Strategic Risk Register

Telford & Wrekin Risk Matrix

Impact Of Risk	HIGH	<p>Important Risk Unlikely to happen but would have catastrophic Impact on Objectives</p> <p>6</p>	<p>Key Risk Medium Likelihood – Catastrophic Impact on Objectives</p> <p>7</p>	<p>Key Risk High Likelihood – Catastrophic Impact on Objectives.</p> <p>9</p>
		<p>Unlikely to happen but could have an Impact on achieving objectives</p> <p>3</p>	<p>Important Risk Medium Likelihood - will make achieving objectives difficult but not impossible</p> <p>5</p>	<p>Key Risk High Likelihood – will make achieving objectives difficult but not impossible</p> <p>8</p>
	LOW	<p>Unlikely to happen and will have little or no Impact on achieving objectives</p> <p>1</p>	<p>Medium Likelihood but will have little or no Impact on achieving objectives</p> <p>2</p>	<p>Important Risk High Likelihood but will have little or no Impact on achieving objectives</p> <p>4</p>
		Unlikely	Likelihood of Occurrence	Likely

Risk Description		Consequences	Rating	Response Actions	Owner
Legal/Regulatory					
001	Ultra Vires Council is acting outside of its powers in establishing the Company and/or implementing the project	Cannot pursue initiative	1	Legal advice has been taken. Powers to invest in and/or undertake commercial activities in function related powers are established. Borrowing is via the General Fund. Council will comply with prudential borrowing requirements. Currently taking place.	TWC
002	State Aid -Challenge made by European Commission	Legal implications	3	Legal advice has been taken. Rates will be on a full commercial basis. Could also rely on the Services of General Economic Interest exemption for the affordable rent housing.	TWC
003	Necessary Consents - Secretary of State consent may be required for transfer of the land as 'gratuitous benefit'.	Programme delays	1	All sites have and will continue to be sold to Nuplace at market rent only.	TWC
004	Necessary Consents - Land transfer is not at the best consideration reasonably obtainable	Legal implications, programme delays, cost implications	1	Valuations have been undertaken by an external RICS Surveyor using the Red Book. Land has been and will continue to be transferred at the commercial value.	TWC
005	EU Procurement Challenge - A challenge is made that the project is not compliant with EU procurement requirements	Legal implications, programme delays	1	The Teckal exemption is available in respect of transactions between the Council and the Company. In addition, all development activity has been and will continue to be through competitively procured design and works contracts.	TWC
Financial/Economic/Legislative					
006	Accounting and Tax Treatment - The accounting and tax treatment set out in the Business Case is challenged	Legal implications, programme delays, cost implications	1	External financial advice obtained and considered as part of the Business Case	TWC
007	Financial Model - The assumptions in the financial model are not robust or the financial model is flawed.	Programme delays, cost implications	5	Business Plan model has been rigorously tested. Assumptions have also been challenged and set at prudent levels. Sensitivity analysis and testing has been undertaken and mitigation strategy for each scenario developed. Phase 1 is under construction and rental values being achieved via tenant reservations. Experience to date on Phase 1 is being applied to Phase 2 and 3.	TWC
008	External Contributions - The funding model is dependent upon an estimate of contributions to s106. These are subject to planning approval.	Programme and cost implications	5	Discussions with planners will be on-going. If the estimate compared to the final position is different than the estimate will be reassessed. Phase 1 S106 are confirmed/aid, Phase 2 S106's are confirmed with the consultees. Actuals are coming in in line with model assumptions. If S106's are unaffordable based on viability, this will be picked up as part of the Viability	TWC

				Assessment at planning stage and in the majority supported if it means the development could not go ahead.	
009	Funding - The Council is unable to provide finance for the project as planned.	Programme and cost implications	1	Financial advice has been obtained regarding prudential borrowing for the project and the impact on the General Fund. A senior finance officer of the Council is a member of the Working Group and approval/budgetary arrangements are in place in respect of prudential borrowing by the Council to on-lend to the Company. This is currently taking place.	TWC
010	PWLB Interest Rates - PWLB interest rates may increase such that the project is no longer financially viable	Programme and cost implications	5	The Council will manage its treasury requirements through its Treasury management function. Movements in interest rates and underlying market factors are monitored as part of this process. PWLB financing is being used.	TWC
011	General and specific inflation - If inflation assumptions are lower (in relation to income – rent and sales prices) or higher (in relation to costs – construction or management and maintenance costs) than Business Plan assumptions then viability of Company is reduced	Programme and cost implications	5	Inflation assumptions are deemed to be prudent. Phase 1 is being delivered with costs fixed, Phase 2 costs are being fixed, and Phase 3 costs account for appropriate inflationary pressures as provided by external cost consultants.	TWC
012	Changes in Legislation or Government Policy - Changes in legislation could have many risk impacts ranging right across the project and Company's activities. Such changes could affect any or all of the Business Plan assumptions and its development and operational activities i.e. changes to taxation, construction/building regulations, Government Policy which impact on rents and/or rent collection, right to buy. Changes could occur with regards to NHB and Council Tax, or changes to the Local Government Finance System.	Legal, programme and cost implications	5	Wherever possible changes in law will be passed onto third parties who may be better placed to manage them. Changes in law may also be reflected in general inflation so there would be mitigation in terms of ability to adjust rents. In addition, the risk may be capable of management by sale of dwellings. The impact of any changes to the Local Government Finance System will be assessed as they occur; there is no information currently available to allow the implications of any Policy changes to be reflected in the model.	TWC
Strategic Governance					
013	Decision Making - Governance structures do not enable the project to be properly set up or delivered.	Programme and cost implications	1	Governance structure has been approved by Cabinet. The programme is being delivered under this governance structure with no issues.	TWC

014	Constitutional power of the Council to participate in external organisations such as the Company - The Council's constitution may not permit participation in the Company.	Legal and programme implications	1	Full Council approval has been obtained to participate in the project and the project is in its delivery phase.	TWC
015	Decision Making - Conflicts of interest arise may arise between the Council and the Company and/or Company officers' primary duties to the Company cause operational issues.	Legal and programme implications	4	Members and officers of the Council and officers of the Council will receive briefings from the Council's legal team on how to manage such conflicts and duties. There will be formal terms of reference and clear Governance procedures relating to the project.	TWC/Nu place
016	Site Availability - The number of sites does not fulfil strategic requirements and/or Business Plan projections	Programme and cost implications	7	Several sites in the Business Case/Business Plan have proven unviable following feasibility studies. Viability appraisals for each site will be presented as part of the site approval process within the financial modelling.	TWC
017	Resources - The Council has inadequate resources to deliver the project.	Programme and cost implications	5	A Working Group has been established to deliver the project. The Council will identify existing resources for the delivery and the management of the properties. Costs have been built into the financial model.	TWC
018	Delay during delivery - The project suffers delay during construction preventing the WOC from repaying its loan.	Programme and cost implications	5	Sensitivities have been tested which show that the WOC could repay debt if it suffered a minor delay (+6 months) in the delivery of the project. This forms part of the financial analysis.	TWC
Political					
019	Change in Government Policy - Support for the project may be eroded leading to difficulties in delivering to the Business Plan.	Programme and cost implications	1	The three principal political parties are committed to housing development as part of the UK Growth Strategy. The project is in its delivery stage.	TWC
020	Change in Local Policies - As Above	Programme and cost implications	5	A change in political administration or changes to local policies may affect the support for the project and affect the delivery	TWC
021	Loss of Stakeholder Support - Failure to provide adequate information/marketing could lead to poor public perception and take up of the homes, affecting viability.	Cost implications	6	A Marketing Plan and Action Plan have been established, marketing budgets allocated to deliver this. Phase 1 properties are already being let off plan.	TWC
Resources					
022	Management and administration resources - The Council is unable to support the overall management of the Company.	Programme and cost implications	5	Sound governance structure in place and being managed in accordance with this. Nuplace is a lean organisation with most functions provided on an agency basis by the Council. Currently in delivery stage with no issues. Resources are adequate to date and are deemed to be adequate for the foreseeable future.	TWC
023	Management and administration resources - The Council has inadequate financial and legal and technical resources to support the day to day administration and management of the	Programme and cost implications	5	Sound governance structure in place and resources allocated in accordance with this. Nuplace is a lean organisation with most functions provided on an agency basis by the Council. Currently in delivery stage with no issues. Resources are adequate to	Nuplace

	Company.			date and are deemed to be adequate for the foreseeable future.	
02 4	Development resources -The Council has inadequate housing development resources to support the Company.	Programme and cost implications	5	Sound governance structure in place and resources allocated in accordance with this. Nuplace is a lean organisation with most functions provided on an agency basis by the Council. Currently in delivery stage with no issues. Resources are adequate to date and are deemed to be adequate for the foreseeable future.	Nuplace
02 5	Housing Management & Maintenance resources - The Council has inadequate housing management and maintenance resources to support the Company.	Programme and cost implications	2	Sound governance structure in place and resources allocated in accordance with this. Nuplace is a lean organisation with most functions provided on an agency basis by the Council. Currently in delivery stage with no issues. Resources are adequate to date and are deemed to be adequate for the foreseeable future. Operational costs account for the appointment of additional staff as more rental properties come online.	Nuplace
Development					
02 6	Planning & Design - Planning permission is delayed or challenged with a consequent effect on costs and timescale.	Programme and cost implications	3	Phase 1 sites have planning permission and are being built. Phase 2 has completed SAW Workshops with no planning issues raised. Phase 3 already has outline approval.	Nuplace
02 7	Site Factors - Encumbrances affecting legal title impact adversely on development costs and timescale.	Programme and cost implications	1	Phase 1, 2 and 3 title reports have already been reviewed, no issues raised.	TWC/Nu place
02 8	Site Factors - Abnormal ground and site conditions cause delays and/or cost increase.	Programme and cost implications	5	Site condition surveys have been undertaken for the majority of the sites and further surveys will be undertaken as part of the design process and sites which are not suitable will not be put forward for development. Phase 1 is being built, Phase 2 requires further testing and Phase 23 is complete	TWC/Nu place
02 9	Site Factors - Services/utilities are unavailable or lack capacity.	Programme and cost implications	5	Utilities enquiries have been undertaken to ensure availability and capacity. Provisional sums have been included within the costs based on the enquiries.	TWC/Nu place
03 0	Site Factors - Off-site contamination affects sites	Programme and cost implications	5	Site condition surveys have been undertaken for the majority of the sites and further surveys will be undertaken as part of the design process and sites which are not suitable will not be put forward for development. Phase 1 is being built, Phase 2 requires further testing and Phase 23 is complete	TWC/Nu place
03 1	Design or Construction - Defective design and/or construction causes delay and additional costs.	Programme and cost implications	3	Design team/contractor warranties taken out. NHBC or similar registration.	TWC/Nu place
03 2	Design or Construction - Insolvency of member of design team or contractor.	Programme and cost implications	3	Use of Frameworks. Credit checks undertaken. Performance bonds, PGC's taken	TWC/Nu place
03 3	Design or Construction - Construction costs are higher than estimated.	Programme and cost	3	All contracts are fixed price contracts, any price increase during contract is, in the main, the contractors risk	TWC/Nu place

		implications			
03 4	Design or Construction - Delay in handover of properties due to inclement weather, materials supply industrial action etc. Loss of anticipated rental income may arise in consequence of such delay.	Programme and cost implications	3	Prudent construction timescales and rigorous monitoring of contract. LADs form part of the contract.	Nuplace
Operational Management					
03 5	Demand - Lettings & Sales - Inability to find tenants and/or sell properties leading to loss of income and costs of securing properties whilst empty.	Cost implications	3	Housing needs and affordability analysis regularly updated and reviewed as each scheme is approved to ensure scheme viability and appraisals are based on realistic and up to date market information. Initial advice taken from Saville's effectively shows the letting market within Telford has doubled over the last 10 years and looks set to increase. Phase 1 uptake has surpassed expectations with many reserving prior to them being built/available for let.	Nuplace
03 6	Initial Rental Values - Initial rental values are lower than forecast.	Cost implications	3	Scheme viability and affordability will be based on up to date and market information and regularly monitored. Advice taken by lettings agents before construction starts on site. Phase 1 uptake has surpassed expectations with rental prices increased to that in the model and plots be reserved at these rates prior to them being built/available for let.	Nuplace
03 7	Rent & Service Charge Collection - Failure to collect all legally recoverable monies.	Legal and cost implications	2	The rent collection will be managed by the Council, via Nuplace, who have experience in collection of commercial rents. The lettings policy will require the use of direct debits and rental deposits/ credit checks prior to the letting of property.	Nuplace
03 8	Failure to comply with rental deposit scheme requirements - Failure to comply means that rent may not be collectable and/or possession cannot be obtained. The court can also levy fines.	Legal and cost implications	2	Suitable procedures will be put in place to ensure that necessary notification requirements are provided to tenants in a timely fashion.	Nuplace
03 9	Void Management - Failure to make available for re-letting or to re-let in timescale.	Cost implications	3	A bad debt and void provision in the Business Case will be monitored carefully, as will the cost of void turnover repairs and time taken to re-let properties.	Nuplace
04 0	Repairs & Maintenance - Costs are not in line with Business Plan projections and/or quality is poor.	Cost implications	3	The Council and Nuplace review the management arrangements and costs on a regular basis and have sought advice on the level of repairs and maintenance funding within the model. The %age is higher than most lettings agencies but this accounts for the superior maintenance and management service to be provided by Nuplace.	Nuplace

04 1	Liability under section 11 Landlord and Tenant Act 1985 (disrepair notices), section 82 Environmental Protection Act 1990 (statutory nuisance) and failure to undertake gas, electrical or fire safety checks - Court action, fines and compensation to tenants may be available if the Company is in breach.	Legal and cost implications	2	Nuplace will institute an inspection regime and ensure prompt responses to repair requests. Statutory nuisance may be mitigated by claims against the constructor or design team where caused by works or design problems.	Nuplace
04 2	Tenancy Management - Costs are not in line with Business Plan projections and/or quality is poor.	Cost implications	3	The Council and Nuplace review the management arrangements and costs on a regular basis and have sought advice on the level of repairs and maintenance funding within the model. The %age is higher than most lettings agencies but this accounts for the superior maintenance and management service to be provided by Nuplace.	Nuplace
04 3	Tenancy Management Tenant damage - Cost of tenant damage in excess of that provided for in repairs and maintenance budget. Cost generally not covered by insurance.	Cost implications	3	Recharge policies and (if taken) rental deposits will mitigate this risk as will tenancy enforcement procedures.	Nuplace
04 4	Damage to dwellings is caused by usual commercial risks - Material damage to dwellings and consequent loss of rent.	Cost implications	3	Nuplace to take out appropriate material damage insurance and loss of rent insurance. Nuplace would still be exposed to uninsured excesses.	Nuplace
04 5	Damage to dwellings are caused by uninsurable risks (e.g. flood or acts of terrorism) - Material damage to dwellings and consequent loss of rent.	Cost implications	3	Insurance is unavailable. Flood risks have and will continue to be investigated as part of the design and planning process and design will mitigate potential risk. Consequences of terrorism are unlikely to affect more than a few dwellings.	Nuplace
04 6	Debt Repayment - Company fails to repay debt and/or deliver a return to the Council	Legal and cost implications	3	The Company's Business Plan will be regularly monitored and reviewed. The Council will have security over the Company's assets and step in rights.	TWC/Nu place

Appendix 3, Terms of Reference (amendments to the original highlighted in red)

PROPERTY & HOUSING INVESTMENT PROGRAMME - TERMS OF REFERENCE

1. Membership

1.1. Members of the Board will be:

Member
Cabinet Member for Business, Neighbourhood & Customer Services
Cabinet Member for Housing, Public Health & Protection
Managing Director*
Director; Customer, Neighbourhood and Well-being Services
Assistant Director; Business, Development and Employment
Assistant Director; Finance & H.R. (C.F.O. & S.I.R.O.) (also s151 Officer)
Assistant Director; Law, Democracy & Public Protection (also Monitoring Officer)
Commercial Solicitor
Finance Team Leader

*Chair

- 1.2. Only members of the Board will have the right to attend. However, other individuals may be invited to any meeting as and when appropriate. It is expected that at least one of the Directors of the Company will attend each meeting to provide updates as to progress. Members may nominate a relevant substitute if they are unavailable to attend a meeting.
- 1.3. The composition and terms of reference of the Board will be reviewed by the Board every 12 months or as appropriate if more frequently.
- 1.4. The Board will be chaired by the Managing Director. If the Chair is not present at any of the meetings of the Board then the remaining members shall elect one of themselves to chair the meeting.
- 1.5. The Managing Director in consultation with the Board will have specific responsibility for the following:-
- a) Agreeing the Company's initial Business Plan;
 - b) Agreeing sensitive policy issues relating to the Project (e.g. rent setting, length of term, allocations, rental deposits, tenancy enforcement, tenancy enforcement);
 - c) Agreeing commercial terms for management agreements and funding (providing these are in accordance with the financial parameters set by the business case/plan);
 - d) Agreeing the price for each piece of land introduced to the WOC (to ensure best consideration obtained);
 - e) Agreeing terms for housing and operational management on specific sites (if not already covered by the overarching agreement);
 - f) Receiving reports as to whether conditions precedent in the land transfer agreement have been complied with;
 - g) Use of Council resources to support the WOC via the management agreements i.e. staff, IT, finance systems, accommodation;
 - h) Agreeing any changes to the WOC's Business Plan and the Council's Business Case (providing these are not regarded as 'material' the definition of which is 'a change requiring capital expenditure above the approved budget');**

- i) **Agreeing variations to the management agreements provided that they do not lead to the WOC being likely to deviate 'materially' as adversely from the financial projections contained within the Business Case ('materially' being defined as 'a change requiring revenue spend over and above the approved budget');**
- j) Agree the appointment of External Auditors to the WOC;
- k) Monitoring WOC's performance as against Business Case and Business Plan and taking intervening measures in the event of non-performance;
- l) Monitoring compliance with the loan agreement(s);
- m) Agreeing any changes to the loan agreement (providing these are not material);
- n) Receiving and approving reports from the WOC (timing to be agreed);
- o) Attendance of Chair at AGM of WOC;
- p) General guidance and strategic direction to WOC Directors.

2.0 Support

2.1 An officer of the Council shall act as administrator for the Board allocated by the Chair.

3.0 Frequency of Meetings

3.1 The Board shall meet every 6 weeks for approximately 1.5 hours. More frequent meetings shall be scheduled when appropriate.

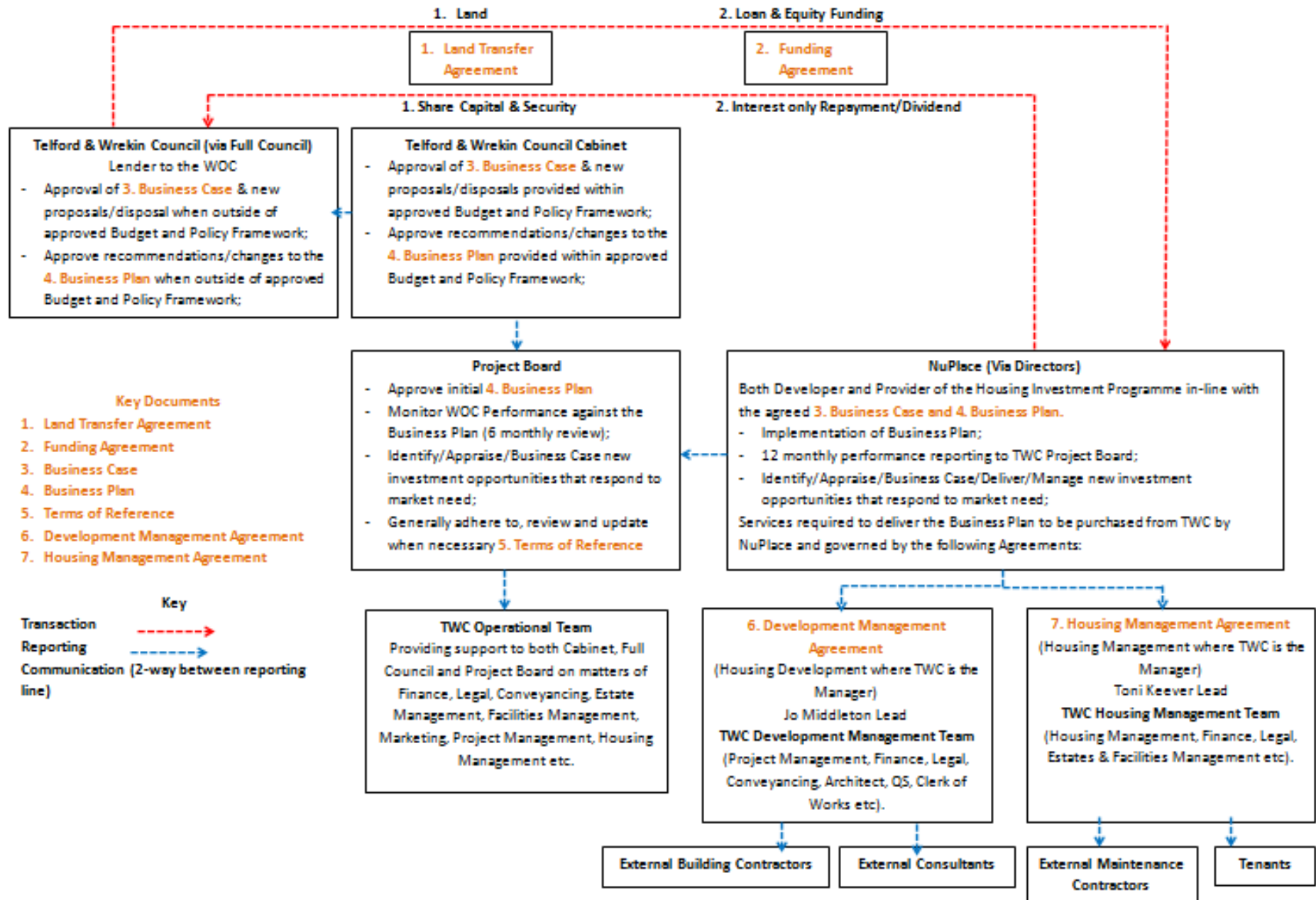
4.0 Housing Investment Programme Delivery & Implementation (Stage 2) Deliverables

4.1 **The scope is to implement a major housing Programme which will involve the construction of houses, apartments or commercial investments on land that is in the ownership of Telford & Wrekin Council. The delivery of the project will be in accordance with findings of the feasibility and recommendations approved within the February 2016 Business Case and Cabinet on the 24th March 2016 and Full Council on the 11th September 2014. This delivery stage is referred to as the construction, marketing, rental, management and maintenance of the properties.**

5.0 Approvals

Approved by the Board on.....2016

Appendix 4, Governance Structure



CABINET - 24TH MARCH 2016

ANNUAL PUBLIC HEALTH REPORT 2015/16: LIVING WELL FOR LONGER IN TELFORD AND WREKIN

REPORT OF: LIZ NOAKES STATUTORY DIRECTOR OF PUBLIC HEALTH

LEAD CABINET MEMBER – CLLR RICHARD OVERTON

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

This paper introduces the Annual Public Health Report of the Statutory Director of Public Health for 2015/16 (attached). The report focuses on ageing well to ensure we improve health and well being in people in mid-life - their 50s, 60s and 70s. The report covers the following areas: Looking After Yourself – Healthier Lifestyles, Recognising and Supporting those in Difficulty, Valuing Contributions and Staying Well.

There is strong evidence that improving lifestyle behaviour for people in mid-life will significantly improve health and wellbeing in Telford & Wrekin. This is underpinned by: what our residents tell us about how healthy lifestyles make them feel, the clear impact of lifestyle risk factors on preventable chronic diseases and the evidence from national guidance and best practice about what works.

Building resilient communities clearly benefits individuals, their families, wider networks of friends, neighbourhoods, localities and the Borough as a whole. Evidence shows that people being supported within their communities by their friends and neighbours will improve health and wellbeing in Telford and Wrekin. The significant contribution community volunteers play is clearly recognised.

The benefits of work beyond simply providing income are widely acknowledged, particularly the promotion of purpose, the development of social opportunities and the positive impact on good mental health and general wellbeing. Good quality employment opportunities for older people which recognise these wider benefits should therefore be encouraged in Telford and Wrekin

Prevention is better than cure and healthy lifestyles are crucial, but the detection of other risk factors will also allow people to prevent or delay diseases which can significantly reduce life span or quality. Actions at a local level need to enable people to realise the national vision of prevention as everybody's business.

The recommendations will be used to shape our Living Well and Ageing Well programme that will support the delivery of the new Health & Wellbeing Strategy.

The report is interactive in style and includes video clip and infographic links which can be accessed from the document. A summary slide set, similar in style to the budget consultation communications material, will also be available.

2. RECOMMENDATIONS

That Cabinet consider the 2015/16 Annual Report of the Director of Public Health and support the recommendations set out as follows:

Recommendation 1: Action should be taken by the Council and partners to encourage and support people over 50 to adopt healthy lifestyle behaviours, which incorporate opportunities to volunteer and ensure advice, signposting into services by health and social care professionals is systematic.

Recommendation 2: The Council's public health team should work with key partners to develop the wider public health workforce to expand our local capacity and capability to improve the health and wellbeing for our ageing population.

Recommendation 3: Action should be taken by the Council, NHS Telford and Wrekin Clinical Commissioning Group and partners to ensure good access to healthy lifestyle support for the most vulnerable adults, such as those with long term conditions or mental health illness.

Recommendation 4: The Council, its partners and communities should support and promote a range of group, one-to-one and volunteering activities that meet the needs and interests of local older people.

Recommendation 5: Building on work already underway, the Council and partners should take a community-centred approach to improving the health and wellbeing of our ageing population.

Recommendation 6: Action should be undertaken by the Council with local employers to raise awareness of the links between work, healthy lifestyles and wellbeing and the action employers can take to increasing employment opportunities and retention for older people.

Recommendation 7: Action should be taken, by NHS Telford & Wrekin CCG with the Council and other partners to maximise every opportunity for awareness raising and early detection of risk factors and symptoms, ensuring early diagnosis and treatment for cancer, cardiovascular disease (heart disease and stroke) and Type 2 Diabetes.

3. IMPACT OF ACTION

See Sections 1& 2 above.

4. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to a specific HWB Priority	
	Yes	<ul style="list-style-type: none">• Encourage healthier lifestyles• Improve mental wellbeing• Strengthen our communities and community based support
	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	Improve the health and wellbeing of our communities and address health inequalities
	Will the proposals impact on specific groups of people?	
	Yes	Adults in mid-life and older people
TARGET COMPLETION/DELIVERY DATE	This is a statutory report and an update on the recommendations from the previous year's report will be presented in the next Annual Public Health Report.	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	<p>The ring-fenced allocation of Public Health Grant for 2015/16 is £11,712k which includes an in year reduction in funding of £773k.</p> <p>The 2016/17 allocation has recently been confirmed as £12,984k which includes an additional £1,572k for the full year effect of the 0-5 Health Visiting Service transition from the NHS and a further £300k reduction in funding.</p> <p>The grant enables the authority to discharge its Public Health responsibilities.</p>
LEGAL ISSUES	Yes	The Director of Public Health has a statutory responsibility to prepare an annual report on the health of the people in the area of the local

		<p>authority (Section 73B (5) of the National Health Service Act 2006 (as amended)). It is a further requirement of statute that the local authority publishes the report. The attached report is produced by the Director of Public Health in order to meet the aforementioned statutory responsibility.</p> <p>The Director of Public Health also has the responsibility for specified functions relating to public health as set out in section 2B of the National</p>
EQUALITY & DIVERSITY	Yes	The report and recommendations are designed to ensure our living well and ageing well offer to the communities of Telford & Wrekin better meet the needs of our population.
IMPACT ON SPECIFIC WARDS	No	Borough-wide impact but particularly wards with poorest health outcomes.
PATIENTS & PUBLIC ENGAGEMENT	Yes	The report takes into consideration the outcomes of the 'Are you healthy, safe and independent?' survey carried out by Telford & Wrekin Council
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	

PART B) – ADDITIONAL INFORMATION

1. INFORMATION

One of the statutory functions of the Director of Public Health in local authorities is to produce an annual public health report. This is an independent report with the primary purpose of describing the health of their population, highlighting health issues and making recommendations for actions.

The population of adults living well into their seventies and eighties in Telford & Wrekin is growing, and will continue to grow. Life expectancy in the UK has been increasing steadily for over half a century and children born in Telford & Wrekin nowadays can now expect to live 79 (boys) and 82 (girls). By 2020 people over 50 will comprise almost a third (32%) of the working age population and almost half (48%) the adult population.

The focus of the Annual Public Health Report for Telford & Wrekin 2016/17 is improving health in mid-life. The aim is to challenge some of the myths commonly associated with ageing and recognise that much of the ill-health associated with ageing can be prevented or delayed and we can all take steps to be well as long as possible. This group, in our population, is a diverse one

and we all need to be able to flourish in later years so we will consider some aspects for those experiencing disadvantage. We also need to celebrate the huge contribution made by local people from this age group as volunteers in the community and in the work place.

2. **IMPACT ASSESSMENT – ADDITIONAL INFORMATION**

None

3. **PREVIOUS MINUTES**

The Annual Public Health Report was also presented to the Health and Wellbeing Board on 9th March 2016.

4. **BACKGROUND PAPERS**

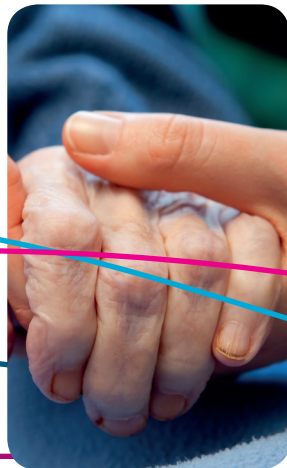
The Annual Public Health Report for Telford and Wrekin 2015-16

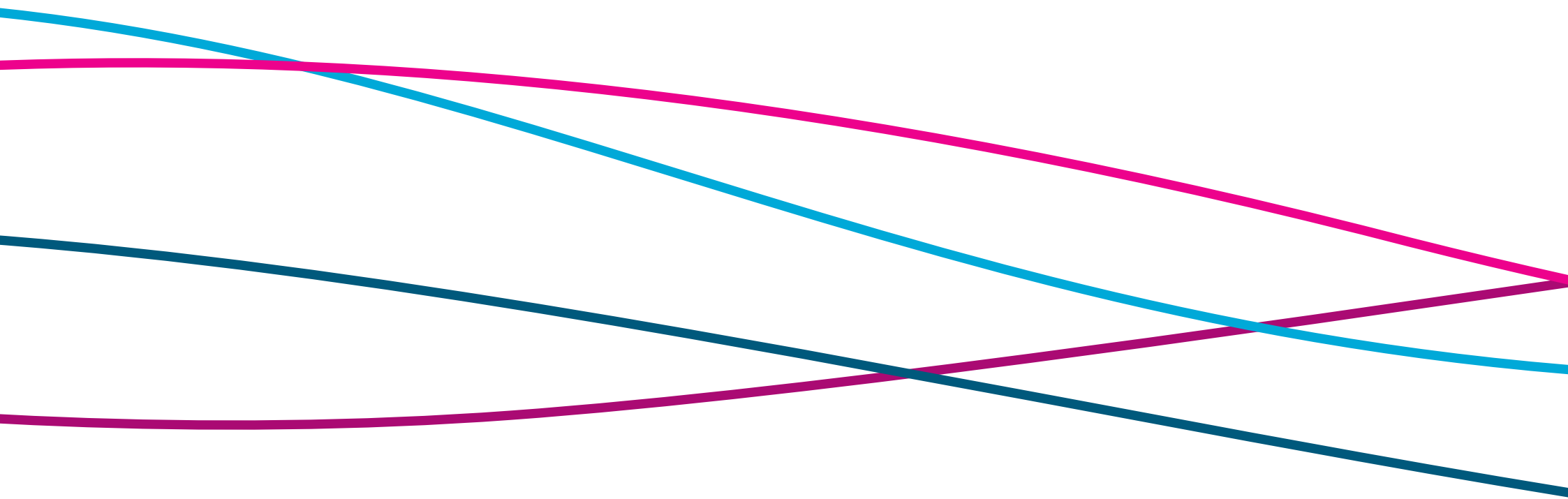
**Report prepared by Liz Noakes, Statutory Director of Public Health,
Telephone: 01952 2383003**

Living well for longer in

Telford and Wrekin

2015/16





Foreword



I focused my report last year on how many teams in the council, with the residents of Telford, are striving to make Telford a healthier town. A town that was created in the 1960s, but with deep historical roots. The generation who were born in this period - in the 1960s

- like me are now turning 50. I celebrated my 50th birthday last year. I definitely feel that 50 is the new 40 but it's still a landmark or a good excuse for a party and receiving many cards being rude about my age. The cards certainly suggest that I may be entering a new phase – although some suggested it was down hill while others depicted that life begins at 50! The new phase may be my mid-life years but it is a time of reflection nonetheless – and for me – especially with the arrival of grandchildren – is a time when valuing my fitness and health is really important. I know I'm not the only one as national surveys suggest this as well. I have set myself some personal goals about getting fitter and will let you know next year how I get on!

I have chosen the focus for this years report to be ageing well – a subject that is relevant to all as we are all ageing and not just those that reach a certain age! I am focusing on people in their 50s, 60s and 70s because it is often not recognised that it's never too late to take steps to improve your health and wellbeing and this age group, 58,300 people in Telford and Wrekin, is often forgotten as public service offers tend to focus on the young or very old. How we live our life in our mid-life will impact on the extent we are able to flourish in our later life and minimise any period of poor health. This is better for people and for care services.

Healthy life expectancy for men in Telford and Wrekin is 60 years whilst for women it is 57 years. This is 3 and 7 years shorter than the national average respectively. This gap is actually wider than the gap in life expectancy meaning that our residents are spending a longer time in poorer health as well as dying younger. The time spent in poorer health by people in Telford and Wrekin, over the period of their lives, is a significant loss to their communities.

Ageing well and healthily is affected by a range of factors: lifestyles, financial security, good quality care & advice, appropriate housing, being socially connected and having meaningful relationships, having independence and control over ones life and having a sense of being able to contribute to society and being valued.



During this past year, I have attended a wide number of celebration events – at work we have our customer service awards – where people who have gone the extra mile are acknowledged – 16% of our staff are over 50 and the experience and innovation they bring to the workplace makes a huge contribution. I also attended the active lifestyle awards ceremony and while it struck me that many of the winners were sporty young people and we need to promote the benefits of activity across the ages – we did have numerous awards for volunteers – the Mums, Dads, Grandparents – who help run the clubs and activities. A large number of volunteers nationally are over 50 and this is just the tip of the iceberg in terms of what we know is happening day to day in communities.

The Active Lifestyle Award – individual category was won by Antony Bellamy (*pictured above right*) who turns 50 this year. I had the pleasure of sitting next to him that evening. We chatted and he told me he had had a heart attack a few years ago but since then had joined Cycle Telford and has never looked back. He loves the comradeship, the outdoors and tells how cycling helps him to relax and explore new places. I think he wondered why he had been given this award but I think he really demonstrates how you can live well with a chronic condition and how this activity has improved both his physical and mental wellbeing. I shared with him – my upcoming birthday – and a few of the steps I was going to take to live well and more actively.



I am delighted to have produced this second Annual Public Health Report and would like to thank my team and all the officers from across the council who have contributed. I would also like to thank all the people who have shared their stories on camera about living well in their mid-years. The generation who were born when Telford became a new town 50 years ago are now entering their mid-life years and their parents are in their 70s and 80s. We have seen improvements in life expectancy, albeit at a slower rate than elsewhere, but we need to make sure we are adding life to years as well as years to life and we need to celebrate the huge contribution ‘older’ people make to their families and communities.

Liz Noakes
Statutory Director of Public Health
Telford & Wrekin Council



[Click image to watch video](#)
[Liz Noakes talks about Ageing Well](#)

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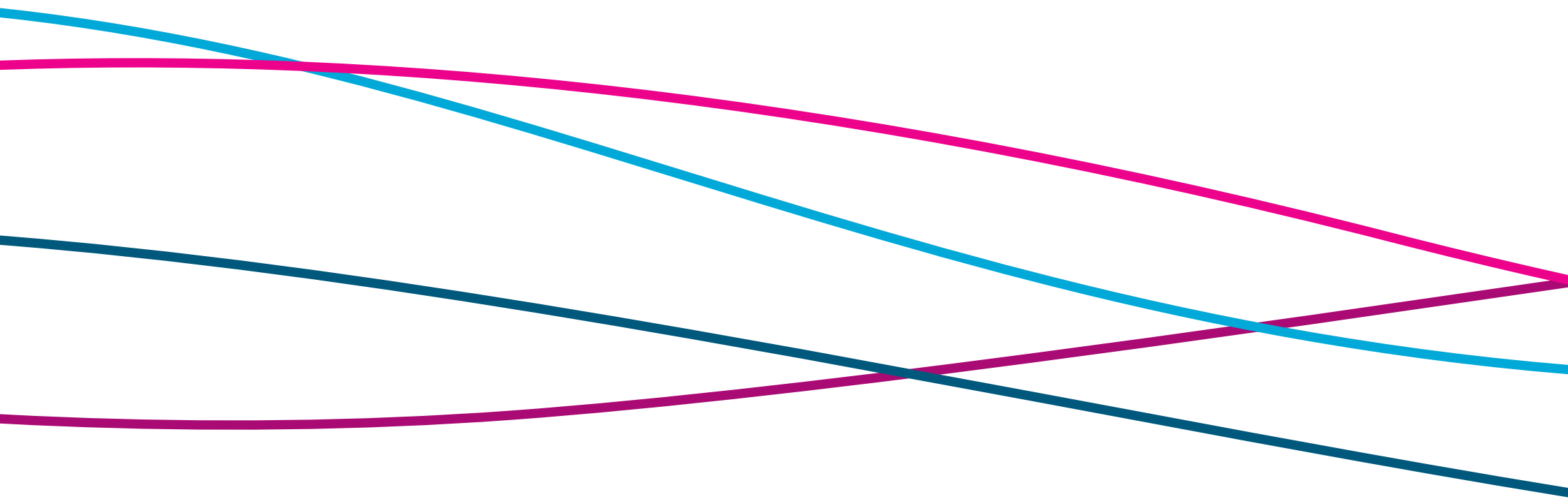
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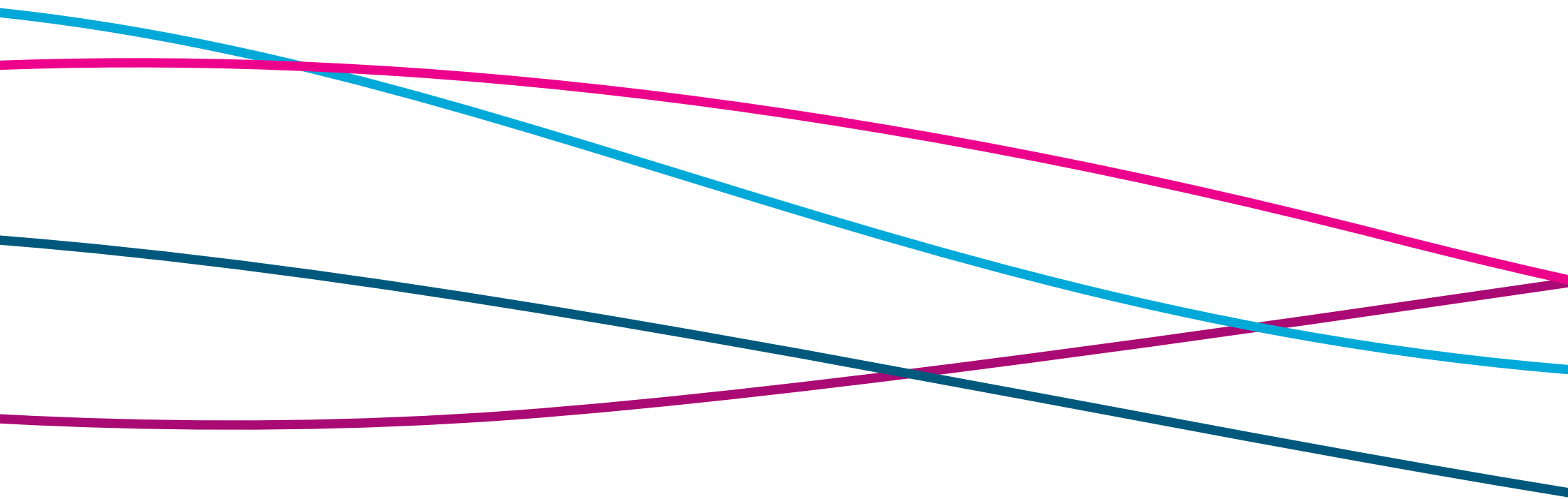
35 Public Health Outcomes Framework

47 References

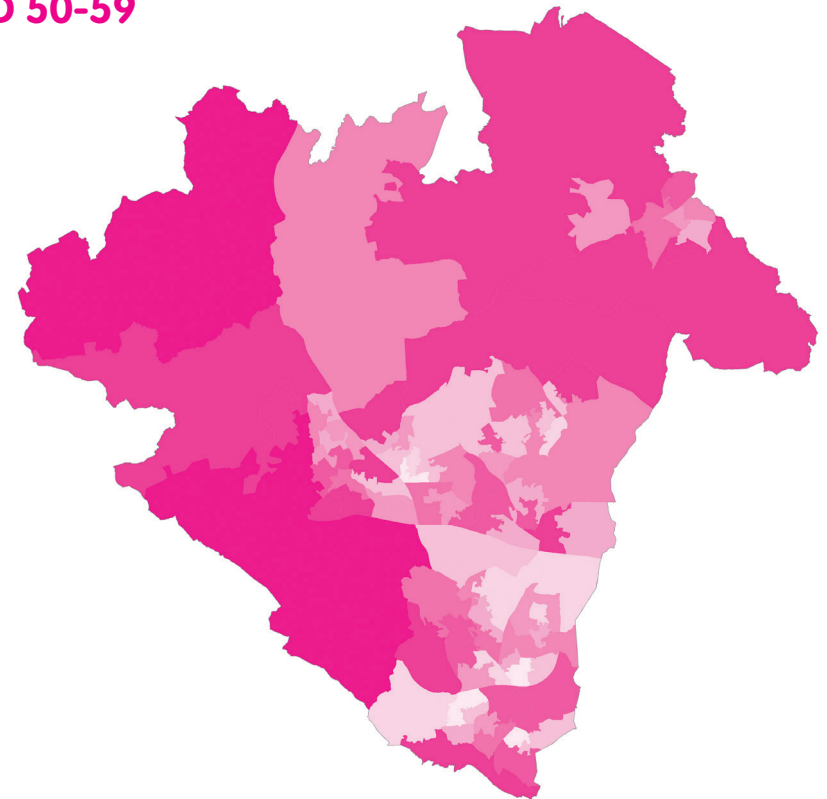
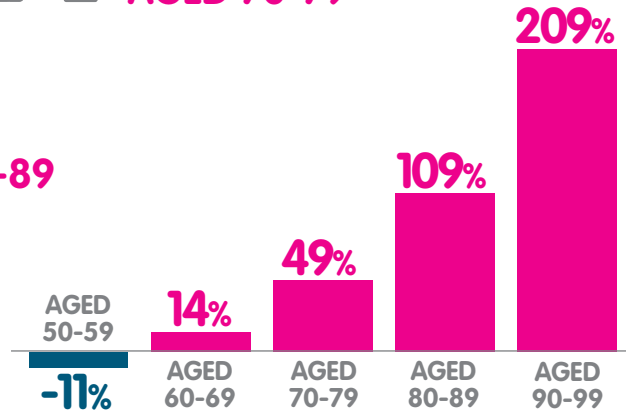
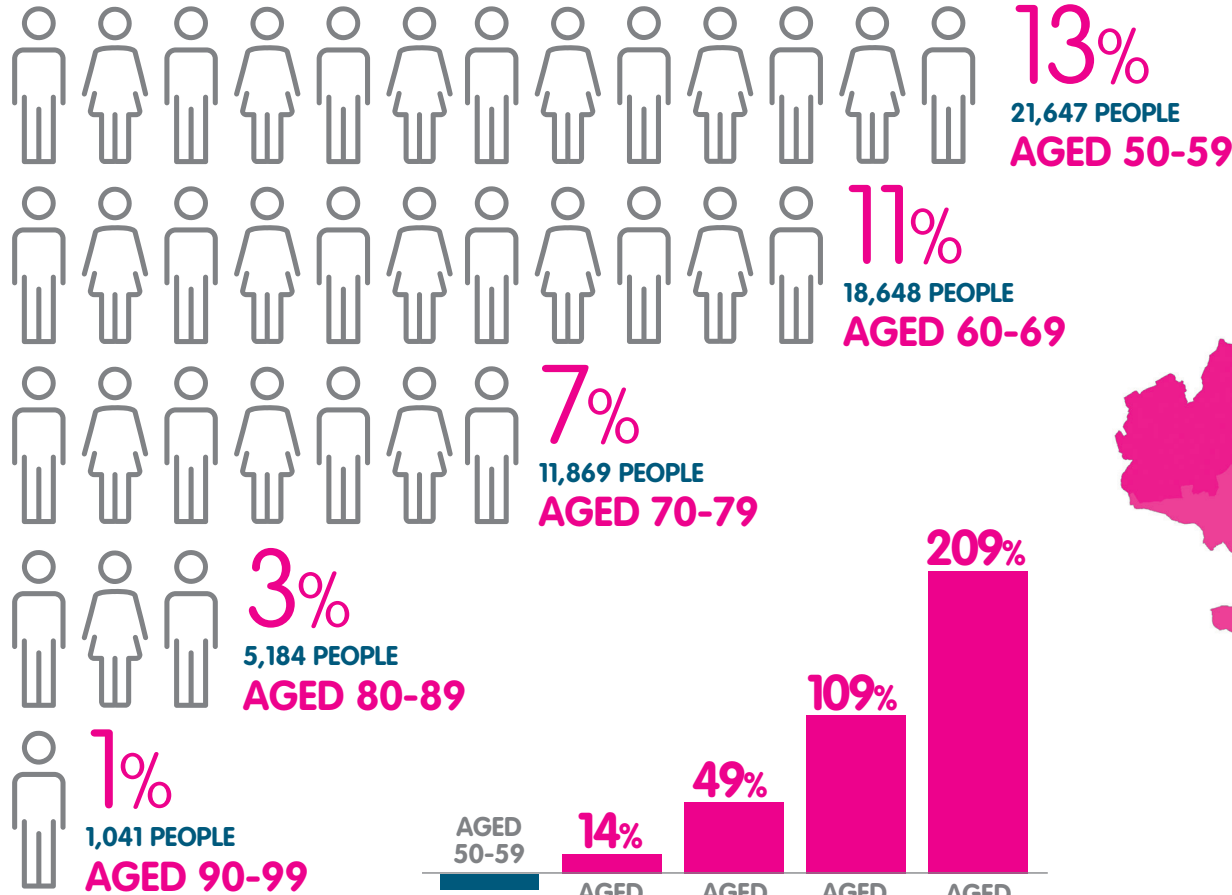


Acknowledgements

Gavin Ashford	Senior Planning Officer
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Jen Green	Public Health Practitioner
Clare Harland	Public Health Commissioner
Lee Higgins	Customer, Benefits, Registration and Library Services Manager
Jon King	Communications and Marketing Officer
Rachael Jones	Service Delivery Manager Community Participation
Ann-Marie McShane	Public Health Nurse
Sue Marston	Skills Service Delivery Manager
Louise Mills	Service Delivery Manager Health Improvement
Mark Moore	Leisure Services Delivery Manager
Kevin Moore	Head of Operations Age UK, Shropshire, Telford & Wrekin
Helen Onions	Consultant in Public Health
Heather Osbourne	Chief Executive Age UK, Shropshire, Telford & Wrekin
Richard Probert	Adult and Community Learning Manager
Rachel Threadgold	Community Sport and Physical Activity Group Manager



Our over 50s

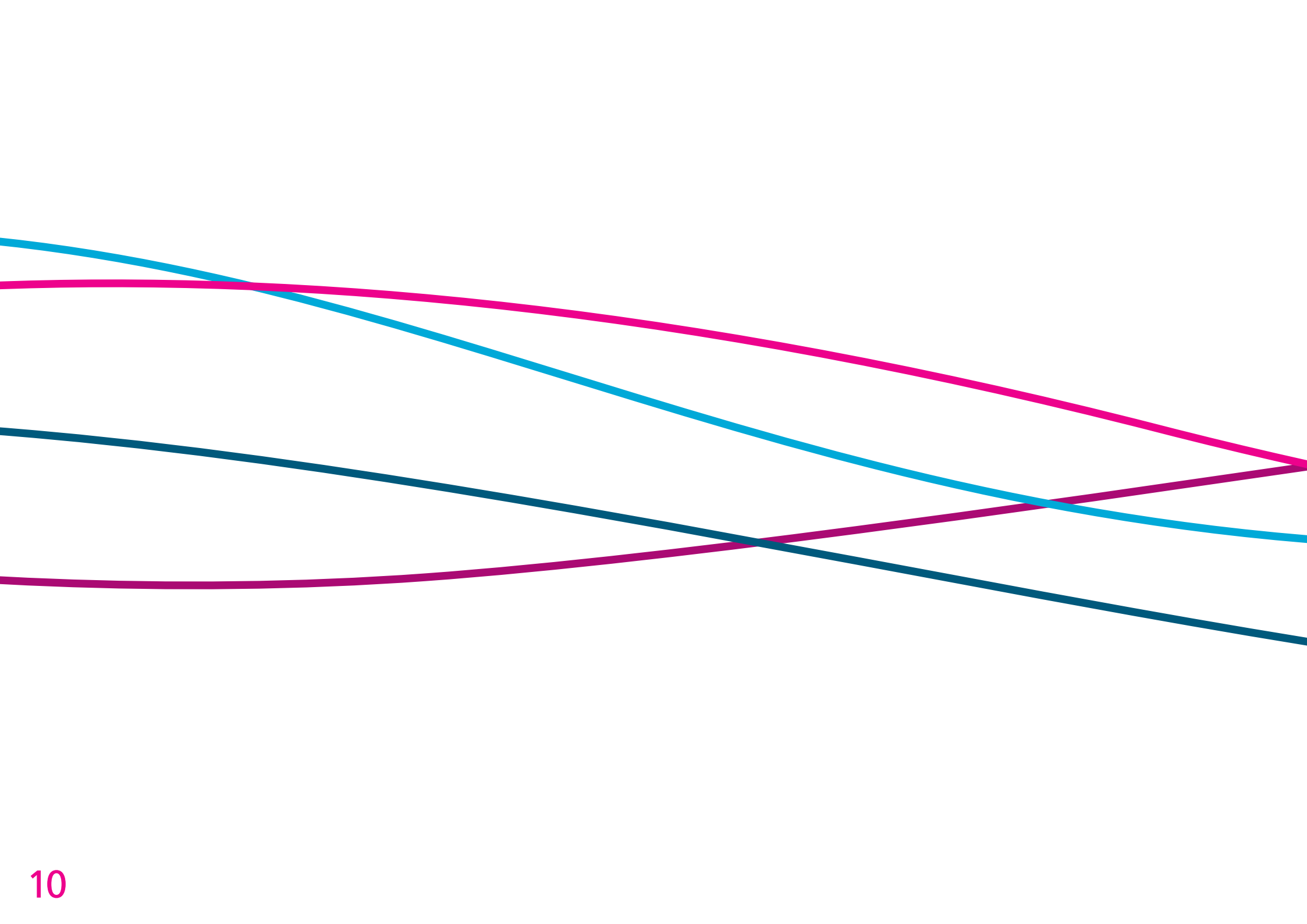


169,440
TOTAL POPULATION
OF TELFORD AND WREKIN

PROJECTED % CHANGE
2015 - 2035

PERCENTAGE OF POPULATION AGED 50+

15%-17%	18%-21%	22%-24%	25%-27%	28%-29%
30%-31%	32%-33%	34%-38%	39%-44%	45%-51%



Looking after yourself – healthier lifestyles

Looking after yourself - keeping active, eating sensibly, not smoking, moderating your drinking and taking care of your emotional health and wellbeing are important at all ages, but never more so than in our later years.

Local insight

Conversations with local partners and residents tell us that many local people adopt healthy lifestyle behaviours and those who develop weekly routines, particularly with a social circle around their activities, are showing it is possible and practical to sustain a healthy way of life.

Equally, there are residents who feel a healthy lifestyle is not relevant to them, they are 'over the hill' and do not expect or aspire to have the same quality of life or be able to do the things they have done in the past. People have many other pressures in their lives and do not recognise or prioritise the benefits of a healthy active life.

What our residents and partners say

980
COMPLETED
SURVEYS



The 'Are you healthy, safe and independent?' survey was carried out by Telford & Wrekin Council during July to September 2015. In total 980 people completed the survey and the majority of respondents were aged between 40 – 64 years.

Being healthy and feeling good

74% responded to say they feel healthy and good or very healthy and very good. More males (79%) than females (72%) stated they felt healthy and good.



The things that people told us about that help them to be healthy and feel good can be themed in the following ways:

- Exercise, diet, walking and hobbies 68%
- Self or others 48%
- Good work life balance 26%
- Practical support such as GP and health support/appointments, medicine, money or income and good weather 19%

Things that make it difficult to be healthy and feel good include:

- Disability and illness 29%
- Practical issues, such as poor diet/over weight, money/cost, getting older, poor transport, difficulties accessing health/medical appointments/facilities, loneliness/isolation, poor weather, lack of community groups, lack of sleep 27%
- Time issues, such as lack of time in general, work commitments, caring responsibilities or a poor work life balance 20%

When asked for ideas on how friends, family or neighbours may be able to support to overcome any difficulties identified respondents suggested they need:

- General help and support 17%

- Practical support such as help with chores, childcare, sharing of information and financial support 10%
- Social support such as do things together, keeping in touch, opportunities to socialise, help to get out more 10%
- No suggestions/ideas or no difficulties identified or they can't help 37%

When asked for ideas on how community or voluntary groups may support to overcome any difficulties identified respondents suggested they need:

- Social support and opportunities, such as community or social groups, health hub and community fitness, befriending, sport and leisure and volunteering opportunities 29%
- Practical support, such as chores, advice and support, transport and food banks 12%
- No difficulties or suggestions or they can't help or help not wanted 70%



What's the local picture?

- Just over a fifth (21%) of adults, circa 30,000 people, are still smokers
- However, people aged 45 years and over account for almost half (46%) of all people who successfully quit smoking through our local stop smoking services
- And successful quit rates improve with age, rising to 66% success rate in the over 60s, compared to well below 60% in younger adults¹⁴
- Over a quarter (26%) of adults are higher or increasing risk drinkers

- More than a quarter (28%) of adults are physically inactive - 36,650 people



28% ADULTS ARE PHYSICALLY INACTIVE

- Over two thirds (72%) adults, 93,800 people are overweight or obese
- Only 46% of adults eat the recommended '5-A-Day'

46%  

ADULTS EAT RECOMMENDED 5-A-DAY

- Every year around 300 people die from causes that are considered to be preventable, this includes a significant number of deaths which are due to smoking, alcohol consumption and excess weight

You can act on this advice...

Supporting people to live healthier lifestyles has been shown to be effective at any age. A few key lifestyle changes could help reduce the risk of getting potentially avoidable illnesses and conditions⁷. Integrating physical activity into daily routines, for example walking and gardening, is an important way for older people to keep active.

Top healthy lifestyle tips

Eat well

Losing weight, getting in shape, feeling energised - eating well has lots of health benefits.



www.nhs.uk/Change4Life/Pages/healthy-eating.aspx
www.nhs.uk/LiveWell/Loseweight/Pages/Loseweighthome.aspx

Drink less

Drinking a little less can make a real difference. Cutting back on alcohol can reduce health risk and boost general wellbeing.



www.nhs.uk/Change4Life/Pages/drink-less-alcohol.aspx
www.nhs.uk/Livewell/alcohol/Pages/Effectsofalcohol.aspx

Be smokefree

Quitting smoking is still the single most important change you can make to improve your health.



<https://smarttools.change4life.co.uk/#quitsmoking>
www.nhs.uk/Livewell/smoking/Pages/Gethelp.aspx

Move more

Active people live longer and get ill less frequently.



<http://www.nhs.uk/Livewell/fitness/Pages/Fitnesshome.aspx>
<https://smarttools.change4life.co.uk/#movemore>

What's on offer in Telford and Wrekin?

Telford and Wrekin has a wide range of activities and services supporting people to adopt a healthy way of life. These are open to residents of all ages and those over 50 are particularly welcome. In some cases concessionary prices are available (e.g. for carers and those in receipt of pension tax credit) and quieter times (for example avoiding family sessions) may be more appealing for some.

In addition there are activities for those in later life who feel more comfortable with people of their own age. These include over 60's swimming sessions, Mature Mega Mix (low impact for the over 50s), Senior Gym Club (supervised gym sessions for over 55s), Primetime (short tennis group) and AgeUKs Living Well programme of activities.

A great starting point, The Healthy Lifestyle Hub at Southwater One (01952 382582) is where a simple health check and advice and support on a healthy lifestyle is offered.



Healthylifestyles

Healthy Telford

www.telford.gov.uk/info/20087/healthy_telford

Other services that can provide a range of activities and services locally include:



My Life

www.telford.mylifeportal.co.uk



my options

activity, wellbeing and care

My Options

www.myoptionstelford.co.uk



Age UK Telford and Wrekin Living Well programme

www.ageuk.org.uk/shropshireandtelford/activities-events/living-well/

Telford & Wrekin Leisure Services

Telford and Wrekin Leisure Services


www.telfordandwrekinleisure.co.uk

What works

- ✓ People of all ages, even those already frail, benefit from starting lifestyle interventions early; especially interventions to increase physical activity levels. Lifestyle interventions should include: smoking cessation, alcohol, physical activity, healthy diet and weight aspects^{7,10}.
- ✓ Receiving prompts to improve lifestyle behaviour from people that they respect and trust encourages individuals to change their behaviour to improve their health. Making Every Contact Count (MECC) uses a brief advice approach, which usually takes up to 5 minutes. It involves raising a health behaviour issue with an individual (where appropriate) and signposting for further information and support.
- ✓ Particular workforces develop strong relationships with older people and research indicates¹. Services such as pharmacy teams, the Fire and Rescue Service and the social housing workforce are particularly relevant as they work with people who have poorer health than the general population. There is a high level of trust from the public in lifestyle advice from these services.

- ✓ The NICE guideline *Dementia, disability and frailty in later life - mid-life approaches to delay or prevent onset*¹⁵ aims to delay the onset of dementia, disability and frailty, by increasing the amount of time that people can be independent, healthy and active in later life by:
- changing specific risk factors and behaviours such as smoking, lack of physical activity, alcohol consumption, poor diet and being overweight
 - reducing the incidence of other chronic conditions that can contribute to onset
 - increasing people's resilience, for example by improving their social and emotional wellbeing



 **Click image to watch video**
Shirley and Glenys are determined to keep active

Recognising and supporting those in difficulty

In the current climate many local people are facing financial and social challenges which are having an impact on their health and wellbeing.

Local insight

Local partners working with residents facing challenges have highlighted that those in their 50's and 60's have become squeezed as families change. Women having children later means many parents over 50 have dependant children at home or adult children remaining dependant for longer continuing to need practical and financial support. As people live longer this group is also likely to have elderly parents requiring an increasing amount of care and support.

Divorce, separation and bereavement are also causing disruption and challenges even in the seemingly most stable families. For some the outcomes are positive and liberating as new life opportunities open up. For others the result is debt and housing issues, loneliness and isolation. Loneliness and isolation is debilitating at any age, particularly for those in later life. Those that are able to have regular contact with friends, family and their local communities are known to have a better quality of life and improved outcomes.



What's the local picture?

- One in four (24%) of 50-64 year olds are not living as a couple



ONE IN FOUR 50-64 YEAR OLDS ARE NOT LIVING AS PART OF A COUPLE

- A lower proportion of pensioners are living alone compared to the national average - 29.5% compared to 31.5% in England as a whole
- Over a fifth (21.6%) of older people are classified as living in deprivation, which is significantly worse than the England average of 18.1%
- Around a fifth (19.6%) of adults report having a high level of anxiety and 11.4% report low levels of happiness



OF ADULTS REPORT LOW LEVELS OF HAPPINESS

- Nationally, middle aged people (aged 45-54) are the most likely to feel lonely of all the age groups (15%) which equates to approximately 3,700 people in Telford and Wrekin

You can take these steps...

Mid-life is a significant transition and often a stressful time, burdened with simultaneous demands from work, childcare and ageing parents. It is important to recognise the resulting pressures and to seek support from family, friends and wider community groups.

The **Five Ways to Wellbeing**¹⁶ are a set of evidence-based steps which everyone can take in their everyday lives to improve their wellbeing.



Click image to watch video

Cathy found help when she was at a low ebb

Five ways to wellbeing Telford

Five ways
to wellbeing

Take notice...

Be more aware of the present moment, including your feelings and thoughts, your body and the world around you. Some people call this awareness 'mindfulness', and it can positively change the way you feel about life and how you approach challenges.

Five ways
to wellbeing

Connect...

Connect with the people around you: your family; friends; colleagues; and neighbours. Spend time developing these relationships.

Five ways
to wellbeing

Be active...

You don't have to go to the gym. Take a walk, go cycling or play a game of football. Find the activity that you enjoy and make it a part of your life.

Five ways
to wellbeing

Keep learning...

Learning new skills can give you a sense of achievement and a new confidence. So why not sign up for that cooking course, start learning to play a musical instrument, or figure out how to fix your bike?

Five ways
to wellbeing

Give...

Even the smallest act can count whether it's a smile, a thank you or a kind word. Larger acts, such as volunteering at your local community centre, can improve your mental wellbeing and help you build new social networks.

What's on offer in Telford and Wrekin?

A variety of sources of advice and support is available locally, including services delivered by:



Telford & Wrekin Council

Advice and information on benefits, housing, council tax, blue badges and concessionary travel
www.telford.gov.uk/info/1002/benefits
01952 380000



Citizens Advice

Free information and advice on areas including; benefits, consumer, debt, discrimination, employment, housing, immigration, legal, and relationships
www.telfordcab.co.uk



Age UK

Advice and information, Help at Home, Befriending Visitor and Telephone Buddy Schemes
www.ageuk.org.uk/shropshireandtelford/about-us/



Senior Citizen's Forum

Opportunities to influence decision making and access information about services, activities, and volunteering opportunities
www.twseniors.org.uk



Telford Crisis Network

Providing basic essentials to local individuals and families in need
www.telfordsupport.org.uk/telford-crisis-network/



Carer's Contact Centre

Information and support for carers in Telford and Wrekin
<http://telfordcarers.org.uk/>

What works

- ✓ Improving the mental wellbeing of older people and helping them to retain their independence benefits families, communities and society as a whole. Helping those at risk of poor mental wellbeing or losing their independence may also reduce, delay or avoid their use of health and social care services¹⁰.
- ✓ Evidence shows that effective interventions to improve outcomes for those experiencing disadvantage can be group based, one to one or include volunteering, include the following¹⁶:
 - Emotional health and wellbeing (positive psychology and mindfulness interventions, spiritual awareness, practices and beliefs, stress management)
 - Social and financial wellbeing (housing, fuel poverty, community cohesion, debt advice, financial capability, socialisation and prevention of social isolation)
 - Physical wellbeing (walkable neighbourhoods, interventions to enhance social interaction activities such as arts, music, creativity, learning, volunteering and time banks)



Valuing contributions

We know from national evidence that people in mid-life and older age make a huge contribution to society through volunteering, caring activities within the family, their contribution at work and in retirement (to their friends, families and wider communities). This is beneficial to them and others, reciprocal relationships are important, being valued and valuing others.

Work provides income that supports a healthy life and provides social opportunities that are good for health and wellbeing. Good quality employment opportunities for older people are essential and can bring additional benefits for health and wellbeing^{8,12}.

Evidence suggests that older people can also be beneficial to employers with higher profits, reduced staff turnover and less absenteeism. With an ageing population we are seeing a rise in the number of people working beyond the age of 65. Older people in more disadvantaged social positions are more likely to have difficulty finding and keeping a job and are more likely to have health problems at an earlier stage in life¹².

Local insight

Local partners supporting people into employment identify those over 50 as under pressure in the workplace particularly those with health issues which make work difficult. Those who are unemployed have difficulty getting back into work, especially when they are unfamiliar with current recruitment processes, have poor qualifications and a loss of confidence and self-esteem. Re-skilling is challenging making it difficult to change career and as a result people often end up in 'unskilled' jobs.

Volunteering offers a positive use of skills and expertise. It provides a good opportunity for work experience for those looking to gain employment but also contributes greatly to individuals and local communities. Many local clubs, groups and organisations would not be able to function without the fantastic support that their volunteers provide doing a very wide range of activities at varied levels of time commitment.

Our local 'Are you healthy, safe and independent?' survey asked for ideas on how community or voluntary groups may support people to overcome difficulties. Suggestions included:

Being healthy and feeling good

- Social support and opportunities, such as community or social groups, health hub and community fitness, befriending, sport and leisure and volunteering opportunities
- Practical support, such as chores, advice and support, transport and food banks

Being safe and secure

- Social and community support, such as safe place schemes or groups, neighbourhood watch or community groups, advice and support and education groups, work together and communicate and increase community spirit, reduce isolation
- Practical support, such as better policing, improve or repair the local environment, help with transport

Being in control of your own life

- Practical support such as advice and education, support groups, transport, help with shopping and household chores, organise activities and hobby groups, financial support and advice, health or disability groups, help with childcare, independence and confidence support groups, police



What's the local picture?

- Almost two thirds, 65.6% of people aged 50-64 work (48.2% full time, 17.4% part time)



65.6%
OF PEOPLE

AGED 50-64 WERE WORKING

- Almost one in 10, 9.4% of people, aged 65 and over work (4.3% full time, 5.2% part time)
- Nationally 19% of people have volunteered in the last 12 months, this equates to approximately 24,800 in Telford and Wrekin



19%
OF PEOPLE

HAVE VOLUNTEERED IN THE LAST 12 MONTHS

- Nationally 18% of people have been involved in at least one social action project in their local area in the last 12 months, this equates to approximately 23,500 in Telford and Wrekin
- The census suggests there are 18,000 carers in Telford and Wrekin with 2,200 registered. They provide help to, or look after, a friend, relative or neighbour with practical, personal or emotional support.

You can consider...

Volunteering

Helping others can be fun, you will feel appreciated, make new friends and widen your knowledge and have a rewarding experience. Volunteering helps build strong ties to the community, reduces isolation and helps the move into retirement^{8,10,11}.

Befriending

Visit people's homes to provide friendship and that little bit of support for lonely and less mobile older people.

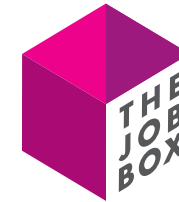
Learn something new

Sign up for a class or develop a new skill you've always wanted to try, join a book club or research something you've wondered about

Working

The characteristics of work – activity, social interaction, identity and status – are proven to be beneficial for our physical and mental health. Research shows that people in work tend to enjoy happier and healthier lives than people who are out of work.

What's on offer in Telford and Wrekin



Telford Job Box

Support for those seeking employment
www.telfordjobbox.co.uk

Learning for wellbeing

Telford

Learning for Wellbeing

Offering a range of free courses designed to improve the wellbeing of adults with mild to moderate mental health conditions, this includes stress, anxiety and depression amongst others.
www.telfordjobbox.co.uk/learn.html



Telford Carers Centre

Information and support for people who provide help to or are looking after a friend, relative or neighbour with practical, personal or emotional support.
<http://telfordcarers.org.uk/>



Age UK Shropshire, Telford & Wrekin

Volunteer programmes including Help at Home, Befriending Visitor and Telephone Buddy Schemes.

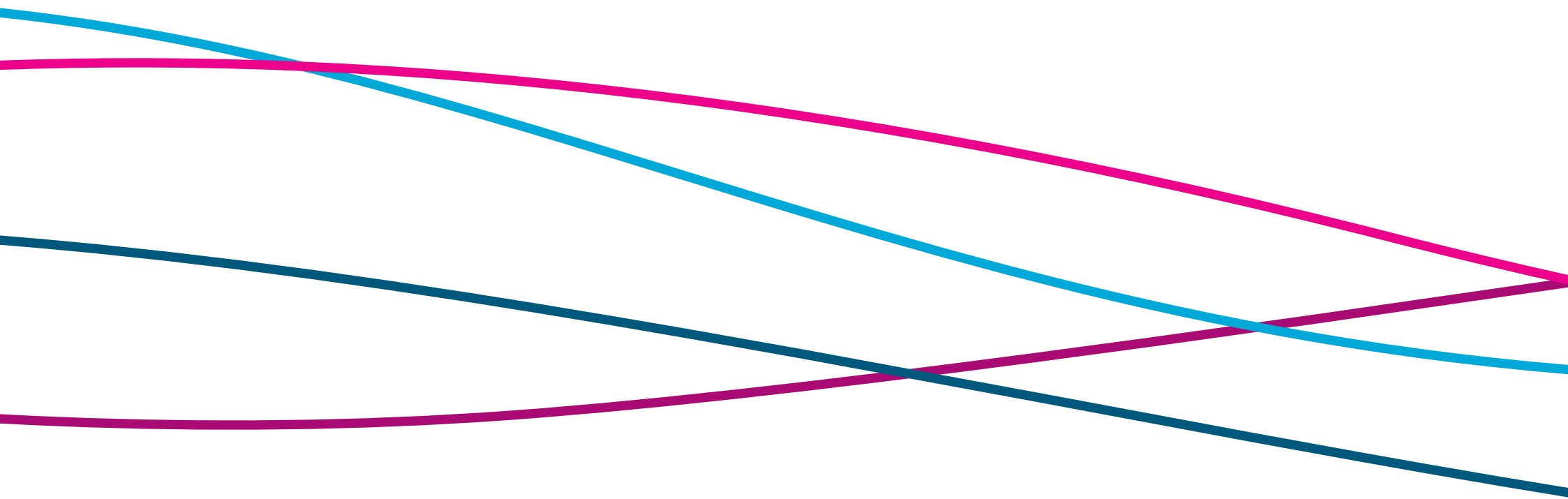
What works

- ✓ Community Health Champions are local community volunteers who care about the health and wellbeing of those around them and their communities. They can bring their own life experiences to improve health and wellbeing within those communities, including their individual circles of families, friends and workplaces⁴. Volunteers from local communities are best placed to influence those communities and make a positive contribution to the health and wellbeing of those local groups and individuals through building connections.
- ✓ Intergenerational practice aims to bring people together in purposeful, mutually beneficial activities which promote greater understanding and respect between generations and contributes to building more cohesive communities⁸.

- ✓ Key features of success in increasing employment opportunities and retention for older people include^{8,12}:
 - Improvements to the physical and psychosocial work environment, risk assessment for workers with health or mobility needs
 - Training for managers on issues of age, fair recruitment practices that encourage applications from older people
 - Ensuring training and lifelong learning opportunities are offered throughout working life and making them appropriate and accessible for older employees, Career development – providing older workers with opportunities to progress and to maintain their skills and knowledge, Performance discussion for employees of all ages to alleviate concerns in this area
 - Flexible working time practices, Phasing retirement and flexible retirement option



 [Click image to watch video](#)
Peter remains active by volunteering



Staying well

Beyond the lifestyle behaviour influences of smoking, alcohol consumption, excess weight and lack of exercise there are other key risk factors which can be changed or modified to prevent some types of common conditions such cardiovascular disease (heart disease and stroke), certain cancers, dementia and the onset of Type 2 diabetes.

One of the most important modifiable risk factors is high blood pressure (hypertension), which can cause heart attacks and strokes and also lead to chronic kidney disease and some types of dementia.

Half of all cancers occur in people aged 50-74 years and our understanding of the impact of lifestyle choices on our risk of developing various cancers is growing all the time. Cancer screening programmes, which aim to detect changes before symptoms occur, can prevent some cancers as well as ensuring early detection and prompt treatment.

As our population ages it is becoming more usual for us to live with more than one health issue at the same time (known as co-morbidity), but people can live well with chronic conditions and it is never too late to prevent or delay complications.

What our residents tell us

In Telford and Wrekin one in ten people (10.7%) aged 50-64 years report their health as bad or very bad, which rises to 14% in 65-74 year olds. Unsurprisingly, the levels of local people who report that their day-to-day activities are limited a lot due long term health problems or disability rises sharply with age, increasing from 12.5% in 50-64 year olds, 20% in 65-74 year olds, up to two thirds (60%) in people aged 85 years and over.



What's the local picture?

- Life expectancy is worse than the England average and is not improving as fast as the national rate, particularly for women. During 2012-14 local life expectancy rates were 78.7 years for males and 81.8 years for women

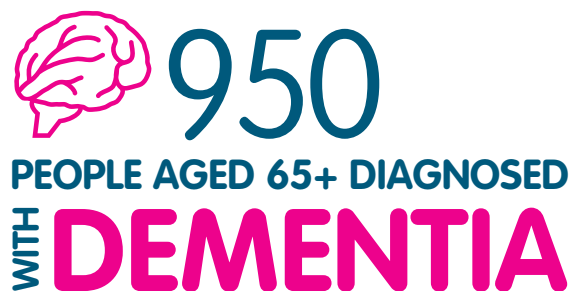


- Every year approximately 530 people die before the age of 75 years, which makes a significant impact on our local life expectancy rates. The biggest killers are cardiovascular diseases (heart disease and stroke) and cancers, which cause two thirds of early deaths
- Cancer is the biggest cause of death under 75 years, causing 42% of all early deaths. We lose around 220 people from cancer before their 75th birthday each year and the local rate is significantly worse than the England average

42% EARLY DEATHS FOR UNDER 75 YEARS CAUSED BY CANCER

- Many cancers can be avoided by reducing lifestyle risks or through prompt, high quality treatment. The top three cancers which are avoidable are lung cancer (50 early deaths per year), bowel cancer (23 early deaths per year), and breast cancer (20 early deaths per year)
- Heart disease and stroke cause just over a fifth (21%) of early deaths, which amounts to approximately 110 deaths before age 75 per year. Our early death rates from cardiovascular disease have fallen rapidly over the past decade and are now similar to the national average

- There are 950 local people aged 65 years and over who have been diagnosed with dementia. This equates to 3.4% of the population aged 65+ years, which compares to 4.3% across England as a whole. There is a major national drive to improve dementia diagnosis



You can stay well by...

Attending any health check that you are invited to by your General Practice - as we get older our risk of disease increases and many, like high blood pressure or Type 2 Diabetes may not cause any symptoms. It is important to get diagnosed and treated as soon as possible to prevent complications

Getting Vaccinated - protect yourself and others around you by taking up the offer from your GP to be immunised against:

- 'Flu every winter, if you are 65 years and over or you are under 65 and have a chronic health condition

- Pneumococcal infection, which cause pneumonia, septicaemia and meningitis, by having the one off 'pneumo jab' if you are 65 years and over or you are under 65 and have a chronic health condition
- Shingles, by having a one off vaccination if you are aged 70 and 78 years

<http://www.nhs.uk/Conditions/vaccinations/Pages/vaccination-schedule-age-checklist.aspx>

Being Screened – to find out if you are at higher risk of a health problem, so that early treatment can be offered or information given to help you make informed decisions, by taking up the invitations for:

- Cervical screening – every five years if you are aged 50 to 64 years or if you are over 65 and you haven't been screened since age 50 or have recently had abnormal tests
- Breast screening – if invited between age 47-73 years and also if you wish to continue when over the age of 70 years
- Bowel Cancer Screening – by sending the test kit back every two years if you are 60-74 years and by attending the one-off bowel scope test if you are invited at the age of 55
- Abdominal aortic aneurysm (AAA) – screening for men when you are invited at age 65 years
- Diabetes Eye Screening – every two years if you have been diagnosed with diabetes

Noticing Symptoms and Seeking Help - cancer is more common as we get older, so it is useful to know the key symptoms to look out for. Spotting cancer early is important as it means treatment is much more likely to be successful, the most important symptoms.

- A lump anywhere in your body
- Bleeding from anywhere
- A new mole, or existing moles that change in size, shape or colour, become crusty or bleed or ooze
- A cough, croaky voice or hoarseness that won't go away
- A change in bowel habits that won't go away
- Unexplained significant weight loss (a noticeable amount when you are not trying to lose any)

Being Mindful of Dementia - if confusion and memory problems start to affect your daily life, it is worth sharing your concerns and making an appointment to discuss them with your GP. If you are worried about someone else, try to encourage them to see their GP, offering to go with them for support if they seem a bit reluctant.

What's on offer in Telford and Wrekin?

A range of services and programmes are in place locally to support us stay well, including **your local GP** and the following:

NHS Choices

<http://www.nhs.uk/pages/home.aspx>

Shropshire Breast Screening Service

<http://www.sath.nhs.uk/services/breastscreening/default.aspx>

The Shropshire Bowel Cancer Screening Centre

http://www.sath.nhs.uk/services/cancer_services/screening/bowel_screening/bowel_cancer_screening.aspx

Shropshire, Telford & Wrekin Abdominal Aortic Aneurysm (AAA) Screening Programme

<http://www.sath.nhs.uk/services/AAA-screening/default.aspx>

Shropshire Diabetes Eye Screening

<http://www.sath.nhs.uk/services/diabetes/Eye.aspx>

What works

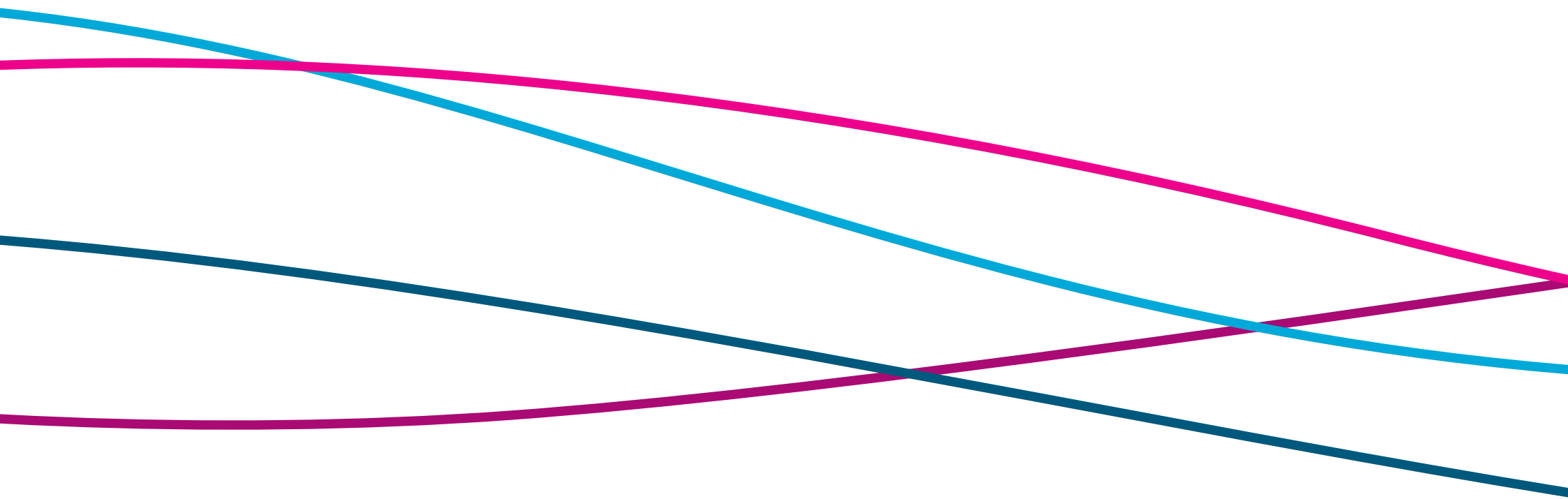
- ✓ Only four out of ten people with high blood pressure in England have been diagnosed and treated to the recommended level, compared to seven out of ten people in countries like Canada. The national Blood Pressure System Leadership Board is a partnership of twelve organisations, including: Public Health England, NHS England, the Department of Health, Royal College of General Practitioners, British Heart Foundation and British Hypertension Society. The Board's vision and action plan *Tackling high blood pressure, From evidence into action*¹⁷, which is based on the best evidence and practical experience, sets out the improvements required to tackle hypertension systematically across three areas: prevention, detection and management.
- ✓ *Achieving world-class cancer outcomes: a strategy for England 2015-2020*¹⁸ provides recommendations to radically improve the outcomes for people affected by cancer through the following:
 - Radically upgrading prevention and public health programmes
 - Driving a national ambition to achieve earlier diagnosis
 - Improving patient experience
 - Transforming the support offered to people living with and beyond cancer
 - Investment to deliver a modern high-quality service

- ✓ The risk of dementia, disability and frailty will sometimes be determined by factors that cannot be changed, such as inherited conditions or injury. But changing specific risk factors and behaviours can reduce the risk of dementia, disability and frailty for many people. As with hypertension and cancer, these changeable factors include smoking, lack of physical activity, alcohol consumption, poor diet and being overweight.



Click image to watch video

Trevor has benefitted from regular exercise



Recommendations: Shaping our local offer

There is strong evidence that improving lifestyle behaviour for people in mid-life will significantly improve health and wellbeing of people in Telford and Wrekin given: what our residents tell us about how healthy lifestyles make them feel, the clear impact of lifestyle risk factors on preventable chronic diseases and the evidence from national guidance and best practice about what works. It is therefore recommended that:

Recommendation 1

Action should be taken by the Council and partners to encourage and support people over 50 to adopt healthy lifestyle behaviours, which incorporate opportunities to volunteer and ensure advice, signposting into services by health and social care professionals is systematic.

This should include:

- Working with local partners to implement locally the 'One You Campaign' (developed nationally by Public Health England)
- Working with local employers to provide manual workers with support to quit smoking

- Action should be taken to encourage and support people in mid-life (aged over 50 years) to be more physically active and to continue to be active into their older years. This should include:
 - ensuring an age appropriate offer - making use of available good practice
 - opportunities to volunteer
 - maximising the potential of advice, prescribing and referral interventions by health and social care professionals
- Taking local action to raise awareness of the new alcohol guidelines
- Working with our existing alcohol service providers to offer evidence based interventions to support people in mid-life (aged over 50 years) to drink less
- Working with the Health and Economy Steering Group for Dementia and wider partners to audit local practice against the NICE Guidance to identify gaps and agree next steps to preventing and delaying the onset of dementia

Recommendation 2

The Council's public health team should work with key partners to develop the wider public health workforce to expand our local capacity and capability to improve the health and wellbeing for our ageing population.

This should include:

- Further development of our Making Every Contact Count (MECC) training programme to include tailored messages for an ageing population. Action should be taken to engage particular workforces in contact with people in mid life and older people.
- Collaborative working with the Telford and Wrekin Clinical Commissioning Group, Shropshire Local Pharmaceutical Committee and our community pharmacies to develop a Healthy Telford Pharmacy approach – to include health promotion, disease prevention and health protection services
- Partnering with Shropshire Fire and Rescue to build workforce capacity and capability and develop their understanding of health improvement with an initial focus on quit smoking, safe and well checks and falls prevention

- Working with providers of Social Housing to: understand the contacts the housing workforce has with customers and the extent of the opportunities that exist to improve health and wellbeing; gather evidence of the impact of trained and competent staff on the health and wellbeing of customers, and wider community; and provide education and training on health topics that have been identified as important to improving customers' health and wellbeing

Recommendation 3

Action should be taken by the Council, NHS Telford and Wrekin Clinical Commissioning Group and partners to ensure good access to healthy lifestyle support for the most vulnerable adults, such as those with long term conditions or mental health illness.

This should include:

- Improving the physical health of those with a long term condition and mental health illness by ensuring good access to healthy lifestyle support – work should be undertaken to review the current offer for lifestyle services and ensure tailored support is available
- Exploring further access to existing services – data should be recorded of those people with a long term condition and mental health illnesses who have accessed the available lifestyle services for physical health promotion so that we can ensure that we are accessing this population and further activity taken if these numbers are low.

- Health and care professionals should be aware of the higher prevalence of smoking in those with mental health illness and increase the use of MECC to identify smokers and signpost them to services
- Practitioners delivering behaviour change and lifestyle interventions should receive appropriate training to tailor the support they provide

Building resilient communities clearly benefits individuals, their families, wider networks of friends, neighbourhoods, localities and the Borough as a whole. The significant contribution community volunteers play is clearly recognised. Evidence shows that people being supported within their communities by their friends and neighbours will improve health and wellbeing in Telford and Wrekin, therefore it is recommended that:

Recommendation 4

The Council, its partners and communities should support and promote a range of group, one-to-one and volunteering activities that meet the needs and interests of local older people.

This should include:

- Continued work with partners and communities to raise public awareness of Five Ways to Wellbeing – signposting people to opportunities to Connect, Be Active, Take Notice, Keep Learning and Give; and paying attention to target older people who are identified as being

most at risk of a decline in their independence and mental wellbeing

- Identifying those most at risk of a decline in their independence and mental wellbeing and providing them with information on activities that might help them. Those at increased risk include those who:
 - Are Carers
 - live alone and have little opportunity to socialise
 - have recently separated or divorced
 - have recently retired (particularly if involuntary)
 - were unemployed in later life
 - have a low income
 - have recently experienced or developed a health problem
 - have had to give up driving
 - have an age related disability
 - are aged 80 or older

Recommendation 5

Building on work already underway, the Council and partners should take a community-centred approach to improving the health and wellbeing of our ageing population.

This should include:

- Working with local partners and communities to develop a local network of Health Champions
- Commissioners should consider community-centred approaches when commissioning services that build on the talents of older citizens and enable older people to be part of mutually supportive communities

- The council and partners should continue to invest time and resources into developing local volunteers – women are more likely than men to volunteer on a monthly basis therefore taking action to encourage and facilitate older men to volunteer in their communities should be encouraged
 - Working with key partners we should identify opportunities to pilot and evaluate intergenerational practice:
 - Intergenerational volunteering
 - Programmes to promote community relationships, promote community safety and address fear of crime
 - Programmes to promote active ageing and improved health and wellbeing
 - Programmes to support young people and families through both older family members and volunteer support (linking to our early help offer for children and families)
-

The benefits of work beyond simply providing income are widely acknowledged, particularly the promotion of purpose, the development of social opportunities and the positive impact on good mental health and general wellbeing. Good quality employment opportunities for older people which recognise these wider benefits should therefore be encouraged in Telford and Wrekin:

Recommendation 6

Action should be undertaken by the Council with local employers to raise awareness of the links between work, healthy lifestyles and wellbeing and the action employers can take to increasing employment opportunities and retention for older people.

This should include:

- Expanding our local Work Well Initiative to include key messages and practical tips for local employers and encourage employers to share best practice and case studies of how they are supporting older employees in the workplace via local business forums and networks
 - Harnessing the power of local businesses and organisations to play their part in supporting people to make healthier choices – encouraging them to commit to taking action voluntarily to improve public health through their commercial actions, community activities and their responsibility as an employer
-

Prevention is better than cure and healthy lifestyles are crucial, but the detection of other risk factors which can be measured and where appropriate treated will also allow people to prevent or delay diseases which can significantly reduce life span or quality.

Actions at a local level need to enable people to realise the national vision of prevention as everybody's business.

Recommendation 7

Action should be taken, by NHS Telford & Wrekin CCG with the Council and other partners to maximise every opportunity for awareness raising and early detection of risk factors and symptoms, ensuring early diagnosis and treatment for cancer, cardiovascular disease (heart disease and stroke) and Type 2 Diabetes.

To improve cancer survival by:

- Awareness raising of the link between lifestyle choices and cancer risk, including tailored information for those with lower levels of health literacy.
- Promoting symptom awareness – in addition to supporting the national Be Clear campaigns, develop a local communication plan to extend the reach of symptom awareness key messages, with a focus on the over 50s as half of all cancers occur in those aged 50-74 years

- Taking action to improve the uptake of the three cancer screening programmes, with a particular focus on inequalities in uptake
- Extension of our MECC training programme to incorporate cancer awareness information, advice and signposting (link to Recommendation 2)
- Developing an appropriate referral service, which is embedded in the pathway for patients being treated for cancer to ensure they receive appropriate lifestyle advice tailored to their circumstances and risk.

To tackle high blood pressure, through work with partners on all three aspects described by the Blood Pressure Leadership Board:

Prevention

- Increasing the rate of brief interventions delivered by healthy lifestyle advisors and other partners (suitably trained) to explain the effect of alcohol on blood pressure, and the risks associated with consumption above recommended new guidelines
- Developing a strong local narrative around the impact of alcohol intake on blood pressure
- Developing the role of community pharmacy in identifying and managing blood pressure
- Working with Fire and Rescue Services to include blood pressure in safe and Well Checks

Detection

- Developing the scope of blood pressure testing venues for example through pharmacy and the voluntary sector organisations and potentially at home.
- Encouraging more frequent opportunistic testing in primary care both by clinicians and wider staff and integrating testing into the management of long term conditions, including the targeting of high-risk and deprived groups through audit and outreach testing
- Work with CCG to encourage more waiting room testing e.g. automated systems
- Encourage and support self-testing through education and awareness raising with all partners
- Provide insight into under-served communities to support local development of detection approaches which reduce inequalities for example use of community health champions

Management

Support awareness raising with the public and our partners, as well as supporting the CCG as they address variation and barriers to implementing best practice.

- Adopt and support roll out of a Blood Pressure Pathway being developed by CVD Strategic Clinical Network later in 2016.
- Support adherence to drug therapy and lifestyle change, particularly through self-monitoring of blood pressure and pharmacy medicine support

- Encourage development of self-monitoring and telehealth options
- Expand community pharmacist role in management
- Support health professional education through signposting to resources, training and tools

To reduce the risk of cardiovascular disease – heart disease, stroke and diabetes:

- Work with partners and through all available channels to encourage people to attend all invitations to health screening
- Continue to raise awareness of the risk factors for cardiovascular disease and link this to the nation One You Programme
- Support other national programmes promoting awareness of Type 2 Diabetes as a preventable disease linked closely to excess weight

Review of last year's recommendations

I made seven recommendations in my last annual public health report. Progress made towards delivering these recommendations with our partners during the past year is outlined below.

The Early Help Partnership should work with schools to develop a schools based programme to improve emotional health and wellbeing of children and young people

26 schools have participated in structured interviews contributing to the 'Health Promoting Schools Survey'. Emerging themes requiring greater focus are: self harm; depression; anxiety; coping strategies; online safety; RSE; effective approaches for engaging with parents; and personal resilience. The outcomes of the school survey are informing the development of our school based programme for emotional health and wellbeing. 37 schools have benefitted from additional training to help them to better support children with anxiety and anger issues. School Nurses commissioned by Public Health have continued to work with children and young people to support improved emotional health and wellbeing. They also support school staff to work better with children and young people on a day to day basis and fire fight issues that come up in everyday school life.

What's next:

We have recently been informed that we have secured some additional funding to train and develop our early help workforce – this will include primary, secondary and further education.

For further information please contact:

public.health@telford.gov.uk

The Council should be an exemplar employer for promoting and supporting improvements in employee health and wellbeing, using an evidence-based and innovative approach.

The Senior Management Team at the Council recognises the benefits of promoting a healthy workplace and has supported a review of the activities available for employees to improve their physical and mental health. There are a wide range of initiatives including cycle to work scheme, flexible working policy, access to counselling, Workplace Challenge, volunteering opportunities and resilience training, however they cannot be found in one place under a 'Workplace Wellbeing' offer.

What's next:

The People Services team which includes Organisational Development, Occupational Health and Human Resources is considering a wellbeing offer and approach for all Council employees

For further information please contact:

work.well@telford.gov.uk

The Living Well Board, in collaboration with employers, should develop a workplace wellbeing offer within the Telford Bondholders Scheme.

Work Well is being developed as a coordinated network of organisations interested in workplace wellbeing as part of their corporate social responsibility. It is facilitated by Public Health at Telford and Wrekin Council and brings together expertise and support from across the Borough. Registration is free for employers in Telford and Wrekin.

Organisations can register on the Work Well website to access a menu of resources which include:

- Information, facts & figures
- Examples of best practice nationally and locally
- Simple guides on how to get started
- Detailed information on specific areas
- Workshops/seminars on aspects of health and wellbeing
- Support from local organisations
- News updates and items for inclusion in newsletters and communication feeds
- Volunteering programme opportunities

- Self assessment tools
- Campaigns calendar with free resources and ideas on how to get involved

What's next:

The website will be launched to the local business networks in Spring 2016 and the supporting programme of activities rolled out throughout the year.

For further information please contact:

work.well@telford.gov.uk

The Council should work with wider partners to ensure that the universal offer for physical activity and also the targeted work to address health inequalities provides opportunities comprehensively across the life course.

Over the last year the Council has continued to support and develop new approaches to offer physical activity opportunities to as wide a range of residents as possible. This has included:

- Junior Park Run - The Council supported local volunteers to establish Junior parkrun which compliments the existing parkrun in Telford Town Park. Junior parkrun is a 2k run for juniors only (4-14 year olds) and is held every Sunday at 10am.
- BE ACTIVE – following a successful implementation in Brookside this project is now also being delivered in Donnington. The project is meeting its aim of getting sedentary 14+ residents to increase their participation in sport and physical activity through a variety of informal opportunities.

- Doorstep Sport Clubs (DSCs) continue to engage young people 14+ in weekly sports clubs in disadvantaged areas. The offer ranges from football to dance. With funding from Street Games, a national charity Telford and Wrekin Council have been able to extend delivery of DSC in new areas of the borough.
- Tackle your Health has been proactive in recruiting volunteers to deliver activities as part of the men's health programme. This year has seen the introduction of cycling which has been extremely successful. Volunteers have completed the 'Mountain-Bike Instructors Award Scheme' and offer rides as part of Cycle Telford every other Sunday 10am – 12noon in the Town Park.



Click image to watch video
Jim was overweight and decided it was time to act

- The local leisure provision has continued to be improved. Leisure Services opened a new gym at Horsehay Village Golf Centre in March 2015 encouraging more people to become aspirations members.
- This year TParty in July was a sporting extravaganza and was the first venue in the West Midlands to welcome the arrival of the

Webb Ellis Rugby World Cup Trophy! The day saw a range of family fun activities delivered across Telford Town Park and Southwater. There were a whole host of come and try it activities including: Penalty shoot-out competition, bubble football, rounders games, Tennis Factory and rugby.

What's next:

Increasing participation in sport and physical activity continues to be a priority for the Council. It recognises the contribution this can make to peoples lives across the life course and particularly in helping people to lead healthy independent lives.


For further information please contact:

leisure@telford.gov.uk

The Public Health team should work with the Development, Business & Employment team to develop specific policies which support the creation of healthy environments, for example, controlling the number of new fast food outlets within local centres and near schools, in the Shaping Places Development Strategy.

A number of themes that promote health and wellbeing have been woven through the development of the Local Plan that is now out for consultation. These include maintaining, enhancing and protecting sports and recreation facilities, improving infrastructure to promote walking, cycling and use of public transport and providing community facilities for an ageing population.



 **Click image to watch video**
Cllr Richard Overton talks about the council's Green Guarantee

Next steps:

The progress of the Local Plan will be monitored and opportunities to further enhance health through planning will be taken where appropriate.

For further information please contact public.health@telford.gov.uk

The Council, partners and communities recognise the valuable contribution volunteering can make to volunteers themselves and to others and support the development of more volunteering opportunities.

Volunteering is a co-operative activity; it helps to build relationships and partnerships between public, private and voluntary sector organisations. We are fortunate to have a huge number of volunteers in Telford and Wrekin, many of whom volunteer within Council services.

Through Cities of Service (a Cabinet Office funded programme) this experience has been built on and even more opportunities have been created for residents to be active citizens within our Borough.



 **Click image to watch video**
Brookside is buzzing with volunteers

Let's Grow has established community growing projects in the most vulnerable areas of the borough, run cooking courses, developed tool hire schemes and planting events. The impact the project has achieved can be seen in this short video.

What's next:

The Cabinet Office Cities of Service initiative ends in March 2016 but Let's Grow will continue, as will many other opportunities for volunteers across the Borough.

For further information please contact getinvolved@telford.gov.uk

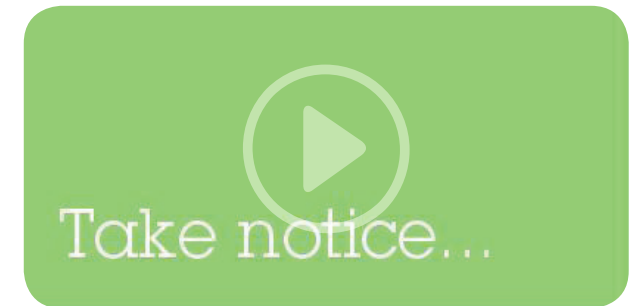
The Council, partners and communities use the '5 Ways Telford' social media blog to cascade 'people like us' stories to inspire others to take simple steps to feel well, be more positive and get more from life.


Public mental wellbeing is described as people feeling good, functioning well and having a positive experience of life. The 'Five Ways to Wellbeing' is a set of evidence based actions that promote people's wellbeing. The actions are:

Connect, Be Active, Take Notice, Keep Learning and Give.

A 'Telford 5 Ways' Campaign has been developed cascading 'people like us' stories through blogging and social media networks. Whilst the blogging and social media approach has been slower to show impact than was anticipated it has reached a large number of individuals who are unlikely to have received the messages through more traditional formats.

In addition Five Ways to Wellbeing has been embedded into services across the Council including Healthy Lifestyles Hub, Learning for Wellbeing Courses, Job Box and the volunteering programme



 **Click image to watch video**
Julie's journey began with one small step and ended in a transformation

What's next:

Five Ways to Wellbeing will continue to be promoted as simple steps that everyone can use to improve their wellbeing.

For further information please contact: public.health@telford.gov.uk

In order to fully realise the opportunities for Making Every Contact Count it is recommended that:

- **The Council develop and roll out Health & Wellbeing Making Every Contact Count training for front-line council services, who have received Public Health grant funding, to ensure our workforce feels confident in using brief advice to raise lifestyle and wellbeing issues with customers and;**
- **The NHS Telford and Wrekin Clinical Commissioning Group support collaborative work on Making Every Contact Count across the Local Health Economy, for example through use of the NHS standard contract to specify MECC training and delivery requirements for providers.**

Receiving prompts from people that they respect and trust encourages individuals to change their behaviour to improve their health. Making Every Contact Count (MECC) uses a brief advice approach which usually takes up to 5 minutes. It involves raising a lifestyle issue with an individual (where appropriate) and signposting for further information and support.

An online learning package for Health and Wellbeing MECC is now available via the Council's Ollie online learning framework. Since May 2015 over 300 members of staff have completed the online training module.

A 2 hour face to face training session has also been developed for Council frontline staff and partners in public and third sector working with vulnerable groups. The training seeks to further embed the messages and skills required to deliver MECC. To date over 90 members of staff and volunteers from a range of organisations have completed the training, the programme continues with monthly sessions until April 2016. The initial indications from the evaluation are that the training is effective and that staff will use MECC on average once a week.

As well as the positive impact on service users, MECC also has potential to improve the health and wellbeing of staff and their friends and families.

Next steps:

The online and face to face training programme will continue through 2016/17 with delegates welcomed from a wide range of partners who work with vulnerable residents as part of their everyday roles.

In addition a specific programme will be developed with Shropshire Fire and Rescue to enable officers to use Health and Wellbeing MECC during contacts with the public, particularly during home visits.

For further information please contact:

public.health@telford.gov.uk

Public Health Outcomes Framework

Summary of key changes to the health of people in Telford and Wrekin

Since the last annual public health report there have been some significant changes on certain indicators which measure the health of our population.

For life expectancy and mortality rates

- Whilst life expectancy figures remain significantly worse than the England average, there have been improvements in death rates and the following measures are no longer significantly worse than the national average:
 - Mortality rates for all causes considered preventable, for males
 - Early mortality rate (under 75 years) for cardiovascular diseases (heart disease and stroke) for all persons
 - Early mortality rate (under 75 years) for cancer in women
 - Early mortality rates (under 75 years) for liver disease considered preventable in all persons and males
- The early mortality rate from all cancers considered preventable in men has deteriorated and is now worse than the England average

In terms of health improvement

- Measures of health for children and young people have mainly remained worse than the national average, including: smoking in pregnancy and teenage pregnancy, excess weight and breastfeeding at birth – although breastfeeding at 6-8 weeks has improved
- Hospital admissions caused by deliberate and unintentional injury have risen and are now worse than the England average
- For adults, levels of smoking and excess weight and the uptake of the NHS Health Check remain worse than average. However, levels of physical activity and cervical screening coverage have improved
- Hip fractures for older people aged 65 years and over in all persons and in women have increased and are now worse than the national average.

With respect to the wider determinants which impact on health

- Levels of children living in poverty have improved, but remain worse than the England average
- School readiness measures have improved, particularly in our most disadvantaged children, with two indicators now significantly better than the national average

Introduction

The Public Health Outcomes Framework (PHOF) for England⁶, was first published in January 2012 by Public Health England (PHE). The overarching vision of the PHOF is improving and protecting the nation's health and wellbeing, and improving the health of the poorest fastest. This vision is encompassed in the framework's two high level outcomes:

Outcome 1: Increased healthy life expectancy

Outcome 2: Reduced differences in life expectancy and healthy life expectancy between communities

The framework aims to deliver these outcomes through improvement across 66 public health indicators and a series of sub indicators grouped into four domains.

PHE refresh and update the data the PHOF indicators at quarterly intervals in August, November, February and May. This report provides an updated overview and key headlines for Telford and Wrekin from the most recent PHOF, comprising updates released by PHE in November 2015.

PHOF Summary for Telford & Wrekin November 2015

Domain 0 - Overarching determinants of health

There are two primary indicators with a total of ten sub-indicators in this domain with reported data. There were no new indicators for this domain; no indicators have been updated in the November 2015 release. The Telford & Wrekin position is significantly worse than the England average for all eight sub-indicators that have been compared.

Worse than average indicators:

- Healthy life expectancy at birth (male and female)
- Life Expectancy at birth – (male and female)
- Life Expectancy at 65 – (male and female)
- Gap in life expectancy at birth between compared with England – (male and female)

Domain 1 – Wider determinants of health

There are 17 primary indicators with a total of 40 sub-indicators with reported data in this domain. No new indicators have been added and three sub-indicators have had data updates since the May 2014 release (KSI casualties, Violent offences per 1,000 population and sexual offences per 1,000 population). The Telford & Wrekin position is significantly better than the England average for eight of the sub-indicators and significantly worse for seven.

Better than average indicators:

- School Readiness: Year 1 pupils achieving the expected level in the phonics screening check (all children and those receiving free schools meals)
- Killed and seriously injured casualties on England's roads
- Emergency hospital admissions for violence
- The percentage of the population affected by noise
- Statutory homelessness – households in temporary accommodation
- Utilisation of outdoor space for exercise/health reasons
- Loneliness and isolation in adult carers

Worse than average indicators:

- Children living in poverty (under 16 and under 20)
- School readiness of children at reception age (all children)
- First time entrants into the youth justice system
- 16-18 year olds not in education, employment or training
- Employee sickness absence (% of employees taking days off)
- Fuel Poverty

Domain 2 – Health improvement

There are 22 primary indicators with 54 sub-indicators with reported local data in this domain. Five sub-indicators have had new baseline data added (5-a-day, fruit consumed, veg consumed, excess weight in adults, cancer screening coverage – bowel cancer) and a further ten have had data updates since the May 2015 release. Overall, Telford & Wrekin is significantly better than the England average in 19 of the sub-indicators and significantly worse in 16.

Better than average indicators:

- Smoking prevalence at age 15 (current, regular and occasional smokers)
- Cancer screening coverage (breast cancer and cervical cancer)
- Newborn (bloodspot & hearing) screening
- Access to non-cancer screening programmes – diabetes eye screening
- Abdominal aortic aneurysm screening
- Offer of the NHS Health Check programme to those eligible
- Injuries due to falls in people aged 65 and over (persons, males, females, aged 65-79 and aged 80+)

Worse than average indicators:

- Breastfeeding initiation at birth
- Maternal smoking: Smoking at time of delivery
- Under 18 conception rate
- Percentage of children with excess weight (both 4-5 and 10-11 age groups)
- Hospital admissions caused by unintentional and deliberate injuries in children (aged 0-4 & 0-14 years)
- Fruit and Veg '5-a-day', average portion of fruit eaten, average portions of vegetable eaten
- Excess weight in adults
- Smoking prevalence in adults
- Male admission episodes for alcohol-related conditions
- Cancer screening coverage – bowel cancer
- Health check take up (by those offered and received and those who received)

Domain 3 – Health protection

There are seven primary indicators with 22 sub-indicators that have reported local data in this domain. Three indicators have been updated since May 2015. Statistically, the Telford & Wrekin position is significantly better than the England average for 14 of the sub-indicators and significantly worse for one.

Better than average indicators:

- Population vaccination coverage: Dtap / IPV / Hib (at both 1 year and 2 years old)
- Population vaccination coverage: MenC
- Population vaccination coverage: PCV
- Population vaccination coverage: Hib / MenC booster (at both 2 years and 5 years old)
- Population vaccination coverage: PCV booster
- Population vaccination coverage: MMR : one dose at 2 years old
- Population vaccination coverage: MMR : one dose at 5 years old
- Population vaccination coverage: MMR : two doses at 5 years old
- Population vaccination coverage: HPV (females 12-13 years)
- Population vaccination coverage: Flu (at risk individuals)
- Incidence of TB
- Comprehensive, agreed inter-agency plans for responding to health protection incidents and emergencies

Worse than average indicators:

- Population immunisation coverage: (PPV)

Domain 4 – Healthcare and premature mortality

There are 16 primary indicators with a total of 64 sub-indicators with reported local data in this domain. There have been no new indicators and 32 data updates since the May 2015 release. The Telford & Wrekin position is significantly worse than the England average for 11 of the sub-indicators.

Worse than average indicators:

- Mortality from causes considered preventable (persons)
- Mortality for under 75s from cancer (persons and males)
- Mortality for under 75 from cancer considered preventable (persons and males)
- Preventable sight loss – glaucoma
- Health related quality of life for older people
- Hip fractures in people aged 65 and over (persons and females)

Key to RAG rating

RED:

Telford & Wrekin position statistically significantly worse than the England average or goal

AMBER:

Telford & Wrekin position statistically significantly similar to the England average or goal

GREEN:

Telford & Wrekin position statistically significantly better than the England average or goal

The RAG rating in these tables uses the statistical significance as calculated and presented by Public Health England (PHE) in the PHOF release November 2014. Indicators without RAG ratings are those where PHE have not applied statistical comparisons.

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GREEN: Telford & Wrekin position statistically significantly better than the England average or goal

Domain 0 - Overarching determinants of health				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
0.1i	Healthy life expectancy at birth - Male	60.1	63.3	2011 - 13
0.1i	Healthy life expectancy at birth - Female	57.1	63.9	2011 - 13
0.1ii	Life Expectancy at birth - Male	78.2	79.4	2011 - 13
0.1ii	Life Expectancy at birth - Female	81.5	83.1	2011 - 13
0.1ii	Life Expectancy at 65 - Male	18.0	18.7	2011 - 13
0.1ii	Life Expectancy at 65 - Female	20.1	21.1	2011 - 13
0.2iii	Slope index of inequality in life expectancy at birth within English local authorities, based on local deprivation deciles within each area - Male	7.2	0	2011 - 13
0.2iii	Slope index of inequality in life expectancy at birth within English local authorities, based on local deprivation deciles within each area - Female	2.1	0	2011 - 13
0.2iv	Gap in life expectancy at birth between each local authority and England as a whole - Male	-1.2	0	2011 - 13
0.2iv	Gap in life expectancy at birth between each local authority and England as a whole - Female	-1.6	0	2011 - 13

Domain 1 - Wider Determinants of Health				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
1.01i	Children in poverty (all dependent children under 20) - Persons	22.8	18.6	2012
1.01ii	Children in poverty (under 16s) - Persons	23.9	19.2	2012
1.02i	School Readiness: The percentage of children achieving a good level of development at the end of reception - Persons	58.2	60.4	2013/14
1.02i	School Readiness: The percentage of children with free school meal status achieving a good level of development at the end of reception - Persons	47.9	44.8	2013/14
1.02ii	School Readiness: The percentage of Year 1 pupils achieving the expected level in the phonics screening check - Persons	77.4	74.2	2013/14
1.02ii	School Readiness: The percentage of Year 1 pupils with free school meal status achieving the expected level in the phonics screening check - Persons	68.7	61.3	2013/14
1.03	Pupil absence - Persons	4.4	4.5	2013/14
1.04	First time entrants to the youth justice system - Persons	549.5	409.1	2014
1.05	16-18 year olds not in education employment or training - Persons	7.3	4.7	2014
1.06i	Adults with a learning disability who live in stable and appropriate accommodation - Persons	65.1	74.9	2013/14
1.06i	Adults with a learning disability who live in stable and appropriate accommodation - Male	62.5	74.5	2013/14

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Domain 1 - Wider Determinants of Health				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
1.06i	Adults with a learning disability who live in stable and appropriate accommodation - Female	68.6	75.4	2013/14
1.06ii	% of adults in contact with secondary mental health services who live in stable and appropriate accommodation - Persons	84.9	60.8	2013/14
1.06ii	% of adults in contact with secondary mental health services who live in stable and appropriate accommodation - Male	83.2	59.4	2013/14
1.06ii	% of adults in contact with secondary mental health services who live in stable and appropriate accommodation - Female	86.6	62.4	2013/14
1.08i	Gap in the employment rate between those with a long-term health condition and the overall employment rate - Persons	9.7	8.7	2013/14
1.08ii	Gap in the employment rate between those with a learning disability and the overall employment rate - Persons	67.9	65.0	2013/14
1.08ii	Gap in the employment rate between those with a learning disability and the overall employment rate - Male	74.5	69.5	2013/14
1.08ii	Gap in the employment rate between those with a learning disability and the overall employment rate - Female	61.3	60.7	2013/14
1.08iii	Gap in the employment rate for those in contact with secondary mental health services and the overall employment rate - Persons	62.2	64.7	2013/14
1.08iii	Gap in the employment rate for those in contact with secondary mental health services and the overall employment rate - Male	68.9	71.1	2013/14
1.08iii	Gap in the employment rate for those in contact with secondary mental health services and the overall employment rate - Female	55.4	58.0	2013/14
1.09i	Sickness absence - The percentage of employees who had at least one day off in the previous week - Persons	3.5	2.5	2010 - 12
1.09ii	Sickness absence - The percent of working days lost due to sickness absence - Persons	1.9	1.6	2010 - 12
1.10	Killed and seriously injured (KSI) casualties on England's roads - Persons	21.6	39.3	2012 - 14
1.11	Domestic Abuse - Persons	15.5	19.4	2013/14
1.12i	Violent crime (including sexual violence) - hospital admissions for violence - Persons	36.1	52.4	2011/12 - 13/14
1.12ii	Violent crime (including sexual violence) - violence offences per 1,000 population - Persons	15.8	13.5	2014/15
1.12iii	Violent crime (including sexual violence) - Rate of sexual offences per 1,000 population - Persons	2.2	1.4	2014/15
1.13i	Re-offending levels - percentage of offenders who re-offend - Persons	23.2	25.9	2012
1.13ii	Re-offending levels - average number of re-offences per offender - Persons	0.7	0.8	2012

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Domain 1 - Wider Determinants of Health				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
1.14i	The rate of complaints about noise - Persons	4.9	7.4	2013/14
1.14ii	The percentage of the population exposed to road, rail and air transport noise of 65dB(A) or more, during the daytime - Persons	0.8	5.2	2011
1.14iii	The percentage of the population exposed to road, rail and air transport noise of 55 d B(A) or more during the night-time - Persons	2.0	8.0	2011
1.15i	Statutory homelessness - homelessness acceptances - Not applicable	1.8	2.3	2013/14
1.15ii	Statutory homelessness - households in temporary accommodation - Persons	0.8	2.6	2013/14
1.16	Utilisation of outdoor space for exercise/health reasons - Persons	25.1	17.1	Mar 2013 - Feb 2014
1.17	Fuel Poverty - Persons	10.8	10.4	2013
1.18i	Social Isolation: % of adult social care users who have as much social contact as they would like - Persons	45.4	44.5	2013/14
1.18ii	Social Isolation: % of adult carers who have as much social contact as they would like - Persons	44.0	41.3	2012/13

Domain 2 - Health improvement				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
2.01	Low birth weight of term babies - Persons	2.5	2.9	2014
2.02i	Breastfeeding - Breastfeeding initiation	67.5	74.3	2014/15
2.02ii	Breastfeeding - Breastfeeding prevalence at 6-8 weeks after birth	41.1	43.8	2014/15
2.03	Smoking status at time of delivery	21.2	11.4	2014/15
2.04	Under 18 conceptions	35.1	24.3	2013
2.04	Under 18 conceptions: conceptions in those aged under 16	4.8	4.8	2013
2.06i	Excess weight in 4-5 and 10-11 year olds - 4-5 year olds - Persons	25.9	22.5	2013/14
2.06ii	Excess weight in 4-5 and 10-11 year olds - 10-11 year olds - Persons	37.3	33.5	2013/14
2.07i	Hospital admissions caused by unintentional and deliberate injuries in children (aged 0-14 years) - Persons	143.8	112.2	2013/14
2.07i	Hospital admissions caused by unintentional and deliberate injuries in children (aged 0-4 years) - Persons	192.9	140.8	2013/14
2.07ii	Hospital admissions caused by unintentional and deliberate injuries in young people (aged 15-24) - Persons	144.7	136.7	2013/14

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Domain 2 - Health improvement				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
2.08	Emotional wellbeing of looked after children - Persons	15.8	13.9	2013/14
2.09i	Smoking prevalence at age 15 - current smokers (WAY survey) - Persons	6.0	8.2	2014/15
2.09ii	Smoking prevalence at age 15 - regular smokers (WAY survey) - Persons	4.1	5.5	2014/15
2.09iii	Smoking prevalence at age 15 - occasional smokers (WAY survey) - Persons	1.9	2.7	2014/15
2.11i	Proportion of the population meeting the recommended '5-a-day' - Persons	46.4	53.5	2014
2.11i	Average number of portions of fruit consumed daily - Persons	2.4	2.6	2014
2.11iii	Average number of portions of vegetables consumed daily - Persons	2.1	2.3	2014
2.12	Excess Weight in Adults - Persons	71.9	64.6	2012 - 14
2.13i	Percentage of physically active and inactive adults - active adults - Persons	55.5	57.0	2014
2.13ii	Percentage of physically active and inactive adults - inactive adults - Persons	28.1	27.7	2014
2.14	Smoking Prevalence - Persons	20.7	18.0	2014
2.14	Smoking prevalence - routine & manual - Persons	28.5	28.0	2014
2.15i	Successful completion of drug treatment - opiate users - Persons	8.2	7.4	2014
2.15ii	Successful completion of drug treatment - non-opiate users - Persons	40.4	39.2	2014
2.16	People entering prison with substance dependence issues who are previously not known to community treatment - Persons	42.2	46.9	2012/13
2.17	Recorded diabetes - Persons	6.5	6.2	2013/14
2.18	Admission episodes for alcohol-related conditions - narrow definition - Persons	681.5	645.1	2013/14
2.18	Admission episodes for alcohol-related conditions - narrow definition - Male	909.8	835.3	2013/14
2.18	Admission episodes for alcohol-related conditions - narrow definition - Female	476.1	474.8	2013/14
2.19	Cancer diagnosed at early stage (Experimental Statistics) - Persons	45.3	45.7	2013
2.20i	Cancer screening coverage - breast cancer - Female	78.6	75.4	2015
2.20ii	Cancer screening coverage - cervical cancer - Female	74.7	73.5	2015
2.20iii	Cancer screening coverage - Bowel cancer - Persons	53.9	57.1	2015
2.21iv	Newborn bloodspot screening - coverage - Persons	96.8	93.5	2013/14
2.21v	Newborn Hearing screening - Coverage - Persons	99.5	98.5	2013/14
2.21vii	Access to non-cancer screening programmes - diabetic retinopathy - Persons	85.0	79.1	2012/13
2.21viii	Abdominal Aortic Aneurysm Screening - Male	99.6	95.9	2013/14
2.22iii	Cumulative % of the eligible population aged 40-74 offered an NHS Health Check - Persons	43.3	37.9	2013/14 - 14/15

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Domain 2 - Health improvement				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
2.22iv	Cumulative % of the eligible population aged 40-74 offered an NHS Health Check who received an NHS Health Check - Persons	39.1	48.9	2013/14 - 14/15
2.22v	Cumulative % of the eligible population aged 40-74 who received an NHS Health check - Persons	16.9	18.6	2013/14 - 14/15
2.23i	Self-reported wellbeing - people with a low satisfaction score - Persons	5.4	5.6	2013/14
2.23ii	Self-reported wellbeing - people with a low worthwhile score - Persons	5.8	4.2	2013/14
2.23iii	Self-reported wellbeing - people with a low happiness score - Persons	11.4	9.7	2013/14
2.23iv	Self-reported wellbeing - people with a high anxiety score - Persons	19.6	20.0	2013/14
2.24i	Injuries due to falls in people aged 65 and over - Persons	1569.6	2064.3	2013/14
2.24i	Injuries due to falls in people aged 65 and over - Male	1215.6	1661.3	2013/14
2.24i	Injuries due to falls in people aged 65 and over - Female	1923.7	2467.2	2013/14
2.24ii	Injuries due to falls in people aged 65 and over - aged 65-79 - Persons	726.3	989.3	2013/14
2.24ii	Injuries due to falls in people aged 65 and over - aged 65-79 - Male	605.7	798.9	2013/14
2.24ii	Injuries due to falls in people aged 65 and over - aged 65-79 - Female	846.9	1179.7	2013/14
2.24iii	Injuries due to falls in people aged 65 and over - aged 80+ - Persons	4015.3	5181.7	2013/14
2.24iii	Injuries due to falls in people aged 65 and over - aged 80+ - Male	2984.3	4162.4	2013/14
2.24iii	Injuries due to falls in people aged 65 and over - aged 80+ - Female	5046.3	6201.1	2013/14

Domain 3 - Health protection				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
3.01	Fraction of mortality attributable to particulate air pollution - Persons	4.6	5.3	2013
3.02	Chlamydia detection rate (15-24 year olds) - Persons	1948.6	2012.0	2014
3.02	Chlamydia detection rate (15-24 year olds) - Male	1196.9	1355.3	2014
3.02	Chlamydia detection rate (15-24 year olds) - Female	2754.2	2664.2	2014
3.03iii	Population vaccination coverage - Dtap / IPV / Hib (1 year old) - Persons	97.2	94.3	2013/14
3.03iii	Population vaccination coverage - Dtap / IPV / Hib (2 years old) - Persons	98.1	96.1	2013/14
3.03iv	Population vaccination coverage - MenC - Persons	97.2	93.9	2012/13
3.03v	Population vaccination coverage - PCV - Persons	96.4	94.1	2013/14
3.03vi	Population vaccination coverage - Hib / MenC booster (2 years old) - Persons	96.3	92.5	2013/14

RED: Telford & Wrekin position statistically significantly worse than the England average or goal

AMBER: Telford & Wrekin position statistically significantly similar to the England average or goal

GREEN: Telford & Wrekin position statistically significantly better than the England average or goal

Domain 3 - Health protection				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
3.03vi	Population vaccination coverage - Hib / Men C booster (5 years) - Persons	95.7	91.9	2013/14
3.03vii	Population vaccination coverage - PCV booster - Persons	97.0	92.4	2013/14
3.03viii	Population vaccination coverage - MMR for one dose (2 years old) - Persons	97.6	92.7	2013/14
3.03ix	Population vaccination coverage - MMR for one dose (5 years old) - Persons	98.0	94.1	2013/14
3.03x	Population vaccination coverage - MMR for two doses (5 years old) - Persons	95.9	88.3	2013/14
3.03xii	Population vaccination coverage - HPV - Female	92.7	86.7	2013/14
3.03xiii	Population vaccination coverage - PPV - Persons	65.5	68.9	2013/14
3.03xiv	Population vaccination coverage - Flu (aged 65+) - Persons	73.1	72.7	2014/15
3.03xv	Population vaccination coverage - Flu (at risk individuals) - Persons	55.8	50.3	2014/15
3.04	HIV late diagnosis - Persons	43.8	42.2	2012 - 14
3.05ii	Incidence of TB - Persons	6.9	13.5	2012 - 14
3.06	NHS organisations with a board approved sustainable development management plan - Not applicable	50.0	41.6	2013/14
3.07	Comprehensive, agreed inter-agency plans for responding to health protection incidents and emergencies - Not applicable	100.0	95.2	2014/15

Domain 4 - Healthcare and premature mortality				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
4.01	Infant mortality - Persons	5.3	4.0	2011 - 13
4.02	Tooth decay in children aged 5 - Persons	0.8	0.9	2011/12
4.03	Mortality rate from causes considered preventable - Persons	198.4	182.7	2012 - 14
4.03	Mortality rate from causes considered preventable - Male	250.0	230.1	2012 - 14
4.03	Mortality rate from causes considered preventable - Female	149.1	138.4	2012 - 14
4.04i	Under 75 mortality rate from all cardiovascular diseases - Persons	80.3	75.7	2012 - 14
4.04i	Under 75 mortality rate from all cardiovascular diseases - Male	112.9	106.2	2012 - 14
4.04i	Under 75 mortality rate from all cardiovascular diseases - Female	49.1	46.9	2012 - 14
4.04ii	Under 75 mortality rate from cardiovascular diseases considered preventable - Persons	52.0	49.2	2012 - 14
4.04ii	Under 75 mortality rate from cardiovascular diseases considered preventable - Male	77.2	74.1	2012 - 14
4.04ii	Under 75 mortality rate from cardiovascular diseases considered preventable - Female	27.8	25.6	2012 - 14

RED: Telford & Wrekin position statistically significantly worse than the England average or goal

AMBER: Telford & Wrekin position statistically significantly similar to the England average or goal

GREEN: Telford & Wrekin position statistically significantly better than the England average or goal

Domain 4 - Healthcare and premature mortality				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
4.05i	Under 75 mortality rate from cancer - Persons	159.4	141.5	2012 - 14
4.05i	Under 75 mortality rate from cancer - Male	179.0	157.7	2012 - 14
4.05i	Under 75 mortality rate from cancer - Female	141.2	126.6	2012 - 14
4.05ii	Under 75 mortality rate from cancer considered preventable - Persons	95.2	83.0	2012 - 14
4.05ii	Under 75 mortality rate from cancer considered preventable - Male	108.6	90.5	2012 - 14
4.05ii	Under 75 mortality rate from cancer considered preventable - Female	82.9	76.1	2012 - 14
4.06i	Under 75 mortality rate from liver disease - Persons	21.2	17.8	2012 - 14
4.06i	Under 75 mortality rate from liver disease - Male	25.8	23.4	2012 - 14
4.06i	Under 75 mortality rate from liver disease - Female	16.9	12.4	2012 - 14
4.06ii	Under 75 mortality rate from liver disease considered preventable - Persons	18.9	15.7	2012 - 14
4.06ii	Under 75 mortality rate from liver disease considered preventable - Male	24.4	21.0	2012 - 14
4.06ii	Under 75 mortality rate from liver disease considered preventable - Female	13.6	10.6	2012 - 14
4.07i	Under 75 mortality rate from respiratory disease - Persons	32.7	32.6	2012 - 14
4.07i	Under 75 mortality rate from respiratory disease - Male	34.1	38.3	2012 - 14
4.07i	Under 75 mortality rate from respiratory disease - Female	31.3	27.4	2012 - 14
4.07ii	Under 75 mortality rate from respiratory disease considered preventable - Persons	19.1	17.8	2012 - 14
4.07ii	Under 75 mortality rate from respiratory disease considered preventable - Male	19.2	20.1	2012 - 14
4.07ii	Under 75 mortality rate from respiratory disease considered preventable - Female	18.9	15.7	2012 - 14
4.08	Mortality from communicable diseases - Persons	62.8	63.2	2012 - 14
4.08	Mortality from communicable diseases - Male	78.6	74.0	2012 - 14
4.08	Mortality from communicable diseases - Female	57.2	56.4	2012 - 14
4.09	Excess under 75 mortality rate in adults with serious mental illness - Persons	438.8	347.2	2012/13
4.10	Suicide rate - Persons	10.4	8.9	2012 - 14
4.10	Suicide rate - Male	15.9	14.1	2012 - 14
4.10	Suicide rate - Female	*	4.0	2012 - 14
4.11	Emergency readmissions within 30 days of discharge from hospital - Persons	11.5	11.8	2011/12
4.11	Emergency readmissions within 30 days of discharge from hospital - Male	11.6	12.1	2011/12
4.11	Emergency readmissions within 30 days of discharge from hospital - Female	11.3	11.5	2011/12
4.12i	Preventable sight loss - age related macular degeneration (AMD) - Persons	125.0	118.8	2013/14
4.12ii	Preventable sight loss - glaucoma - Persons	21.9	12.9	2013/14

RED: Telford & Wrekin position statistically significantly worse than the England average or goal

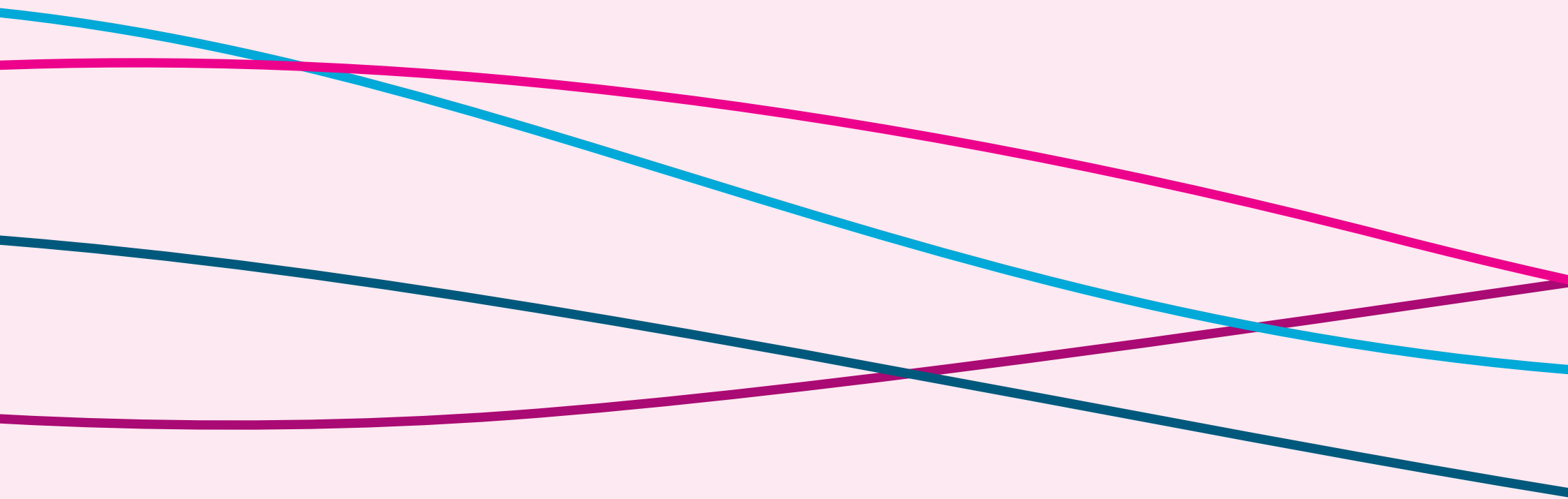
AMBER: Telford & Wrekin position statistically significantly similar to the England average or goal

GREEN: Telford & Wrekin position statistically significantly better than the England average or goal

Domain 4 - Healthcare and premature mortality				
Ref.	Indicator	Telford and Wrekin average	England average	Time period
4.12iii	Preventable sight loss - diabetic eye disease - Persons	5.6	3.4	2013/14
4.12iv	Preventable sight loss - sight loss certifications - Persons	42.1	42.5	2013/14
4.13	Health related quality of life for older people - Persons	0.7	0.7	2012/13
4.14i	Hip fractures in people aged 65 and over - Persons	703.0	580.0	2013/14
4.14i	Hip fractures in people aged 65 and over - Male	483.2	423.2	2013/14
4.14i	Hip fractures in people aged 65 and over - Female	922.9	736.7	2013/14
4.14ii	Hip fractures in people aged 65 and over - aged 65-79 - Persons	261.9	240.1	2013/14
4.14ii	Hip fractures in people aged 65 and over - aged 65-79 - Male	171.9	163.8	2013/14
4.14ii	Hip fractures in people aged 65 and over - aged 65-79 - Female	352.0	316.4	2013/14
4.14iii	Hip fractures in people aged 65 and over - aged 80+ - Persons	1982.2	1565.7	2013/14
4.14iii	Hip fractures in people aged 65 and over - aged 80+ - Male	1385.9	1175.6	2013/14
4.14iii	Hip fractures in people aged 65 and over - aged 80+ - Female	2578.5	1955.7	2013/14
4.15i	Excess Winter Deaths Index (Single year, all ages) - Persons	29.2	20.1	Aug 2012 - Jul 2013
4.15i	Excess Winter Deaths Index (Single year, all ages) - Male	34.3	17.5	Aug 2012 - Jul 2013
4.15i	Excess Winter Deaths Index (Single year, all ages) - Female	24.5	22.6	Aug 2012 - Jul 2013
4.15ii	Excess Winter Deaths Index (single year, ages 85+) - Persons	51.3	28.2	Aug 2012 - Jul 2013
4.15ii	Excess Winter Deaths Index (single year, ages 85+) - Male	42.3	26.7	Aug 2012 - Jul 2013
4.15ii	Excess Winter Deaths Index (single year, ages 85+) - Female	56.5	29.1	Aug 2012 - Jul 2013
4.15iii	Excess Winter Deaths Index (3 years, all ages) - Persons	17.2	17.4	Aug 2010 - Jul 2013
4.15iii	Excess Winter Deaths Index (3 years, all ages) - Male	18.6	15.5	Aug 2010 - Jul 2013
4.15iii	Excess Winter Deaths Index (3 years, all ages) - Female	15.8	19.3	Aug 2010 - Jul 2013
4.15iv	Excess Winter Deaths Index (3 years, ages 85+) - Persons	22.4	24.1	Aug 2010 - Jul 2013
4.15iv	Excess Winter Deaths Index (3 years, ages 85+) - Male	27.1	23.2	Aug 2010 - Jul 2013
4.15iv	Excess Winter Deaths Index (3 years, ages 85+) - Female	19.9	24.6	Aug 2010 - Jul 2013

Source: www.phoutcomes.info

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CABINET - 24TH MARCH 2016

HEALTH & WELLBEING STRATEGY

REPORT OF: LIZ NOAKES: ASSISTANT DIRECTOR HEALTH AND WELL-BEING

LEAD CABINET MEMBER: CLLR RICHARD OVERTON

SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 The Health & Wellbeing Board has developed a new 2016-19 Health & Wellbeing Strategy which was approved by the Board on the 9th March. The purpose of this report is to seek Cabinet endorsement of the strategy to ensure that a council-wide approach, working with a wide range of partners and communities, is taken to make a real difference to health & wellbeing outcomes in the borough.
- 1.2 The new Health & Wellbeing Strategy has been developed by the Health & Wellbeing Board over the last 6 months. The Board has used existing intelligence about health and wellbeing in the borough and used the results of the public consultation survey 'Are you Healthy, Safe and Independent?' to inform the development of this strategy.
- 1.3 The draft strategy was considered by the Health & Wellbeing Board in December 2015 and a further period of public engagement took place which sought to ask the public what they would want to see change in their communities as a result of the strategy and how they could contribute.
- 1.4 The strategy sets out a new vision for the Health & Wellbeing Board:

“Together we will work to enable people in Telford & Wrekin to enjoy healthier, happier and longer lives”

As a partnership the Board has agreed an approach to improving wellbeing that is about:

- empowering people to take control of their own health
 - supporting communities to grow, so that they can support people better
 - creating a place that enables people to make healthier choices
 - adopting the principle that home is normal
 - promoting wellbeing and independence across the continuum of need
 - working in a systemic way to manage demand away from high cost health and social care, promoting independence
 - making good use of resources across the whole system
 - using outcome based commissioning
- 1.5 The Board has selected three cross-cutting priorities where fastest progress is needed:
 - **Encourage healthier lifestyles**
 - **Improve mental wellbeing and mental health**
 - **Strengthen our communities & community based support**

1.6 The new Health & Wellbeing Strategy is a key strategy for the borough as communities with a positive sense of wellbeing are vital for a prosperous Telford and Wrekin. Communities that are living well for longer are more likely to flourish and less likely to need care and support services and people who are connected and contributing to their communities are more resilient which leads to better outcomes overall. Creating a place that enables people to make healthier choices is also key and is being supported where appropriate through planning policy.

2. RECOMMENDATIONS

2.1 That Cabinet endorse :

- **The 2016-19 Health & Wellbeing Strategy**

3. IMPACT OF ACTION

3.1 The attached document is a final strategy based on:

- information and discussions at the Health & Board development sessions held on 15th September and 12th November 2015 at which Board members considered our key priorities for the coming three years
- Feedback received from the ‘Are you Healthy, Safe and Independent?’ survey undertaken in September 2015.

3.2 The impact of the strategy will be monitored by the Health & Wellbeing Board based on update reports and outcome frameworks produced and presented regularly by the CATPs and any specific cross cutting, partnership work/projects which the Board drives in order to achieve the outcomes identified in the strategy (see community impact section below).

4. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to a specific HWB Priority	
	No	However, this report sets out the new vision, priorities and strategy for the Health and Wellbeing Board covering the period April 2016-March 2019.
	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	This report highlights priorities for the Health & Wellbeing Board covering the period 16/17 – 18/19 which take account of the Council and CCG’s key priorities as well as future challenges/priorities for the Board and its key partners/stakeholders (see consultation with key providers at section 1.3.2)
	Will the proposals impact on specific groups of people?	
No	The Strategy is an all age strategy and is not	

		<p>service specific. The strategy highlights what the Health & Wellbeing Board would want the strategy to deliver and incorporates feedback from members of the public in terms of what they would want to see change in their own communities as a result of the strategy. The Board will monitor their progress throughout the year and will consider progress against these desired outcomes to ensure they continue to deliver change within our communities.</p> <p>As stated in section 1.3.4, Commissioning And Transformation Partnerships (CATPS) responsible for delivering these priorities on behalf of the Health & Wellbeing Board will be tasked with providing a detailed work programme along with desired outcomes/performance measures for each aspect of the programme in order to monitor the impact of the strategy over the coming three years.</p> <p>The work programmes will contain more detailed information on outcomes to be achieved.</p>
<p>TARGET COMPLETION/DELIVERY DATE</p>		<p>Following agreement from the Health & Wellbeing Board, the final strategy will be published on the Health and Wellbeing Board webpage during April 2016 and will be distributed to all key stakeholders and partners via existing partnership boards and networks.</p>
<p>FINANCIAL/VALUE FOR MONEY IMPACT</p>	<p>Yes</p>	<p>The delivery of this strategy and the detailed work programmes will need to be considered against the context of reducing resources. The Public Health grant received by the Council was cut by £773k in 2015/16 and recently published allocations detail a further cut of £300k in 2016/17 and £320k in 2017/18. At the same time the Council is receiving less Revenue Support Grant from the Government and has identified savings of £30m in 2016/17 and 2017/18 and estimates they will be required to identify a further £20m in the following 2 years.</p> <p>The detailed work programmes to support the delivery of this strategy will be need to be met from existing resources and this will be reported as part of future reports to this Board.</p>
<p>LEGAL ISSUES</p>	<p>Yes</p>	<p>The HWBB has a statutory obligation to encourage integrated working and to encourage commissioners of health-related services to work closely with the HWBB (section 195, Health and Social Care Act 2012). Accordingly, the work proposed in this report and the officer recommendations will assist the HWBB in meeting</p>

		<p>its legal obligations.</p> <p>This type of integrated working is also part of the HWBB's terms of reference in particular at paragraphs 1, 3, 7, 8, 11 and 15.</p> <p>When looking at any proposed changes to strategy and/or commissioning decisions consideration will need to be given to appropriate consultation and whether equalities impact assessment(s) will be required as part of the decision-making process. Officers will need to continue to keep these considerations under review and update the HWBB where appropriate.</p>
EQUALITY & DIVERSITY	No	<p>No specific impact –as stated earlier, this is an all age strategy covering all services across all communities. Any impacts associated with the work programmes developed by the Commissioning & Transformation Partnerships (CATPs) will be highlighted to the Health & Wellbeing Board as part of future CATP progress reports.</p>
IMPACT ON SPECIFIC WARDS	No	<p>None.</p>
PATIENTS & PUBLIC ENGAGEMENT	Yes	<p>Feedback from the Council's recent 'Are you healthy, safe and independent?' survey are incorporated into the attached strategy.</p> <p>A four week period of engagement took place from 25th January to 22nd February 2016 to capture feedback from both our key partners/stakeholders and members of public. The following exercises were undertaken to capture feedback:</p> <ul style="list-style-type: none"> • HWB Strategy Survey made available on the Health and Wellbeing website for members of the public to complete and submit (see section 1.3.1 for detail) • Stand at Southwater 1 for two half days to capture and engage with members of the public on the HWB Strategy survey • The draft strategy was sent via all networks e.g. other partnership boards, CCG, Healthwatch asking for comments from partners and stakeholders as well as asking them to publicise the public HWB Strategy Survey through their existing communication mechanisms • The draft strategy was sent to our three key health providers for comment and sharing to ensure this is in line with their own future direction of travel (see section 1.3.2). An

		<p>opportunity to meet with the Assistant Director: Health and Wellbeing was also offered to discuss the implications of the strategy for them</p> <ul style="list-style-type: none"> • Following budget consultation, the HWBB survey was advertised widely on Facebook, Twitter etc to encourage completion of the HWB Strategy survey. <p>All comments received to date have been taken account of. Further comments received will be presented to the Health & Wellbeing Board on 9th March.</p> <p>It should be noted that feedback from members of the public is not focussed on the priorities themselves but on the delivery and impact of the priorities. Members of the public were asked what they would want to see change in their own communities as a result of the strategy. In addition, the survey asked how communities and individuals can contribute to the priorities – this feedback will be shared with the CATPs to ensure this is captured within their work programmes where relevant.</p> <p>In terms of desired outcomes, this can be used by each Board to reflect as part of the CATP progress updates and ensure the Board is achieving the original desired outcomes.</p>
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	None.

PART B) – ADDITIONAL INFORMATION

4. INFORMATION

4.1 Background

The current Health & Wellbeing Strategy was developed and launched in 2012/13 for the period 2013/14 to 2015/16. The attached strategy will be launched in April 2016 to replace the current strategy and priorities.

The purpose of the strategy is to identify the priorities against which the Health & Wellbeing Board will drive delivery. It is the responsibility of the Board to establish sound joint commissioning arrangements aligned with the priorities of the Board.

4.2 Health and Wellbeing Strategy

The final Health and Wellbeing Strategy is attached for Cabinet endorsement. The attached strategy was presented to Health & Wellbeing Board on 9th March 2016.

The following three priorities were identified from discussions and common themes raised by Board members at the development sessions in 2015 and takes account of feedback received from the 'Are you happy, safe and independent?' survey carried out in September 2015 (see section 1.3 below):-

- **Encourage healthier lifestyles**
- **Improve mental wellbeing and mental health**
- **Strengthen our communities and community based support**

4.3 Engagement and Consultation

4.3.1 Public Consultation

Feedback from the public consultation survey 'Are you Healthy, Safe and Independent?' has been incorporated into the attached strategy and demonstrates that the priorities identified are consistent with the themes raised by members of the public e.g. recognising the importance of friends, family and neighbours in providing support and making individuals feel in control of their own lives, the importance of exercise, diet, walking and hobbies in being healthy and feeling good, the impact of isolation and lack of community groups on individuals feeling good and healthy, the significant impact disability and long standing illness has on people not feeling healthy, safe or in control of their life.

Further public engagement was agreed at the December Health & Wellbeing Board and took place during a four week period 25th January to 22nd February 2016. It should be noted that consultation with the public did not focus on the priorities themselves (as public feedback had already been incorporated into the development of the priorities) but focussed more on the delivery and outcomes of the strategy.

Members of the public were asked:

- What they would want to see change in their own communities as a result of the three priorities
- What they as individuals could contribute to the delivery of the priorities.
- What groups are already in existence in their own communities that could contribute to delivery of the priorities.

Feedback was sought using an online survey which was accessed via the Health and Wellbeing Board pages of the Council website- the survey was publicised via Facebook, Twitter and via existing networks and partnership boards. In addition, a stand was held at Southwater 1 for two half days during February and was manned by Board members in order to capture feedback from the public in relation to the survey questions.

4.3.2 Stakeholder Consultation

The draft strategy approved at the December Health & Wellbeing Board was also sent to all organisations represented on existing partnership boards and CATPs (Community Safety Partnership, Living Well Board, Early Help Partnership, Safeguarding Adults Board, Safeguarding Children's Board) asking for all partners to circulate widely to all of their key contacts as well as providing a link to the public survey and asking for this to be circulated and promoted widely. The strategy and links to the public survey were also sent to Healthwatch and the CCG for onward distribution to their own contacts including all GPs.

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

No further impact assessment information.

6. PREVIOUS MINUTES

- HWB Strategy Development and JSNA presented on 23rd January 2013.
- HWB Strategy Development and JSNA (including sign off of final strategy) presented on 13th March 2013.
- A progress update against the Health & Wellbeing Strategy priority 'asset mapping' process was presented to the Board on 13th May 2013.
- Joint Health and Wellbeing Strategy Performance and Partnership Framework presented on 17th July 2013 and 18th September 2013.
- Joint Health and Wellbeing Board Strategy Performance presented 22nd January 2014.
- Health and Wellbeing Board Strategy Refresh presented 10th June 2015.
- Health and Wellbeing Board Strategy Update presented 9th December 2015.

7. BACKGROUND PAPERS

None.

Report prepared by Jo Winborn, Partnership & Planning Officer, Telephone: 01952 380672

TELFORD AND WREKIN HEALTH AND WELLBEING STRATEGY 2016-2019

Introduction

We recognise that health and wellbeing is crucial because it allows people to maximise their potential and enjoy a fulfilling life. A positive sense of wellbeing is vital for a prosperous and flourishing Telford and Wrekin.

This Strategy sets out our vision and approach to make this a reality for all.

Our case for change: why we need to do things differently

Everyone in the borough has a right to good health. There have been some improvements in the health and wellbeing of people in Telford and Wrekin in recent years. Early death rates from heart disease and stroke in particular have fallen.

This improvement has however not been seen in all groups and not impacted on the gap in life expectancy within the borough. Just over half of early deaths are preventable.

We must “step-up” to ensure that future generations are living healthier lives for longer.

Our population is forecast to grow from around 170,000 to 198,000 by 2031. As it grows, it will age and become more diverse. The percentage of people who are aged over 85 is set to increase by 130%. An ageing population means that there will be more people living with multiple long-term conditions.

We recognise that the way we are delivering treatment and care services can create new demand and dependency because we are not always improving outcomes that matter most to people. This needs to change and our approach needs to be more holistic, thinking about people’s physical, mental and social needs in the round.

The financial climate in which the Board functions continues to be difficult, with very real challenges and pressures which will impact on the health and care services which are delivered to our communities. In a situation where there is no new money and a need to make significant savings, we must continue to find ways to achieve better outcomes at less cost through the integration of services, particularly for those with complex needs.

The Board recognises that when people are connected and contributing to their communities, both communities and individuals are stronger and more resilient which leads to better outcomes. Better outcomes mean that public money goes further. We need to find ways to nurture the current strengths and capacity within our communities to improve their own and each others wellbeing whilst protecting the most vulnerable members of our community who are unable to protect themselves from harm and abuse.

Our vision

The Health & Wellbeing Board believes that we all want to enjoy happy and healthy lives, not just longer lives, regardless of whom we are or where we live. The vision for the Board is:

“Together we will work to enable people in Telford and Wrekin to enjoy healthier, happier and longer lives”

Our approach

The Health and Wellbeing Board brings together decision makers and commissioners to develop a shared approach to improving and promoting the health and wellbeing of the residents of Telford and Wrekin. The board provides a unique opportunity to collectively make the best use of resources to address these challenges.

Our approach is to focus on supporting and developing community assets and strengths (rather than deficits or needs). Harnessing the skills of local residents, the power of local organisations and groups is a means of turning a vicious cycle into a virtuous cycle and building resilience in individuals and communities. Core to this will be promoting the five ways to wellbeing: Connect, Be Active, Take Notice, Keep Learning and Give.

As a Board we have said that together we will:

- empower people to take control of their own health
- support communities to grow, so that they can support people better
- create a place that enables people to make healthier choices
- adopt the principle that home is normal
- promote wellbeing and independence across all communities whatever their level of need or dependency
- work in a systemic way to manage demand away from high cost health and social care, promoting independence
- make good use of resources across the whole system
- use outcome based commissioning

Understanding what local people think

The Council has undertaken a public consultation asking “are you healthy, safe and independent?” Just short of 1,000 people responded.

- 74% of respondents say they feel “healthy and good” or “very healthy and good”.
- Of those, 74% of respondents have stated regular exercise and sport and a healthy diet help them to be “healthy”.
- A significant amount of people explained how walking, including walking the dog, was what they did the most of to stay healthy.

- “Volunteering” and “helping others” also featured in what helps people to be “healthy” and “feel good”.
- Thinking about the things that would help people to be healthy and feel good, social support ideas featured strongly including “befriending” and tackling “loneliness and isolation”
- Other respondents, however, didn’t think others could help or they had no suggestions on how to stay healthy, safe and independent.

Our priorities

As a Board we have selected three cross-cutting priorities where we want to make the fastest progress:

- **Encourage healthier lifestyles**
- **Improve mental wellbeing and mental health**
- **Strengthen our communities and community based support**

These cover key wellbeing issues affecting our local communities, where our outcomes are poor, the costs to the health and social care system are significant and a wide range of partners need to work together to deliver actions **with** communities to make a real difference.

Priority 1: Encourage healthier lifestyles

Why?

Leading healthier lifestyles has many benefits, such as helping to reduce the risk of preventable diseases and the impact of disabilities, as well as improving people’s quality of life and their mental wellbeing.

While levels of smoking still continue to fall, the numbers of adults and children who are overweight or obese are increasing and the majority of us do not take enough exercise. The levels of people who drink too much alcohol is also of concern.

A combination of unhealthy lifestyle choices has an even bigger effect. Middle aged people who smoke, drink too much, eat a poor diet and take too little exercise are four times more likely to die in their next decade compared to people leading healthier lifestyles.

What’s the local picture?

- The rate of smoking in the borough is falling. There are around 9,000 fewer adult smokers compared to 12 years ago and the rate of 11-15 year olds who smoke has fallen below 4%. However, 2 in 10 adults (around 27,000 people) in Telford and Wrekin still smoke and our rates of hospital admissions and early deaths under 75 years remain worse than average.

- The majority of adults, about 7 in 10 (around 94,000 people), are overweight or obese, with almost a third, 32% estimated to be obese (circa 42,000 people). Worryingly, the level of children aged 10-11 years who have an unhealthy weight has been steadily increasing and was 37% in 2013/14.
- Over a quarter, 26.2%, of people in the borough are 'higher or increasing risk' drinkers (around 34,000 people). Alcohol-related death rates and hospital admissions in men are worse than the national average.
- Whilst levels of physical activity are showing signs of improving, in 2014, 28.1% of the population aged 16 and over were classified as "inactive". Although this was comparable to the England average (27.7%), this still meant that around 38,000 adults in the borough were undertaking fewer than 30 minutes of moderate intensity physical activity per week.

What we will deliver

- Fewer people who smoke and drink too much
- More people having a healthy diet and taking enough exercise
- Halt the increase in overweight and obesity in children
- Reduce the number of people who die from preventable diseases and improve life expectancy, across the borough and closing the gap with national rates

Priority 2: Improve mental wellbeing and mental health

Why?

Good mental health is key to our physical health, relationships, how well we do at school and work. It is core to us all realising our potential.

Poor mental health though is all too common, affecting all age groups. In people aged 15-44 year olds mental health issues are the most common type of health problems and a leading cause of long term absence from work. It is estimated that 1 in 10 teenagers aged 15-16 years old experience mental health issues. People with serious mental illness have much poorer life expectancies, on average 15 years shorter than those without. Unhealthy lifestyles are strongly connected too, with higher levels of drinking and smoking amongst people with poor mental health.

What's the local picture?

- In the borough, common mental health disorders are higher than the national rate but rates for severe disorders are lower.

- Around 12.4% of adults in Telford and Wrekin have anxiety and depression (around 17,000 adults) similar to the national rate of 12.0%.
- Adults are more likely to report long-term mental health problems than the England average (5.7% against 4.5%)
- It is estimated that around 2,400 5-16 year olds (around 9.8%) have a mental health disorder in Telford and Wrekin.
- Child admission rates for mental health are similar to England levels, however admissions for young people for self-harm are higher than the England average.

What we will deliver

- More emotionally resilient children and young people
- Early identification of people at risk of poor mental health to ensure they have access to appropriate services and support
- Improve the Health related Quality of Life for people with a mental health condition
- Improvement in the physical health of those with mental illness
- Increase the feeling of wellbeing across the borough

Priority 3: Strengthen our communities and community based support

Why?

The number of people with long term conditions is increasing. This is in part due to our ageing population but unhealthy lifestyles also play their role. People living in deprived communities tend to suffer long term conditions earlier in life than those people from more affluent communities. 15 of our neighbourhoods are in the 10% most deprived in England and 23.9% of children live in poverty. The risk of suffering from a combination of mental health and physical conditions is also greater in our poorer communities. People with multiple long term conditions make a significant impact on the demand for health and social care.

Everyday, across all our communities, people support and care for their neighbours, friends and family members where they have health and care needs. This often makes a significant, positive impact on people's health and wellbeing, including supporting them to retain their independence and reducing loneliness too.

We need to nurture and support carers in their caring role as well as helping them to fulfil their potential once their caring role ends.

To support this and improve outcomes, treatment and care should be more community based and focusing on a person's individual needs and supporting carers. This will help strengthen our communities and so make best use of public money by reducing demand on high cost emergency or residential and nursing care.

What's the local picture?

- The “Be Healthy, Safe and Independent Survey” found that “being involved” was important to people having positive lives including volunteering in groups such as church, charities and community projects.
- Around 31,000 people in Telford and Wrekin (18.6%) report that they suffer from a long term health problem or disability, rising to 86% of people aged over 85.
- 5.1% of children aged 24 and under have a long term health problem or disability
- Around 175 people aged over 65 were permanently admitted to residential or nursing care in a year, a rate of 701.3 per 100,000 population which is slightly higher than the national rate of 668.8.
- Emergency hospital admissions for all conditions in the borough is 9,925 per 100,000 population, which is significantly worse than the England rate of 8,993. The number of actual admissions is 16,032.
- We have a higher proportion of our population providing unpaid care with 2.8% of our under 24 population and 20.1% of our over 65 population providing unpaid care.

What this will deliver

- Enable individuals to live more independently for longer with support from their own community and networks
- Support more individuals to feel less isolated
- Better and more positive outcomes for individuals
- Reduction in the number of people accessing acute hospital and being admitted to residential care homes
- Reduction in public sector future care costs, as communities become better placed to support themselves

How we will deliver our priorities

There is already much work in place to deliver these priorities, the Board will focus on ensuring that this work is **driven, joined-up**, and **effective** across the local health and social care economy. It is the role of the Board to **enable, influence** and to **engage** to drive these priorities.

To achieve this join-up, for each priority, a high-level work programme will be established or identified (where already in existence) to ensure clear deliverables and outcomes for every year of the strategy. Central to the delivery of this are the Commissioning & Transformation Partnerships (see diagram below) which will own key aspects of this work and report to the Board on progress.

Underpinning this will be cross-cutting programmes that will under-pin them. These include:

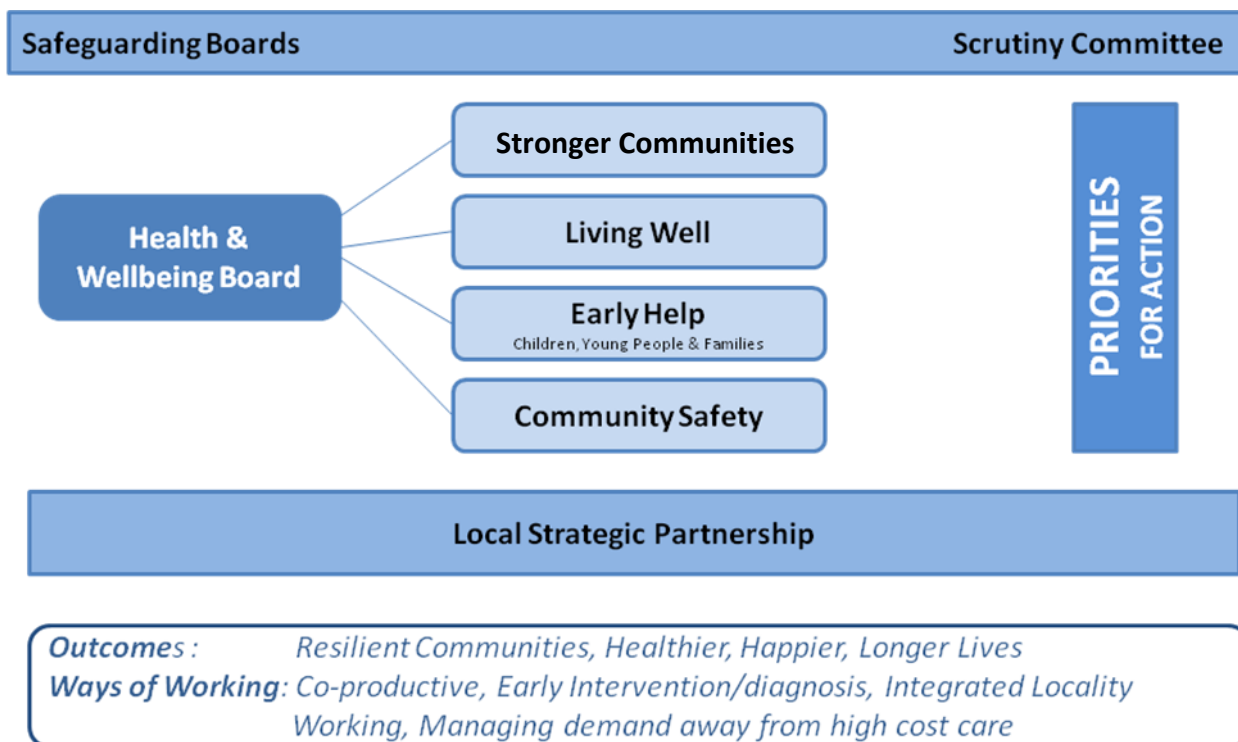
- **Communication** – to deliver the change in outcome for each priority communication and awareness raising with communities is core, including reinforcing messages about

healthy, positive lifestyles and letting people know what support is available in their own communities.

- **Business intelligence** – continuing to develop an understanding of demand on services and how effectively it is being met. Understanding this is critical as community based provision increases.
- **Making Every Contact Count** – developing our workforce to breakdown professional silo working within and across organisations.

Annual Board development sessions will provide an opportunity to review current priorities as well as flexibility to explore any new emerging priorities during the lifetime of this strategy.

Partnership Landscape



CABINET - 24 MARCH 2016

GREEN GUARANTEE

REPORT OF ASSISTANT DIRECTOR: BUSINESS, DEVELOPMENT & EMPLOYMENT

LEAD CABINET MEMBER: COUNCILLOR RICHARD OVERTON

PART A) – SUMMARY REPORT

1.0 SUMMARY OF MAIN PROPOSALS

- 1.1 The purpose of this report is to seek Cabinet approval for the protection of 104 green spaces – c.407 hectares - owned by Telford & Wrekin Council as part of the Council's Green Guarantee referred to in the Telford & Wrekin Local Plan publication document. This follows the recent period of consultation with Parish and Town Councils and local organisations.
- 1.2 The Green Guarantee identifies a range of locally important green spaces which are in the ownership of the Council and helps to safeguard these sites from development since they are not currently protected by other designation such as Local Nature Reserves, Sites of Special Scientific Interest, Fields in Trust sites or Village Green status.
- 1.3 The final Green Guarantee list of 104 sites covers a larger hectarage of land than was originally proposed in the initial list of 116 sites which was subject to public consultation. Although some sites have been removed from the list to be protected by different mechanisms (see section 6 below) extensions to a number of sites have also been made based on the input from local communities and conservation interest groups. The protection of this land through the Green Guarantee means alongside a range of other designations including Local Nature Reserves and Fields in Trust even more land in Telford & Wrekin Council's ownership will be protected from development delivering a joined up approach to protecting green spaces for local communities.
- 1.4 A further 50 Community Green Spaces to be included in the Green Guarantee will be identified through public consultation from December 2016.
- 1.5 The Green Guarantee recognises the value of these areas for purposes including the provision of open space for leisure, recreation and biodiversity.

2.0 RECOMMENDATIONS

It is recommended that Cabinet:

- 2.1 **Approve the proposal to identify and protect 104 green spaces as set out in the report and to remove the current officer delegation relating to these spaces to ensure that all decisions relating to disposals or changes of use of these are determined by Cabinet and as set out in paragraph 5;**
- 2.2 **Approve the final list of 104 green spaces as identified in Appendix 1 which, once endorsed by Cabinet, will be protected under the Council's Green Guarantee Land Management Commitment;**
- 2.3 **Endorse the intention to bring an additional 50 (approx) areas forward for similar protection via a further public consultation at the conclusion of the Telford & Wrekin Local Plan**

SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Priority Plan objective(s)?	
	Yes	Maintaining a clean, quality environment and improved green infrastructure and public realm: <ul style="list-style-type: none"> - Protect and enhance the green infrastructure and biodiversity of the Borough
	Will the proposals impact on specific groups of people?	
	Yes	Telford & Wrekin Council, Local Green Space Infrastructure Needs Survey (2013) states that qualitative improvements of natural green spaces would help address health and wellbeing needs.
TARGET COMPLETION/ DELIVERY DATE	Subject to Cabinet approval, it is proposed to bring a further report on the proposed 50 (approx.) additional public green spaces from December 2016	
FINANCIAL/VALUE FOR MONEY IMPACT		<p>The inclusion of a site under the Green Guarantee will not commit the Council to undertaking additional maintenance on the sites. The maintenance costs of some of the green sites are held within Service areas. The Service Areas will continue working in partnership with Town Councils and Parishes along with developing current and future Friends groups and local communities to ensure maintenance costs are within budget. Some sites could place restrictions on our future ability to raise capital from perimeter land sales.</p> <p>In relation to the proposals in section 5 of this report, it is important to note that any proposal which imposed an unbudgeted financial pressure on the Council, either capital or revenue, will require the approval of full Council.</p> <p>Any cost implications of the additional 50 sites will be quantified and included within the update report due to Cabinet in June 2017. (AEM 10/02/16).</p>
LEGAL ISSUES	Yes	<p>Cabinet is the decision making body in respect of disposals and management of Council owned land. However, some of these Cabinet disposal/management powers have been delegated to officers. This means that they can be exercised without the same publicity and member involvement as takes place when matters are reported to Cabinet. Ensuring that all significant decisions regarding the future use and ownership of the areas included in the Council's Green Guarantee list are reported to Cabinet provides a layer of transparent process-protection.</p> <p>IR:24/02/16</p>
OTHER IMPACTS, RISKS & OPPORTUNITIES		Enhances the natural environment of the Borough and contributes to the overall attractiveness of the Borough that will support the local business and visitor economy.

IMPACT ON SPECIFIC WARDS		Borough wide impact.
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PART B) – ADDITIONAL INFORMATION

4.0 BACKGROUND

- 4.1 The Green Guarantee is a commitment to identify and recognise 104 Council owned green spaces (covering 407ha of land) with value for leisure, recreation and biodiversity purposes to complement the areas of land which are currently protected by other designations such as Local Nature Reserves, Sites of Special Scientific Interest, Fields in Trust designation and Village Green status.
- 4.2 The Green Guarantee reflects the Council's commitment to the retention of locally important green spaces which have value to local communities. It has been shown that living close to accessible green spaces can promote public health and reduce levels of obesity, heart disease, reduce stress and levels of depression¹. These green spaces also help to meet local and strategic green infrastructure needs.
- 4.3 Through the protection of these Green Guarantee sites the Council recognises the value of local green spaces in providing places to walk and be active. Green spaces provide opportunities for volunteering in the natural environment which increases physical activity, social interaction, encourages life long learning of new skills and allows individuals to give back to their local community which lead to increases in physical and mental wellbeing².
- 4.4 The Green Guarantee will be delivered in two parts; 1) immediately protecting 104 green spaces in council ownership which have been considered by the Council as having significance and meeting a specific criteria (see appendix 2); and 2) identifying a further 50 (approx.) such sites through public consultation which will begin from December 2016.

5 Protection

- 5.1 The Green Guarantee identifies a range of locally important green spaces which are in the ownership of the Council and helps to safeguard these sites from development. The Green Guarantee will contribute to the existing provision of green spaces which are protected from development including Local Nature Reserves, SSSI's and Village Greens. The Council will continue to seek opportunities to further protect sites through mechanisms including the Fields in Trust programme and Local Wildlife Site designation where appropriate.
- 5.2 The process of protection will see the current officer delegated authority, which covers disposal of council owned sites under £50k in value, being removed for those sites identified as part of the Green Guarantee Land Management Commitment.
- 5.3 Any future proposals for the disposal of the identified sites or indeed the potential change of use (even if they were to remain in Council ownership) will require a Cabinet approval.
- 5.4 It is not anticipated that works which are in the community interest and do not impose any unbudgeted financial commitment on the Council would require cabinet approval in addition to existing controls through the planning process through which the views of the local community would be fully considered. Examples would include:

¹ Our Natural Health Service: The Role of the Natural Environment in Maintaining Healthy Lives. Natural England. (2009).

² Living Well for Longer in Telford 2015/2016 – Telford & Wrekin Council

- Proposals intended to enhance the recreational or leisure value of Green Guarantee sites for the communities they serve;
- Proposals directly related to the management of the site for its current use;
- The removal and/or replacement of existing structures or apparatus where there had been public engagement and where the local Parish Council are in agreement with the proposal;
- Proposals for the creation or management of below ground easements and wayleaves with full re-instatement following the proposed works;

In these cases the Assistant Director: Business, Development & Employment (or an officer authorised in writing by that Assistant Director) would be asked to agree the proposed change under their delegated power).

- 5.5 Where access or physical alteration to part of a Green Guarantee site is sought by a third party to facilitate a neighbouring development e.g. boundary alterations or works to achieve highways visibility splays etc. the Assistant Director: Business, Development & Employment (or an officer authorised in writing by that Assistant Director) would need to agree the proposed works under their delegated power in consultation with the Cabinet Member for Housing, Public Health and Protection. Such works would require planning permission and would be controlled through the planning process where the views of the local community would be fully considered.
- 5.6 Although there will be no additional resources or funding provided to manage these identified green spaces, Telford & Wrekin Council will continue to work with partners such as Town and Parish Councils, existing and new 'friends of' groups and local communities to provide the maintenance and upkeep of these important community assets. Volunteer action is already strong in the Borough and includes a partnership of existing volunteering and 'friends of' organisations called the Telford Green Spaces Partnership (TGSP) who, along with Council officers and Shropshire Wildlife Trust, can offer support to new volunteering groups.
- 5.7 The protection of green spaces under the Green Guarantee may assist volunteer groups in making bids for funding to environmental, community engagement and biodiversity focussed funding organisations for capital works on sites and community engagement projects. Council officers, Shropshire Wildlife Trust and TGSP can provide some support to groups in assessing necessary or desirable works and drawing together bids.

6 Selection of sites

- 6.1 The list of 104 green spaces (in Appendix 1) have been selected using the experience and knowledge of officers across the Local Authority including Neighbourhood & Customer Services, Housing&Policy, Parks & Open Space, Regeneration & Investment, Arts & Culture, Leisure, Culture & Facilities Management, Highways & Neighbourhood Management and Development Management. Officers have applied a set of criteria based on the value of the site to local communities, biodiversity value and leisure and recreational value evidence work undertaken as part of preparing the Local Plan. Sites have been selected where they meet the criteria in Appendix 2.
- 6.2 A public consultation has also been undertaken between 2 November 2015 and 30 January 2016. The public consultation included an initial list of 116 sites and final the list of 104 sites in Appendix 1 is the result of the feedback received during that consultation.
- 6.3 A total of 136 comments were received during the public consultation from 26 respondents. The majority of comments received were in support of the inclusion of sites within the Green Guarantee and a number recommended amendments to site boundaries or provided additional local information relating to names and levels of use.

- 6.4 Six sites (covering 8ha) were removed from the initial 116 Green Guarantee site list and six further were combined with adjacent sites to leave a final list of 104 sites. The six sites removed were already covered by another designation, currently in the designation process for another mechanism of protection or pending transfer to another conservation organisation for management. These six sites will still be protected just under a different mechanism. Six sites were combined with adjacent sites where they shared boundaries and were used and viewed by the community as a single site, there was no reduction in site area over these sites. Appendix 3 contains the full list of sites which were removed from the initial list and the reason for that removal. This includes:
- Removal of 2 sites since they are already protected by formal Village Green status
 - Removal of 3 sites since they are currently in the process of being declared as Fields in Trust sites
 - which will ensure their long term protection and community use
 - Removal of 1 site since it is to be transferred to the National Trust to be managed as part of their site
 - at Sunnycroft, Wellington
 - In several locations there were proposed sites which were adjacent to each other. Where this was the case sites have been combined to reflect their use as single locations by local communities.
- 6.5 Where the site extensions proposed in response to the consultation were within Telford & Wrekin Council ownership, met the criteria for identifying Green Guarantee sites (set out in Appendix 2) and were not constained by other designations or through current planning applications, permissions or allocations they were included.
- 6.6 There were 18 Green Guarantee sites where some or all of the proposed extensions could not be included for the reasons give above. Appendix 4 contains a summary of the consultation responses received and shows whether any requested amendments are proposed to be made as a result.
- 6.7 Overall the 104 sites proposed for protection cover c.407ha of land in Telford & Wrekin Council ownership which will be protected from development, this protection covers a larger hectarage of land than the original 116 sites. 8ha of land was removed from the list since it will be protected under another mechanism and a larger area of land (around 10ha) was added to the Green Guarantee list as extensions to sites which were sought by respondants to the consultation.

7 NEXT STEPS

- 7.1 Assuming Cabinet approval the sites identified in this report will be formally adopted as Green Guarantee sites by the Council.
- 7.2 The process for engaging with local communities to identify a further 50 or more community green spaces will take place following the publication of the Telford & Wrekin Local Plan. Following that consultation the Council will consider additional sites, which meet the selection criteria and are in their ownership for inclusion in the Green Guarantee.
- 7.3 The public consultation period to identify the further 50 Community Green Spaces is anticipated to commence from December 2016 and will involve engagement with stakeholders including members of the public.
- 7.4 Timetable for Green Guarantee work:

Milestone	Date
Cabinet approval of final list of 104 green spaces	March 2016
Public Consultation on additional community green spaces	After December 2016
Cabinet approval of at least 50 community green spaces	June 2017

8 IMPACT ASSESSMENT

- 8.1 All members of the community should have the opportunity to benefit from the diverse range of species and habitat present in the Borough. Research has shown that improving the provision of and access to natural green space can be valuable to a wide range of groups within the community. A statement of land management for green spaces provides clarity that the Council recognises the importance of green space.
- 8.2 Research has shown that the public health benefits derived from living close to accessible green spaces are considerable and include decreased levels of obesity, heart disease and diabetes as well as lower levels of stress. Access to green spaces is also seen as an effective treatment for clinical depression and regular walking has been shown to increase life expectancy. Provision of accessible green spaces can help to reduce costs on some local NHS services.

9 PREVIOUS MINUTES

Full Council Report 9 July 2015 entitled Draft Telford & Wrekin Local Plan 2011-2031
 Cabinet Report 15 October 2015 entitled Green Guarantee & associated minutes
 Cabinet Report 29 January 2016 entitled Donnington Recreation Ground Centenary Fields and associated minutes

10 BACKGROUND PAPERS

Our Natural Health Service: The Role of the Natural Environment in Maintaining Healthy Lives. Natural England. (2009).
 Telford & Wrekin Local Plan: Publication Document
 Shropshire Ecological Data Network April 2015
 Telford & Wrekin Council Ecological Network Mapping Technical Paper & mapping 2016
 Sir John Lawton. Making Space for Nature: A review of England's Wildlife Sites and Ecological Network (2010).

**Report prepared by Fran Lancaster Planning Ecologist; Environment & Planning Policy.
 Telephone: 01952 384221**

Appendix 1: List of Green Guarantee Sites

	Name
1	Albion Bank, Station Hill, Oakengates
2	Albion Street (Walkway to New Street) Oakengates
3	Arleston Community Open Space (Highway View and Wrekin Retail Park)
4	Athol Drive, St Georges
5	Beeches Road Public Open Space Woodside
6	Bowring Park, Wellington
7	Brandlee Public Open Space Dawley
8	Brandon Avenue Public Open Space
9	Broad Oaks, New Trench Road, Donnington
10	Brookside Centre Play Area & Public Open Space (Redgra) Brookside
11	Capewell Road, Maple Close, Trench
12	Church Aston Playing Field
13	Churchill Drive, Ketley Bank, Ketley
14	Crescent Road Playing Field, Wellington
15	Dale End Park & Regatta Playing Field, Ironbridge
16	Donnington Wood Bowling Club
17	Doseley Road Playing Pitch
18	Dothill Playing Field, Dothill
19	Edgmond Playing Field & Bowling Club, Edgmond
20	Elms Playing Field & Gymkhana Field, Stirchley
21	First Ave, Third Avenue open space and play area, Ketley Bank
22	Ford Road Open Space, Newport
23	Gatcombe Way Public Open Space
24	Gibbons Close Play Area (old Sutherland school site), Trench
25	Glovers Way Public Open Space, Bratton/Dothill
26	Grainger Drive Public Open Space, Leegomery
27	Grooms Alley Public Open Space, Wellington
28	Grove Estate, St. Georges
29	Hadley Castle Public Open Space, Pitch and Canal
30	Hadley Park Road Open Space
31	Halesfield Public Open Space (Pellboy Fields), Halesfield 21
32	Harvey Crescent Play Area, Arleston
33	Hollinswood Playing Field
34	Hollyhurst Road and Ashdale Road open space, Wrockwardine Wood
35	Holmer Lake Public Open Space
36	Horsehay pool
37	Hurley Brook
38	Jockey Bank Gardens (Galleon Park), Ironbridge
39	John Broad Avenue/Churchill Rd, Areleston
40	Ketley Bank Public Open Space, Ketley
41	Ketley Pit Mound, Main Road, Ketley Bank
42	Ketley Recreation Ground, Station Road, Ketley
43	Leegomery BMX Track, Play & Fairground, Leegate Avenue, Leegomery
44	Leegomery Pools, Leegate Avenue, Leegomery
45	Leegomery Public Open Space and Playing Field, Grainger Drive, Leegomery
46	Lilleshall Playing Field, Lilleshall
47	Little Apley Park, Apley Avenue, Wellington
48	Longford Road Open Space, Newport

49	Madeley Park, Madeley
50	Madeley Ski Centre Playing Field, Madeley Court, Madeley
51	Mannerley Wood, Ridings Close, Ketley
52	Matlock Avenue, Dawley
53	Middle Pool, Trench
54	Millfields Park, Millfields Road, Wellington
55	Millwood Mere, Newport
56	Mount Gilbert School Playing Field, Dawley
57	Nedge Hill
58	New Road, Fields between Trench and rail freight line, A518, Trench
59	Newport Cricket Club
60	Newport Showground Play Area, Newport
61	Norbroom Park
62	Oakengates Leisure Centre & Parrots Beak, Oakengates
63	OD Murphy Public Open Space, Orleton Lane, Orleton
64	Old Park Pool, Telford
65	Overdale Playing Field, Overdale
66	Pageant Drive Public Open Space, Aqueduct
67	Playing fields south of old Phoenix School site
68	Portley Road Public Open Space
69	Princes End, Lawley Bank
70	Priorslee Flash & Pitmound, Priorslee
71	Priorslee Playing Field, Teece Drive, Priorslee
72	Randlay Avenue Public Open Space, Randlay
73	Redhill Ecology Park, St Georges
74	Ringers Lane, Admaston
75	Saltwells Drive, Muxton
76	Shawbirch Spine & Rough Pits Public Open Space, Shawbirch
77	Shuker Field, Newport
78	Snedshill (The Viewpoint), Snedshill
79	Southside Gardens, Ironbridge
80	Southwater Way, North of Isaiah's Stone, Telford
81	Station Road, Donnington
82	Stile Rise Public Open Space, Shawbirch
83	Stirchley Spine Public Open Space
84	Strine Brook, Newport
85	Sunniside Playing Fields, Coalbrookdale
86	Sutton Hill Playing Field
87	Telford Town Park (None LNR)
88	The Dip, Brookside
89	The Muddy, Daddlebrook
90	The Rock Public Open Space
91	Tibberton Playing Field, Tibberton
92	Trench Community Field, Gibbons Road, Trench
93	Upper Road Play Area, Madeley
94	Victoria Park, Newport
95	Wantage Open Space, Woodside
96	Watling Community Centre, St Giles Close, Arleston
97	Wealdstone, Woodside open space
98	Wellington Road, Trench
99	Whiteway Drive Public Open Space, Shawbirch

100	Wickes Stadium Wellington Amateurs FC, Oakengates
101	Wombridge Road Green
102	Wombridge Skate Park
103	Woodhenge Public Open Space, Leegomery
104	Woodside Centre Public Open Space

Appendix 2: Green Guarantee Selection Criteria

	Criteria	Explanation	Evidence Base
1	Ownership	Is the site owned by Telford and Wrekin Council	Telford and Wrekin land ownership datasets
2	Green Network	Is the site within the Green Network (as defined in the emerging Local Plan)	Green Network mapping 2015 as shown on the policies map within the Telford & Wrekin Local Plan: Consultation Document
3	Local Support	Has the community been involved in the site in the past? E.g. community events, litter picking, tree planting etc....	Officer knowledge
4	Ecological Value	Does the site have ecological value evidenced by: a) Historical species records from the Shropshire Ecological Data Network b) Natural or Semi-natural habitats present on site c) Potential for wildlife to be present	a)All species records from the Shropshire Ecological Data Network April 2015 b)and c) officer knowledge and interpretation provided by Telford & Wrekin Council Planning Ecologist.
5	Ecological Corridor/Stepping Stone	Does the site form part of the Ecological Corridor or Stepping Stone as defined by the Lawton Report ³	Telford & Wrekin Council Ecological Network Mapping Technical Paper & mapping 2014
6	Friends Group	Is there an active 'Friends of' group involved on the site	Officer knowledge
7	Passive Recreation	Is the site used for passive recreation? E.g. dog walking, informal play etc... .	Officer knowledge
8	Active Recreation	Is the site used for active recreation? E.g. formal sport and more formal play including use of formal play areas, pitches and games areas etc... .	Officer knowledge
9	Cultural/Events Potential	Does the site have potential to be used for small scale community events?	Officer knowledge

Sites have been assessed against the criteria detailed in the table above. Only sites which are in Telford & Wrekin Council ownership and satisfy a number of the criteria above have been included in the Green Guarantee.

³ Sir John Lawton. Making Space for Nature: A review of England's Wildlife Sites and Ecological Network (2010).

Appendix 3: Sites removed from the initial 116 site list

	Name	Reason for deletion
16	Dawley Park, Doseley Road, Dawley	Undergoing Fields in Trust designation
17	Donnington Recreation Ground (including allotments), School Road, Donnington	Undergoing Fields in Trust designation
22	Edgmond Playing Field, Edgmond	Combined with Edgmond Bowling club into a single site
26	Forest Close Public Open Space, Bratton/Dothill	Combined with Shawbirch Spine and Shawbirch Pools into a single site
32	Hartshill Park, Oakengates	Undergoing Fields in Trust designation
49	Lawley Village Green	Already a formal Village Green
73	Parrots Beak, Wombridge Road, Trench	Combined with Oakengates Leisure Centre into a single site
78	Priorslee Pitmound, adjacent to Priorslee Flash, Priorslee	Combined with Priorslee Flash into a single site
82	Regatta Playing Field, Ironbridge	Combined with Dale End Park into a single Site
84	Russell Square, Madeley	Already a formal Village Green
86	Shawbirch Pools, Mere Grove, Shawbirch	Combined with Forest Close and Shawbirch Spine into a single site
97	Sunny Croft Public Open Space, Wellington	Proposed for transfer to the National Trust for management with their site at Sunnycroft

Appendix 4: Summary of consultation responses and Council's response

	Name	Consultation responses	Outcome
1	Albion Bank, Station Hill, Oakengates	Supportive	Boundary amended to TWC ownership
2	Albion Street (Walkway to New Street) Oakengates	Supportive	No changes
3	Arleston Community Open Space (Highway View and Wrekin Retail Park)	No public Comments	Boundary amended to TWC ownership
4	Athol Drive, St Georges	Supportive	Boundary amended to TWC ownership
5	Beeches Road Public Open Space Woodside	Supportive	No changes
6	Bowring Park, Wellington	No public Comments	No changes
7	Brandlee Public Open Space Dawley	No public Comments	No changes
8	Brandon Avenue Public Open Space	Supportive	Boundary amended to TWC ownership
9	Broad Oaks, New Trench Road, Donnington	No public Comments	No changes
10	Brookside Centre Play Area & Public Open Space (Redgra) Brookside	Supportive & proposed extensions	Extension agreed both to the west of the school and to the north of the school
11	Capewell Road, Maple Close, Trench	Supportive	No changes
12	Church Aston Playing Field	Supportive	No changes
13	Churchill Drive, Ketley Bank, Ketley	No public Comments	No changes
14	Crescent Road Playing Field, Wellington	No public Comments	No changes
15	Dale End Park & Regatta Playing Field, Ironbridge	Supportive	Combined with Regatta Playing Field
16	Dawley Park, Doseley Road, Dawley	No public Comments	Fields in Trust proposal - site deleted
17	Donnington Recreation Ground (including allotments), School Road, Donnington	No public Comments	Fields in Trust proposal - site deleted
18	Donnington Wood Bowling Club	No public Comments	No changes
19	Doseley Road Playing Pitch	No public Comments	Boundary amended to TWC ownership
20	Dothill Playing Field, Dothill	Supportive	No changes
21	Edgmond Playing Field & Bowling Club, Edgmond	No public Comments	Combined
22	Edgmond Playing Field, Edgmond	No public Comments	Combined
23	Elms Playing Field & Gymkhana Field, Stirchley	Supportive	Boundary extended to include Gymkhana Field following informal comments from the Parish Council.
24	First Ave, Third Avenue open space and play area, Ketley Bank	No public Comments	No changes
25	Ford Road Open Space, Newport	Supportive	No changes
26	Forest Close Public Open Space, Bratton/Dothill	Supportive	Combined with Shawbirch Spine & Shawbirch Pools sites
27	Gatcombe Way Public Open	Supportive & proposed	Boundary extended

	Name	Consultation responses	Outcome
	Space	extensions	
28	Gibbons Close Play Area (old Sutherland school site), Trench	No public Comments	No changes
29	Glovers Way Public Open Space, Bratton/Dothill	No public Comments	No changes
30	Grainger Drive Public Open Space, Leegomery	No public Comments	No changes
31	Grooms Alley Public Open Space, Wellington	No public Comments	Boundary amended to TWC ownership
32	Grove Estate, St. Georges	Supportive	No changes
33	Hadley Castle Public Open Space, Pitch and Canal	Supportive	No changes
34	Hadley Park Road Open Space	Supportive	No changes
35	Halesfield Public Open Space (Pellboy Fields), Halesfield 21	Supportive & proposed extensions	Extensions made between the railway and Queensway where land was in TWC ownership. Proposed extension to the north east was not made since this land is formally allocated for employment use.
36	Hartshill Park, Oakengates	One supportive public comment	Fields in Trust proposal - site deleted
37	Harvey Crescent Play Area, Arleston	No public Comments	No changes
38	Hills Lane Play Area & Public Open Space (Madeley Park), Madeley	Supportive	No changes
39	Hollinswood Playing Field	No public Comments	No changes
40	Hollyhurst Road and Ashdale Road open space, Wrockwardine Wood	Supportive	No changes
41	Holmer Lake Public Open Space	Supportive & proposed extensions	Proposed extension is within the secure line of the school and therefore not publicly accessible. No amendment made – officers confirming.
42	Horsehay pool	No public Comments	No changes
43	Hurley Brook	Supportive & proposed extensions	Proposed extensions not taken forward due to known future likely need to carry out highways works in this location. The brook would be protected and the site boundary may be revisited following the growth deal.
44	Jockey Bank Gardens (Galleon Park), Ironbridge	Supportive	No changes
45	John Broad Avenue/Churchill Rd, Areleston	No public Comments	No changes
46	Ketley Bank Public Open Space, Fifth Avenue, Ketley	No public Comments	No changes
47	Ketley Pit Mound, Main Road, Ketley Bank	No public Comments	No changes
48	Ketley Recreation Ground, Station	No public Comments	No changes

	Name	Consultation responses	Outcome
	Road, Ketley		
49	Lawley Village Green	Public raised village green status	Formal Village Green Status - site deleted
50	Leegomery BMX Track, Play & Fairground, Leegate Avenue, Leegomery	No public Comments	No changes
51	Leegomery Pools, Leegate Avenue, Leegomery	No public Comments	Boundary amended to TWC ownership
52	Leegomery Public Open Space and Playing Field, Grainger Drive, Leegomery	No public Comments	No changes
53	Lilleshall Playing Field	No public Comments	No changes
54	Little Apley Park, Apley Avenue, Wellington	No public Comments	No changes
55	Longford Road Open Space, Newport	Supportive	No changes
56	Madeley Ski Centre Playing Field, Madeley Court, Madeley	No public Comments	No changes
57	Mannerley Wood, Ridings Close, Ketley	No public Comments	No changes
58	Matlock Avenue, Dawley	Supportive	Boundary amended to TWC ownership
59	Middle Pool, Trench	Supportive & proposed extensions	Proposed extension to include north bank of pool not taken forward since not TWC ownership
60	Millfields Park, Millfields Road, Wellington	No public Comments	No changes
61	Millwood Mere, Newport	Supportive & proposed extensions	Proposed extensions not taken forward – land at Badderley Wells - is part of current planning application and an allocation within the Publication version of the Local Plan.
62	Mount Gilbert School Playing Field, Dawley	Supportive & proposed extensions	Proposed extensions not taken forward since already a Local Wildlife Site and therefore already a material planning consideration.
63	Nedge Hill	Supportive & proposed extensions	Proposed extensions between draft GG boundary and the railway line could not be taken forward since part of existing employment allocation and current planning application sites (some with permission)
64	New Road, Fields between Trench and rail freight line, A518, Trench	Supportive & proposed extensions	Proposed extension to east not taken forward since part of the railfreight site which has a Transport Works Act permission.
65	Newport Cricket Club	Supportive	No changes
66	Newport Showground Play Area, Newport	Supportive	No changes
67	Norbroom Park	Supportive & proposed extensions	Proposed extensions not taken forward – Newport Cana is already SSSI and other areas to the north

	Name	Consultation responses	Outcome
			and south along A41 are not in TWC ownership
68	Oakengates Leisure Centre & Parrots Beak, Oakengates	No public Comments	Combined with Parrots Beak site
69	OD Murphy Public Open Space, Orleton Lane, Orleton	Supportive & proposed extensions	Boundary extended
70	Old Park Pool, Telford	Supportive & proposed extensions	Boundary not extended
71	Overdale Playing Field, Overdale	Supportive & proposed extensions	Proposed extension across road has planning permission for the creation of playing pitches etc which requires significant engineering works. There is potential to include this site in the future once the playing pitches etc are created
72	Pageant Drive Public Open Space, Aqueduct	No public Comments	No changes
73	Parrots Beak, Wombridge Road, Trench	No public Comments	Combined with Oakengates Leisure Centre site
74	Playing fields south of old Phoenix School site	No public Comments	No changes
75	Portley Road Public Open Space	No public Comments	No changes
76	Princes End, Lawley Bank	Supportive & proposed extensions	Extended to the north on TWC land but could not make a complete link since very northern section is not TWC. Part of draft boundary in the south amended to exclude none TWC land
77	Priorslee Flash	Supportive	Combined with Priorslee Pit Mound
78	Priorslee Pitmound, adjacent to Priorslee Flash, Priorslee	Supportive	Combined with Priorslee Flash
79	Priorslee Playing Field, Teece Drive, Priorslee	Supportive	No changes
80	Randlay Avenue Public Open Space, Randlay	No public Comments	No changes
81	Redhill Ecology Park, St Georges	Supportive & proposed extensions	Boundary amended to TWC ownership
82	Regatta Playing Field, Ironbridge	Supportive & proposed extensions	Extensions proposed up to the embankment and down to the canal club boundary are not on TWC land so were not included. The site was combined with Dale End Park site.
83	Ringers Lane (Admaston)	No public Comments	No changes
84	Russell Square, Madeley	No public Comments	Formal Village Green Status - site deleted
85	Saltwells Drive, Muxton	Supportive & proposed extensions	Boundary extended
86	Shawbirch Pools, Mere Grove, Shawbirch	Supportive	Combined with Forest Close and Shawbirch Spine
87	Shawbirch Spine Public Open Space, Shawbirch	Supportive	Combined with Forest Close and Shawbirch Pools

	Name	Consultation responses	Outcome
88	Shuker Field, Newport	Supportive & proposed extensions	Extensions proposed on land with planning permission and on land not in TWC ownership. Boundary reduced to TWC ownership – some areas of draft boundary not yet transferred.
89	Snedshill (The Viewpoint), Snedshill	Supportive & proposed extensions	Boundary extended
90	Southside Gardens, Ironbridge	Supportive & proposed extensions	Boundary extended
91	Southwater Way, North of Isaiah's Stone, Telford	Supportive & proposed extensions	Boundary extended
92	Station Road, Donnington	No public Comments	No changes
93	Stile Rise Public Open Space, Shawbirch	No public Comments	No changes
94	Stirchley Spine Public Open Space	Supportive	No changes
95	Strine Brook, Newport	Supportive & proposed extensions	Proposed extensions not taken forward – Newport Canal is already SSSI and land to the north is not in TWC ownership
96	Sunniside Playing Fields, Coalbrookdale	Supportive & proposed extensions	Boundary extended
97	Sunny Croft Public Open Space, Wellington	No public Comments	Site proposed to be transferred to National Trust - deleted
98	Sutton Hill Playing Field	Supportive	No changes
99	Telford Town Park (None LNR)	Supportive & proposed extensions	Proposed extensions to the north of this site were not taken forward since have planning permission or already a separate GG site called north of Isiahs stone, Southwater, Telford.
100	The Dip, Brookside	Supportive & proposed extensions	Proposed extension into extensive woodland to the south between the site and the A4169. This proposal might be better considered under the Local Nature Reserve designation process through it is acknowledged that large parts of the land suggested are in highways authority control.
101	The Muddy, Daddlebrook	No public Comments	No changes
102	The Rock Public Open Space	Supportive	No changes
103	Tibberton Playing Field, Tibberton	Supportive & proposed extensions	Pavillion included, other proposed extension to the south of the school is not TWC ownership
104	Trench Community Field, Gibbons Road, Trench	No public Comments	No changes
105	Upper Road Play Area, Madeley	Supportive	No changes
106	Victoria Park, Newport	Supportive & proposed extensions	Proposed extensions not taken forward since Newport Canal is already SSSI.
107	Wantage Open Space, Woodside	Supportive	No changes
108	Watling Community Centre, St Giles Close, Arleston	No public Comments	No changes
109	Wealdstone, Woodside open	No public Comments	No changes

	Name	Consultation responses	Outcome
	space		
110	Wellington Road, Trench	No public Comments	No changes
111	Whiteway Drive Public Open Space, Shawbirch	No public Comments	No changes
112	Wickes Stadium Wellington Amateurs FC, Oakengates	No public Comments	No changes
113	Wombridge Road Green	Supportive	No changes
114	Wombridge Skate Park	Supportive	No changes
115	Woodhenge Public Open Space, Leegomery	No public Comments	No changes
116	Woodside Centre Public Open Space	Supportive	No changes

TELFORD & WREKIN COUNCIL

CABINET – 24 MARCH 2016

COMMUNITY PRIDE FUND – EXTENSION FOR PROJECTS

REPORT OF MANAGING DIRECTOR

LEAD CABINET MEMBER – CLLR SHAUN DAVIES

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 The Community Pride Fund has been delivered as part of the Council's Pride in Your Community Programme and comprises of a £1,260,000 grant fund. Following a comprehensive application and evaluation process Cabinet approved funding for 37 projects in November 2014.
- 1.2 The majority of organisations have spent their grant and completed their projects; groups are currently submitting their final monitoring reports which will identify the outcomes that have been delivered as a result of receiving their grant. A final report on the outcomes delivered through the Community Pride Fund will be prepared in the autumn as part of the programme evaluation. Projects have already been contributing to the 'Community Pride Fund Blog' and examples of these updates can be seen in Appendix 1.
- 1.3 A small number of organisations have experienced delays in delivering their projects. It is therefore proposed that delegated authority is given to the Managing Director, in consultation with the Cabinet Member for Business, Neighbourhood & Customer Services, to give an extension to organisations to complete their projects beyond the original deadline of 31 March 2016.

2. RECOMMENDATIONS

- 2.1 That delegated authority is given to the Managing Director, in consultation with the Cabinet Member for Business, Neighbourhood & Customer Services, to extend the deadline for expenditure of Community Pride Fund grants beyond 31 March 2016. The final deadline for completion of projects and receipt of financial and outcome monitoring information from organisations will be 31 March 2017.**

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	One of the essential criteria for the Community Pride Fund was that applications contributed towards the delivery of at least one Council Priority.
	Will the proposals impact on specific groups of people?	
	Yes	The organisations that are identified to receive an extension to the deadline to complete their Community Pride Fund project have the potential to have a positive impact on a wide cross section of the community; some projects do target specific groups.
TARGET COMPLETION/DELIVERY DATE	It is envisaged that most of the projects will be complete by September 2016 but the Managing Director will have discretion to agree an extension beyond this deadline where appropriate and where significant progress has been made to deliver the project. All projects will need to be completed by 31 March 2017.	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	The recommendations within this report will be accommodated within the existing budget allocation for the Community Pride Fund, but will require Council approval to carry forward (slip) the capital budget into 2016/17. This approval will be sought through the Service and Financial planning process. JAC 250516
LEGAL ISSUES	Yes	Although provision was made within the Community Pride Funding Agreement to allow for an extension of the Grant Period this was limited to be no longer than 31 March 2016. The Funding Agreement is in essence a contractual agreement between the parties, i.e. the Council and the Grant Recipient, and as such the parties are at liberty to agree amendments to any of its terms and conditions, including this extension to the date of the Grant Period. Any variation is at the discretion of the Council, must be agreed in writing and will therefore be put in place by a formal variation of the existing terms and conditions signed by both parties. All other terms and conditions relating to the funding, e.g. payment, use and

		conditions of funding, and clawback, will remain in place and therefore enforceable.
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	
IMPACT ON SPECIFIC WARDS	No	Borough wide impact

PART B) – ADDITIONAL INFORMATION

4. INFORMATION

- 4.1 The Community Pride Fund was established to support the delivery of the Council's Pride in Your Community Programme, it comprises of £1,260,000 grant funding to support the physical, social and economic regeneration of Telford.
- 4.2 Following an open application process and evaluation by an independent funding panel, Cabinet agreed that 37 projects would be funded through the Community Pride Fund. The majority of the projects that were awarded a grant have spent their funding and completed their projects. There has been an ongoing process of monitoring the Community Pride Fund and final reports are currently being sought from organisations that have completed their projects. It is proposed to produce a final summary of the outcomes delivered by the Community Pride Fund projects in autumn 2016.
- 4.3 As part of the monitoring process outlined above organisations were asked to provide information on the progress of their project that could be captured through the 'Community Pride Fund Blog', a sample of some of the projects included within the blog are shown in Appendix 1.
- 4.4 Some organisations have been unable to complete their projects by the deadline of 31 March 2016. There are various valid reasons why the projects haven't been able to meet this deadline and the projects that fall into this category are as follows;
- All Saints Church – £36,000 to extend Parish Centre car park
 - Bowring Bowls and Social Club - £11,300 to purchase mower and storage container
 - Dawley Brook Scouts - £50,000 to extend and refurbish the Lighthouse building
 - Edgmond Village Hall – £95,000 to extend and refit the village hall
 - Trench Tots Nursery - £100,000 to build new neighbourhood nursery
 - Wellington Cottage Care - £20,640 to improve facilities within Cottage Care Centre
- 4.5 It is therefore proposed that delegated authority is given to the Managing Director, in consultation with the Cabinet Member for Business, Neighbourhood & Customer Services, to give an extension to organisations to enable them to complete their projects. It is envisaged that most projects will be complete by autumn 2016; however, the final deadline for all projects will be 31 March 2017.

Although all projects not outlined in 4.4 are due to be complete by 31 March 2016, if they are unable to meet this deadline the Managing Director will have delegated authority to allow them an extension beyond this date.

5. PREVIOUS MINUTES

Cabinet – 9 January 2014 - Report – ‘Everyday Telford – Pride in Your Community Programme;

Cabinet – 24 April 2014 - Report – ‘Pride in Your Community – Community Pride Fund’

Cabinet – 13 November 2014 – Report – ‘Community Pride Fund – Grant Allocation’

6. BACKGROUND PAPERS

None

**Report prepared by Rachael Jones, Service Delivery Manager,
Community Participation Team. Telephone: 01952 382135**

Wombridge Primary School pupils are loving their new greenhouse



Posted on [February 10, 2016](#)

Wombridge Primary School has a new botanical greenhouse to grow more of their own fruit, veg and flowers. Hear what pupils Amelia, Reece, Cody, Nariman and Inder have to say about their love of gardening – a great little film that captures their green fingered enthusiasm! View it here <https://youtu.be/L-yGTRuBemo>

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What a difference new doors and windows make!



Posted on [January 29, 2016](#)

Work to install replacement windows and doors at Admaston House has been completed this week, thanks to a grant of £50,652 from Telford & Wrekin Council's Community Pride Fund.

These before and after photos sent in by Admaston House Community Centre Trust show what a difference they make to the appearance of the building.



Appendix 1 -Examples from 'Community Pride Fund Blog'



The history of Admaston House

Admaston house was originally a private residence built for merchant traders in 1841, with stables, coach house and servants quarters. In 1961 Wellington District Council acquired the property for community use and Admaston House Community Centre Trust, which was established in 2001 as a registered charity, is responsible for the management and running of the house.

Who uses the facility

The house is the only sizeable community facility in the area and attracts users from as far as Wellington. Over 500 people of all ages use the facility for meetings, classes and courses, toddler groups, youth groups, parties and seasonal fayres and celebrations.

What was needed

Trust chair Barry Tillotson said that although the old house was popular, it had started losing users due to its poor heating, poor ventilation and increasingly sorry demeanour. The Trust has been working hard to secure funding to address these issues over the past few years, including its bid to the Community Pride Fund.

Barry said: "A lot of work has been done to make the house more user-friendly and welcoming. The new windows have had a transformational effect on the appearance of the house. Everyone who we have spoken to in the local community has been impressed by the visual improvement to the building, which was considered an eyesore within Admaston. The money from the Community Pride Fund really has made a massive difference."

In February 2015 the Community Pride Fund team went out to speak to Barry about their plans to replace the windows and what the Pride money meant to them. Watch the short film again [here](#).

Posted in [Admaston House](#), [Community Pride Fund](#), [Telford & Wrekin Council](#), [Uncategorized](#) | Tagged [Admaston](#), [Admaston House](#), [Community Pride Fund](#), [Telford & Wrekin Council](#) | [Leave a reply](#) [Edit](#)

People love Dawley Park outdoor gym



Posted on [January 5, 2016](#)

The outdoor gym equipment continues to be a hit with locals in Dawley. Earlier this year we featured a post about the newly installed equipment, but it is great to see that the outdoor gym is being used despite the dip in temperature.

Sanctuary Housing's Hartshorne Court retirement living scheme worked with the council to set up the project and organises trips so residents can enjoy the fresh air and work out on the equipment.

Appendix 1 -Examples from 'Community Pride Fund Blog'

Scheme Manager Viv Chalmers, who led on Hartshorne Court's involvement, said: "I regularly use the park and always see someone on the equipment. It's open to everyone, which means residents from other local schemes are welcome to use it – one resident from Morton Court goes every morning – and it's nice to see teenagers using the equipment too."

Telford & Wrekin Council's Parks and Open Space Officer Derek Owen said: "The project has been an enormous success. I visit the park often as part of my duties and have noticed many adults using and enjoying the gym equipment. In fact I have noticed an increase in the number of people using the park which is great."



— Daphne and Sue using the equipment during a health promotion week in October



— A great photo of Zibi also taken in October

Posted in [Community Pride Fund](#), [Dawley](#), [Friends of Dawley Park](#), [Telford & Wrekin Council](#) | Tagged [Community Pride Fund](#), [Dawley](#), [Friends of Dawley Park](#), [Sanctuary Housing](#), [Sanctuary Supported Living](#), [Telford & Wrekin Council](#) | [Leave a reply](#)

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Wombridge Primary School grow their own fruit and veg



Posted on [December 30, 2015](#)

Awarded £60,000 to build a botanical greenhouse

About the school

The school in Oakengates, Telford provides primary school education for children aged 4 to 11 years. It prides itself on providing its children with the best resources and opportunities as possible to develop well rounded, responsible citizens. After achieving nationally recognised success through gaining Apple Regional Training Centre status and a Farming and Countrywide Award, the school wanted to further develop learning opportunities for children outside the classroom. They began to develop areas around the school where the children could grow their own fruit and vegetables, which was a great success. The next step was to find a way of growing more fruit and vegetables that could be used in cookery sessions and for school meals.

What was needed

A botanical greenhouse situated in the grounds of the school would mean that more fruit and vegetables could be grown throughout the year. Together with the creation of extra outdoor growing spaces, there would be plenty of opportunity for the children to develop their understanding of the world around them, where food comes from and also encourage healthy eating. Every pupil gets to visit the school's local farm where they experience the day to day workings of a farm and see how the local area changes through the seasons – a botanical greenhouse and additional fruit and veg plots would complement this learning experience.

Telford & The Wrekin Citizens Advice Bureau



Posted on [December 15, 2015](#)

Awarded £23,513 for computer equipment and an IT upgrade

About the service

Telford & The Wrekin Citizens Advice Bureau covers the whole of Telford and Wrekin and offers a general advice service for walk-in clients and appointments. The service offers free independent and confidential advice on a wide range of problems, including benefits, debt and money management, housing and the law.

What was needed

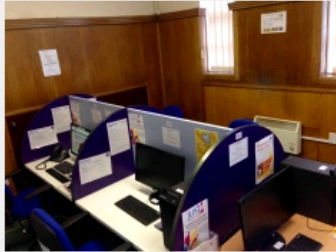
It is becoming increasingly difficult for people to manage their lives without access to the Internet, but many people don't have Internet access or are not computer literate. As more public services become digital by default, the effects of digital exclusion will increase on some of the most vulnerable members of our community. For most CAB clients there is a need to use the Internet to resolve their issues and safeguard their household income. Online applications take time to complete – an online application for a Personal Independence Payment averages two hours. The service's IT infrastructure was unable to cope with the increasing demand, which was restricting its ability to respond to client needs.

The service aims to help clients do as much as they can for themselves by using the online facilities it has available on site. Extra computers with furniture and monitors suitable for people with disabilities were needed.

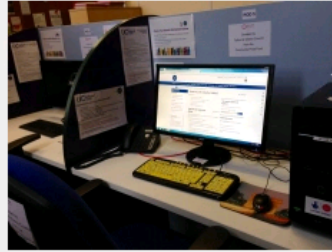
Appendix 1 -Examples from 'Community Pride Fund Blog'

What the Pride funding has meant to them

The service has increased the number of accessible computers which are available to the public every weekday and one evening a week. It has also added capacity on its IT server to accommodate increased public use and installed WiFi, which benefits customers as well as visiting solicitors who provide pro bono services.



— There are now more computers for people to use



— Helping clients help themselves

Lyn Brayne, Service Director, said: "Our direct work with clients gives the clearest indication of the need for this project. Whilst we always aim to empower clients to do as much as possible for themselves, most of our clients tell us that they don't have the skills and confidence to use their own or other publicly available online facilities. The equipment has made it much easier and quicker for us to help clients and support them in doing the digital activities needed to manage their lives."

New minibus for Telford After Care Team

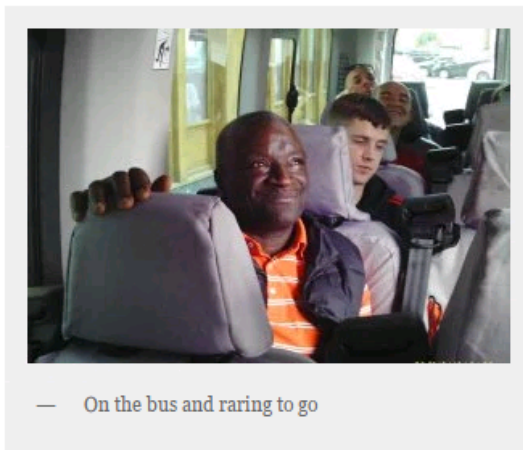


Posted on [November 25, 2015](#)

Awarded £45,000 to buy a minibus

The group was set up in 2012 to provide a support and recovery programme for people who are drug and/or alcohol dependent. As well as providing help and advice about benefits, training and work, the group also offers a range of support options to help clients with their recovery so that they can live productive and fulfilling lives in the community. The majority of the group's work is recovery based. Many of the volunteers who work there have had their own experiences of addiction and come through them.

What was needed



A number of service users struggled to access the services on offer because of the semi-rural nature of the borough – it can take up to an hour to reach the service by public transport. Those who used the service were also limited to the activities on offer at the centre itself.

Having transport to take clients to outside locations would widen the social, health and wellbeing

opportunities on offer to them and benefit their mental and physical health. It would also help the service to reach out to clients who struggle to attend.

Appendix 1 -Examples from 'Community Pride Fund Blog'

What the Pride funding has meant to them

Telford After Care Team (TACT) now has its own minibus. Since buying the minibus, the service has taken clients on regular outings, including weekly health walks in the surrounding countryside, day trips to Ironbridge, Barmouth, RAF Cosford and local points of interest as well as the National Recovery Walk in Durham and out fishing.



— A day out at Haughmond Hill



— A trip to Durham climbing wall

Appendix 1 -Examples from 'Community Pride Fund Blog'



— A day of fishing... and what a catch



— Another great catch... the fish that is

The team that runs the centre, including the volunteers, have been able to visit other service groups in the region to learn new ideas and skills that are enhancing the way they work in Telford. They now offer drop in sessions in local health and community facilities so that they reach even more people and have been able to do more with schools around their prevention programme. In addition the minibus has been loaned out to other community groups, including local churches and carers' groups, so that others in the community are benefitting.

Director Robert Eyers said: "Having the minibus has meant that TACT now offers easier access to recovery for its clients and also benefits the local community. It has increased footfall through our doors as more people are becoming increasingly aware of what we do and what opportunities and services we provide. Our clients put a lot of hard work into their ongoing recovery and the minibus has provided the means to show them what the rewards can be and also what there is to do right on their own doorstep."

Telford Mind and the House of Prayer Church in Wellington are two of the local organisations that have benefitted from the use of the minibus – the minibus was used to collect a carpet for Telford Mind and transport 15 people from the church to and from the airport at Heathrow.

Anthony Herber Davies, Pastor of the House of Prayer Church, said: "It is a great credit to all at TACT in that they are prepared to share and give mutual support to the local community. We are aware that many are turning their lives around and are able to take hold of life again and give back to others. Well done to all the volunteers and thank you."

Posted in [Uncategorized](#) | [Leave a reply](#)

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Telford Hornets send in photos of the newly resurfaced car park



Posted on [November 20, 2015](#)



— Properly marked parking bays have increased capacity

The new look car park offers a much warmer and safer welcome to people visiting the club – see the earlier blog post to see what a difference the Pride work has made.



— New allocated parking for visitors with disabilities



— And no more potholes!

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Newport Cottage Care Centre



Posted on [October 22, 2015](#)

The Community Pride Fund continues to make a real difference in our communities. Newport Cottage Care Centre is one of the organisations that has benefited. The centre successfully bid for £5,000 to help refurbish the kitchen. Hear what Trustee Derrick Clancy has to say



Posted in [Community Pride Fund](#), [Newport Cottage Care Centre](#) | Tagged [Newport](#), [Newport Cottage Care Centre](#), [Telford & Wrekin](#) | [Leave a reply](#)

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The Hub, Newport



Posted on [October 15, 2015](#)

Awarded £57,900 to purchase their building

About the service

The Hub is a registered charity that provides activities, training and support for young people in Newport and the surrounding areas. As well as a youth club, The Hub has the potential to be a venue for other community groups that need a permanent base from which to operate. At the start of the project The Hub was used by a mother and baby clinic, TCAT and a job club that helps people secure work and training. In addition it is the home of Nova FM radio station which broadcasts local news and offers training for budding presenters and technicians. The facility is open to any youth based organisation to provide services and support to the whole of Telford and Wrekin.

What was needed

The cost of leasing the building was putting the activities of The Hub at risk. Without the Community Pride Funding the charity and the building would have closed. This would have closed the youth club and put other community groups and Nova FM out of their home. The potential to develop the facility for more community use would have been lost.

We needed to purchase the building, remove the lease costs and make the facility attractive to more users so that The Hub was a viable and valuable community facility.

Appendix 1 -Examples from 'Community Pride Fund Blog'

What the Pride funding has meant to them

Word regarding the Community Pride Fund has spread and resulted in more community groups approaching and using The Hub. The charity has worked with these groups to re-design the interior to be more flexible for all users. Desks and chairs have been purchased, providing better facilities. They are now home to:

- My Options – providing activities for adults with learning disabilities
- Boughey Explorer Scouts
- TCAT- providing training for adults
- Job Shop
- NovaFM – local FM radio station
- Newport Bridge Club

The Youth Club also now opens on two nights per week, Monday and Wednesday, for the young people of Newport and the surrounding areas.

The next step is to complete the purchase of the building and then increase the number of young people using the youth club.

The non-measurable benefits are the community spirit and support between the users of The Hub. A spokesperson from My Options said: "Being part of the diverse group of local people that access the Newport Hub has meant that adults with learning disabilities have been welcomed into the local community and now have a safe place to meet socialise and develop friendships and learn different skills all in one place. Working together with all the other users of the hub has given us all pride in continuing to develop the building and maximising its use for everyone benefit."

BOROUGH OF TELFORD & WREKIN: TRAFFIC MANAGEMENT PERMIT SCHEME

REPORT OF ASSISTANT DIRECTOR, NEIGHBOURHOOD & CUSTOMER SERVICES

LEAD CABINET MEMBER – CLLR ANGELA MCCLEMENTS

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 The Traffic Management Act 2004 (“the Act”) and the Traffic Management Permit Scheme (England) Regulations 2007 (as amended) (“the Regulations”) enable Highway Authorities to better manage activities on the highway and minimise disruption and convenience on the network for all road users through the introduction of a permit scheme. Traffic Management Permit Schemes provide an alternative to the councils current notification system and requires any Promoter (as prescribed in the Regulations) who wishes to perform or carry out an activity on our network to obtain a permit from the relevant Permit Authority (Telford & Wrekin Council). This allows the Promoter to carry out the specified activity, at the specified location, between the dates shown and agrees the conditions which may be attached.
- 1.2 A number of our neighbouring Highway authorities have adopted the West and Shires Permit Scheme (“the WaSP scheme”). This is a multi-authority scheme which has been developed in line with the requirements of the Act and Regulations. Telford & Wrekin Council’s Permit Scheme will match the WaSP scheme with the addition of an addendum which will set out how the WaSP scheme will apply to the Borough.
- 1.3 The Council’s constitution does not delegate the necessary powers under the Traffic Management Act or the regulations and therefore Cabinet are requested to approve delegated powers to senior officer level to enable the formal required processes to be completed and the Order made for the Permit Scheme to have effect.

2. RECOMMENDATIONS

- 2.1 **That Cabinet agree to the preparation and implementation of The Borough of Telford & Wrekin Traffic Management Permit Scheme to manage activities on the Borough’s road network.**

2.2 That Cabinet delegate to the Assistant Director for Neighbourhoods and Customer Services (or any other officer authorised in writing by the Assistant Director Neighbourhood and Customer Services) in consultation with the Cabinet Member for Communities, Regeneration and Transport to exercise all powers under Part 3 of the Traffic Management Act 2004 and the Traffic Management Permit Scheme (England) Regulations 2007 (as amended) to enable the Traffic Management Permit Scheme for the area of Borough of Telford & Wrekin to be prepared, processed, for all relevant matters to be considered and for an Order to be made to bring it into effect.

2.3 That Cabinet delegate to the Assistant Director for Neighbourhoods and Customer Services (or any other officer authorised in writing by the Assistant Director Neighbourhood and Customer Services) to exercise all powers under Part 3 of the Traffic Management Act 2004 and the Traffic Management Permit Scheme (England) Regulations 2007 (as amended) to apply, implement, operate and enforce all the provisions of The Borough of Telford & Wrekin's Traffic Management Permit Scheme, once the required Order has been made and come into effect

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	This new Permit Scheme will allow the Council to better manage roadworks on the highway giving us far greater power and control to ensure works are carried out in a way that minimises disruption to the highway network.
	Will the proposals impact on specific groups of people?	
	No	There will be no impact on specific groups of people as a result of the policy.
TARGET COMPLETION/ DELIVERY DATE	Permit scheme to begin with charges suspended – June 1 st 2016 Permit scheme to commence with charging – July 1 st 2016	
FINANCIAL/ VALUE FOR MONEY IMPACT	Yes	The Permit Scheme Invest to Save was approved in October 2015, resulting in a net £70k additional income put forward within the Council's medium term budget strategy, with the saving due to be delivered in 2017/18. The approved Invest to Save and this revised approach requires the appointment of three new posts which will be funded ongoing from additional income generated before achieving the £70k saving. The administration of the scheme will be delivered from within these

		resources and will utilise the current ICT Mayrise system to support the issuing and subsequent adherence to the permits. AEM 22/02/16.
LEGAL ISSUES	Yes	<p>The Deregulation Act 2015 has amended Part 3 of the Traffic Management Act 2004 (“the Act”) which now allows a Highway Authority to prepare and implement a Traffic Management Permit Scheme to control the carrying out of specified works in specified streets in a specified area.</p> <p>In developing and operating a permit scheme, authorities must comply with the Act and the Regulations and must have regard to Statutory Guidance issued by the Secretary of State.</p> <p>Highway Authorities must prepare the Permit Scheme and consult upon it before making a formal Order to give it effect.</p> <p>The Regulations set out what must be included in the contents of a Permit Scheme and allow the Authority to charge a fee for the issuing of permits and give fixed penalty notices to any works Promotor who has failed to comply with the conditions set out in an issued permit.</p> <p>A Highways Authority can vary or revoke a Permit Scheme which it has prepared and implemented.</p> <p>IR – 22/02/16</p>
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	Improved roadworks performance will reduce future liability on the authority through maintenance. The greatest opportunity however is to gain greater control of all those companies working on our Highway Network
IMPACT ON SPECIFIC WARDS	No	The scheme will apply to all adopted roads on the highway network.

PART B) – ADDITIONAL INFORMATION

4. Background

The New Roads and Street Works Act (NRSWA) (1991) places a duty on Highway Authorities to do their best to co-ordinate the execution of

works of all kinds on the highways under the control of that authority. This includes highways works by utility companies, developers and the Council itself. The Traffic Management Act 2004 (“the Act”) and the associated Regulations widen this NRSWA coordination duty to include other prescribed activities that involve temporary occupation or use of road space.

- 4.1 Under the NRSWA 1991 Act works promoters are only required to notify to the authority with details of the intended work location and duration on the highway. The authority has powers to check and challenge these works and financial penalties can be issued for poor workmanship, overly long occupation of the highway and errors in the accuracy of the information provided. The quality of re-instatements following activities are checked on a routine basis and instructions for remedial action can be made. Essentially, the Council currently only has a limited amount of control over the way works are undertaken on the network leading to frustration from residents and businesses.
- 4.2 Under a Permit Scheme, works promoters wishing to undertake works on the highway have to effectively ‘book’ their road-space and, if a permit is granted, the Councils Network Management Team can apply the details of the new Scheme and attach a number of conditions. This gives a greater level of control of how and when work is carried out on the network. Furthermore, where permit conditions are not met or work is undertaken without a permit, the Council can issue a fixed penalty notice or prosecute.
- 4.3 Those wishing to work on our Highways network will have to pay to receive a permit. This generates an income for the Council which allows the Network Management team to be better resourced to deal with requests for works on the highway and to inspect works being undertaken on site. This will help to improve co-ordination on the network and to take action against those who fail to comply with the conditions.
- 4.4 To introduce a permit scheme in the Borough, the Council needs to become a Permit Authority and this requires the Council to prepare a permit scheme under the Act and the Regulations. The Scheme cannot take effect in the Borough until the Council has made a formal order to bring it into effect.

5. Proposal

- 5.1 In order to maintain area wide consistency within the Midland region, it is proposed that we adopt a common scheme in line with our neighbouring local authorities. In December 2013, Shropshire County Council received approval from the Secretary of State to introduce the West and Shires Permit Scheme (WaSPS). The WaSPS has therefore

gone through the appropriate review and approval process required for a new permit scheme and this is the scheme that will be adopted in Telford & Wrekin.

- 5.2 Using WaSPS will provide the greatest scope to achieve the desired objectives including the opportunity to work in partnership with other regional and bordering authorities. Joining the scheme means that the relevant policies and procedures are consistent between authorities, thereby reducing the upfront costs of preparing an entirely new permit scheme for Telford & Wrekin. The Council will however retain full control of operating the system in the Borough.
- 5.3 The business case developed in advance of pursuing the Permit Scheme established that the scheme would cover its own costs, reduce disruption on the network and reduce the amount of time utility companies spend on the network.

6. Consultation

- 6.1 Prior to implementing a permit scheme we are required to consult with all stakeholders who have carried out work on our Highway along with other key parties impacted by a permit scheme. We are providing a significant consultation period to give ample opportunity to comment and, as the target date to commence the scheme is June 1st 2016 this consultation commenced on the 29th January and will run to the 22nd April 2016.

7. The Delegation.

- 7.1 The delegations outlined in the Cabinet Recommendations 2.1 – 2.3 will enable the Assistant Director (in consultation with the Cabinet Member for Communities, Regeneration and Transport) to finalise preparation and consultation in respect of the Scheme and comply with all the procedural requirements for commencing permit schemes prior to its implementation.

8. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

- 8.1 The permit scheme will mean that all works promoters and contractors will be required to comply with the scheme as they do with other Authorities where similar Permit Schemes are in operation. The expected impact on residents will be positive with improved roadwork operations and greater co-ordination.

9. PREVIOUS MINUTES

N/A

10. BACKGROUND PAPERS

N/A

**Report prepared by Dominic Proud, Service Delivery Manager –
Transport & Highways Development, Telephone: 01952 384697**

WROCKWARDINE CONSERVATION AREA APPRAISAL AND MANAGEMENT PROPOSALS

REPORT OF ASSISTANT DIRECTOR: BUSINESS, DEVELOPMENT & EMPLOYMENT

LEAD CABINET MEMBER: CLLR RICHARD OVERTON

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 Telford and Wrekin Council is required to carry out and adopt a Conservation Area Appraisal and Management Plan for all Conservation Areas within its boundary, as prescribed by the National Planning Policy Framework. The development of management proposals are also required to have regard to Historic England's best practice guidelines.
- 1.2 Wrockwardine Conservation Area was adopted in April 1999 as an area of special architectural and historic interest. It contains 24 listed and 1 locally listed buildings and a number of Tree Preservation Orders. Currently no Conservation Area Appraisal or Management Plan exists for the adopted conservation area of Wrockwardine. The Report seeks Cabinet approval to adopt a Appraisal & Management Plan for this area (see Appendix 1).
- 1.3 The Conservation Area Appraisal & Management Plan (CAA and CAMP) identify and support the conservation area designation, and create a framework for the control of development, in addition to considering and strengthening design controls. Specifically it recognises the need to protect the areas of open views surrounding the conservation area. In preparing the management proposals the boundary of the conservation areas has been reviewed and remains as adopted. Consideration has also been given to the adoption of an Article 4 direction to remove permitted development rights to domestic properties however such development does not pose a potential threat, and therefore is not recommended. This will continue to be monitored.
- 1.4 The draft CAA and CAMP has been publicised in accordance with the regulations. Six comments were received. These supported the aims and objectives (see appendix 2) and a number of minor revisions have been incorporated into the final draft document as a result.

2. RECOMMENDATIONS
2.1 That Cabinet approve the adoption of the Wrockwardine Conservation Area Appraisal and Management Proposals document to provide a sound basis for considering planning applications and for developing initiatives to improve the area.

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	Business winning, business supporting. Supporting owners and developers.
	Will the proposals impact on specific groups of people?	
	Yes	Specifically the residents and landowners of Wrockwardine, in managing, preserving and enhancing the conservation area.
TARGET COMPLETION/DELIVERY DATE	Immediately post Cabinet. To be reviewed every 5 years.	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes/No	There are no direct financial implications to the Council of adopting the Wrockwardine Conservation Area Appraisal and Management Proposals document. JAC 220116
LEGAL ISSUES	No	The National Planning Policy Framework recognises the importance of Conservation Areas and the need to conserve heritage assets in a manner appropriate to their significance. The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms that the Council has a duty to determine which parts of the Borough are areas of special architectural or historic interest or character or appearance which it is desirable to preserve or enhance and to designate those areas as conservation areas. Further, the Council has a duty to review how it has exercised this duty from time to time and there is a procedure for varying or cancelling the designation of a conservation area. Designation brings a number of controls over development which would not otherwise apply. The attached Appraisal is intended to inform and assist decision makers and will be a material consideration in their determination of planning applications. IR 28/01/16
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	There are no known or identifiable additional impacts or risks from this proposal.
IMPACT ON SPECIFIC WARDS	Yes	Management of the Conservation Area, through ensuing appropriate development.

PART B) – ADDITIONAL INFORMATION

4. INFORMATION

- 4.1 Local Authorities are required by Government to review their Conservation Areas periodically and to draw up Conservation Area Appraisals and Management Proposals (CAA and CAMP) to ensure the preservation and enhancement of the character of Conservation Areas and to address any areas within them that require proactive improvement. Such documents form a clear guidance for any future development or enhancement proposals by setting how the Councils policy framework and national guidance/best practice will be practically applied to some alterations and developments and giving useful guidance on what is likely to be acceptable or not acceptable within the Conservation Area. It also identifies the rights and responsibilities of owners, occupiers, developers and the Council within the Conservation Area. The Appraisal and Management Proposals will be reviewed every 5 years or sooner if deemed necessary.
- 4.2 A period of public consultation for both the Appraisal and the Management Proposals was undertaken for 8 weeks between June and August 2015. As well as letters sent to all properties in the Parish copies were available at Wellington Library, the Councils website and Council Offices. The Parish Council also received hard copies.
- 4.3 All comments were thoroughly considered and amendments made where appropriate to produce the final version (see Appendix 1). All comments were positive and supportive of the designation. A summary of the consultation responses can be found in Appendix 2. It is now proposed to adopt the Appraisal and Management Proposals as a framework against which future development proposals can be assessed in conjunction with existing local and national policy, legislation and best practice guidance.
- 4.4 Within Telford & Wrekin there are 7 Conservation Areas. This includes Wrockwardine, the Severn Gorge, Newport, Edgmond, High Ercall, Horsehay & Spring Village and Wellington. Of these Wellington, Edgmond and High Ercall have had recent Conservation Area Appraisals and Management Proposals endorsed by Cabinet. The Severn Gorge Appraisal is currently being written, as is Horsehay. Newport is timetabled for review in 2016.

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

- 5.1 No additional changes are being sought within the Conservation Area nor are there any additional statutory controls proposed under this report. No alterations or extensions of the boundary have been proposed. There are therefore no additional impacts beyond the advice and guidance contained within the appraisal which is based on existing local and national policy and best practice from Historic England.

6. PREVIOUS MINUTES - None

7. BACKGROUND PAPERS

Appendix 1: Wrockwardine Area Character Appraisal and Management Proposals
Appendix 2: Summary of Consultation Responses



Wrockwardine Conservation Area Appraisal

And Management Proposals

[Draft review of the architectural and streetscape character of Wrockwardine Conservation Area and proposed draft management proposals for public consultation Summer 2015]

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- 1.1 Designation
- 1.2 Purpose of the Appraisal

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- 2.2 National Planning and Local Planning Policies

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4. Appraisal

- 4.1 Topography and streetscape character
- 4.2 Landscape setting and key views

5. Archaeology and Historic Environment

6. Conservation Area Management Plan

7. Management Proposals

Appendix 1: Map of Wrockwardine Conservation Area

Appendix 2: List of Historic Buildings

Appendix 3: Historic environment records for Wrockwardine

1 INTRODUCTION

1.1 Designation

Conservation Areas were first designated in England and Wales under the Civic Amenities Act 1967. Following subsequent revisions, the principle Act concerning the designation of Conservation Areas is currently the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.

Conservation Areas are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. They are special areas where the buildings and the spaces around them interact to form distinctly recognisable areas of quality and interest.

Building groups, walls, trees and hedges, open spaces, views and the historic settlement pattern all combine to create a sense of place. It is the character rather than simply the buildings that Conservation Areas status seeks to protect.

1.2 The purpose of the appraisal

The Wrockwardine Conservation Area is an area of special architectural and historic interest, which was designated in April 1999. It contains 24 listed and 1 locally listed buildings and a number of Tree Preservation Orders. The map in Appendix 1 identifies the Conservation Area boundary and also identifies all the listed buildings within the boundary.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that all Conservation Areas are reviewed periodically. A Conservation Area Appraisal examines the main aspects of character or appearance that contribute to the special interest and quality of the area. This document is meant to compliment the approved policies for Conservation Areas contained within the Telford and Wrekin Local Plan.

The purpose of this document is to:

- Identify and justify the special character of the area
- Identify elements that are worthy of retention or enhancement
- Identify elements that detract from the character
- Enable review of the existing conservation area boundary
- Act as a framework for the control of development
- Allow proposals to be put forward for enhancement and development opportunities
- Consider options for strengthening design controls.



(View of Wrockwardine Church – 2015)

2. PLANNING CONTEXT

2.1 Planning restrictions within Conservation Areas

In Conservation Areas, the development and natural evolution of communities is not prevented from taking place, there is simply a more careful and widespread consideration of certain aspects of change within the planning process. The demolition of any structure or significant part of a structure may require planning permission under the Planning (Listed Building and Conservation Areas) Act 1990. . Works to trees and hedges over a certain size are also controlled through the planning process and removal or certain work requires a formal Notice.

2.2 National Planning and Local Plan Policies:

National Planning Policy Framework

The National Planning Policy Framework came into force in March 2012 replacing PPS5. The Local Authority has a duty to protect Conservation Areas under the National Planning Policy Framework (NPPF). Under the NPPF Conservation Areas are '*designated heritage assets*' and the policies affecting the historic environment (Chapter 12) are applicable where appropriate.

Telford and Wrekin Core Strategy

Telford and Wrekin Core Strategy was adopted in December 2007 and is due for review from 2016 onwards. Core Strategy Policy CS 14 Cultural, Historic and Built Environment and CS 15 Urban Design are both particularly relevant to the setting and management of the historic environment.

The Core Strategy can be accessed on line via the Councils website [www.telford.gov.uk] or can be viewed at Wellington Civic Offices.

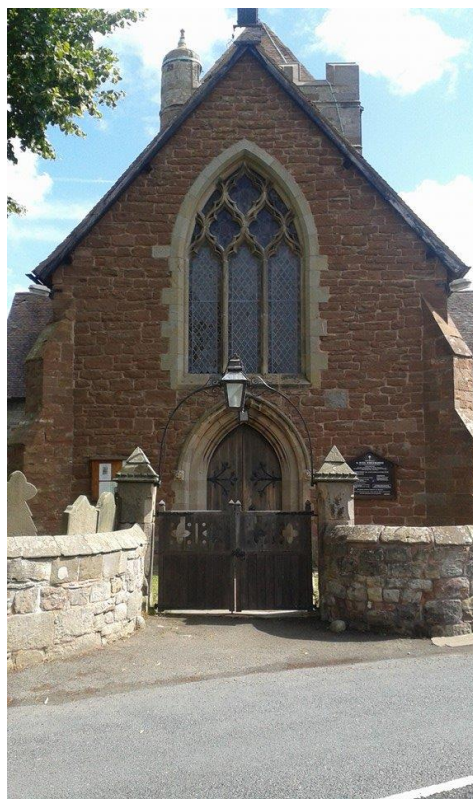
Wrekin Local Plan

Local Plan Policies HE1 to HE13 in the Wrekin Local Plan (saved policies) are specifically related to Conservation Areas and will affect the determination of any planning application within the Conservation Area or in the surrounding area. In addition there are further policies affecting listed buildings and archaeological areas.

The Wrekin Local Plan can be accessed on line via the Councils website [www.telford.gov.uk] or can be viewed at Wellington Civic Offices.

Emerging Local Plan

The Telford & Wrekin Local Plan is due to be subject to an Examination in Public during 2016. The document is at a stage where it carries some weight in the determination of applications. When the final Plan is fully adopted (expected December 2016) these emerging policies will replace the former Wrekin Local Plan and Core Strategy. The emerging document can be found at www.telford.gov.uk/LocalPlan or can be viewed in Wellington Civic Offices.



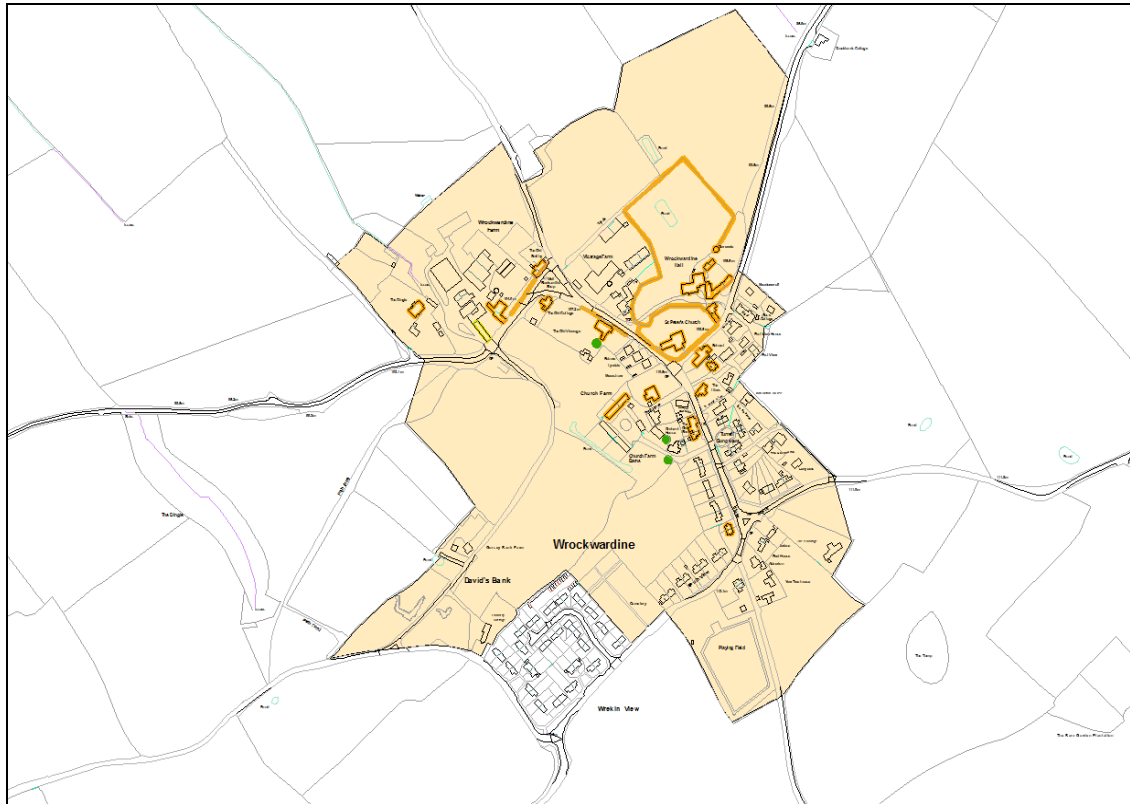
3. LOCATION AND HISTORICAL CONTEXT

3.1 Location

Wrockwardine is located approximately 1.6 miles to the West of Wellington Centre and 8 miles to the East of Shrewsbury. The village lies within Wrockwardine Parish Council area. The Conservation Area covers almost the extent of the village. The main Shrewsbury to Birmingham rail line runs to the North of the site and the large expanse of Leaton Quarry runs towards the south-western border. The setting is highly pastoral in all other respects.



(Wrockwardine 2010)



(Wrockwardine Conservation Area 2014)

3.2 Historical Context

The name Wrockwardine comes from the Old English and means 'Enclosed settlement by The Wrekin' (Gelling, 1990, p329-30). Wrockwardine is first mentioned in the Domesday Survey of 1086. At the time of the Norman Conquest, Wrockwardine was a royal manor that had been held by Edward the Confessor. It was a large manor of 5 (taxable) hides in extent, and with seven outliers (Admaston, Allscot, Leaton, Burcot, Ness (or Nash), Cluddeley, and Walcot). At the time of the Domesday Survey, the manor was held in demesne by Roger of Montgomery, Earl of Shrewsbury. The manor also had a mill, valued at 12s. There were 4 ploughs in lordship, and 13 villagers, 4 smallholders, a priest, and a rider had a further 12 ploughs between them. 8 ploughmen are also listed in the manor. The manor was reasonably prosperous – it had paid £6 13s 8d in tax in King Edwards time, and by 1086 it was paying £12 10s. And Earl Roger had also granted the church to Shrewsbury Abbey with a hide of land valued at a further 5s and woodland a league long by half a league wide. (Thorn & Thorn, 1986, 4,1,1 and notes)

St Peter's Church itself (HER 13013) is a large sandstone church of mainly late 12th- to early 13th-century date, and probably stands on the site of the Domesday church. The church is of a cruciform plan with a nave, chancel, north and south transepts, a crossing tower and chapels on the north and south sides of the chancel. The crossing tower is of 12th-century date with the upper part dating to the 14th century. St Peter's Church was seized by Parliamentary troops in 1645-6 for its

commanding view over the surrounding landscape, and more particularly, towards High Ercall.

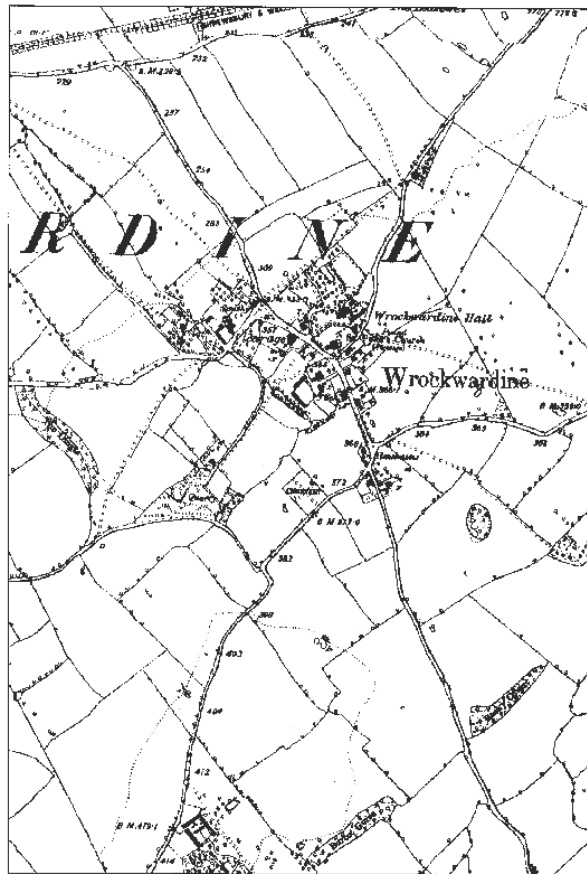
Other than the church, the earliest structures in the village date to the 17th century. The Lilacs (HER 17135) is a 16th or 17th century timber framed cottage, encased in brick in the 18th century. Wrockwardine Hall (HER 00723) is dated to 1628, though it was encased in brick and extended in the 18th century. The Old Cottage (HER 17122) and Wood Cottage (HER 13015) also date to the 17th century. The remainder of the historic housing in the village dates to the 18th and 19th centuries, and includes an almshouse (Cluddle Almshouse, HER 17118) and a former blacksmith's shop (HER 17126). A flax mill (HER 07157) is depicted on the southwest side of the village on an OS map of the 1830s, and there are also some 19th Century quarries (HER 29610) here at David's Bank.

The exact history of the Manor House in Wrockwardine is not known. However, documentary evidence suggests that it was located in Hall Yard, to the south-west of the church close to the Church Farm site, but was in a ruinous state in 1324. The fishponds that served the Manor may still be in existence behind Church Farm, and were last recorded in situ to some extent) in 1982.

The C19th saw growth of the village, with the construction of a workhouse to the west on land owned by the Tiddicross Charity, the building of schools by the Cludde family and the erection of the almshouses to the memory of Edward Cludde by members of the community. The majority of the Listed buildings in the village were also built during the C18th and C19th.

During the C20th there has been some gradual development and change within the village. Some older dwellings have been replaced with modern semi-detached housing, and a housing development of approximately 45 houses has been built to the south of the historic core. Some single dwellings have been built on the edges of the village to the east. These have not always been built of traditional materials or in a traditional style, and therefore are visually differentiated from the other dwellings. The 20th century buildings have blended into the village with varying success.

Wrockwardine has a long and ancient history and demonstrates a continuum of activity on a strategically advantageous geographical point. The potential for further archaeological finds is high. The existing historic remnants are considerable, in a village that has experienced development and change, and has always been a focus for settlement.



4. APPRAISAL

4.1 Topography and streetscape character

Wrockwardine village stands in a commanding position on high ground between the Wrekin and the north Shropshire plain surrounded with undulating countryside. The narrow roads that weave through the village are bounded by hedgerows that provide enclosure with glimpses of Orleton Park to the south and the Wrekin to the west. The landscape forms part of the 'undulating landscapes of Telford New Towns' as defined in the Council's Green Infrastructure Framework.

The approach roads each have their individual character but are generally devoid of footways and formal kerb lines; this provides the village with a rural character, which is supplemented by green spaces at road junctions, hedgerows, and trees as well as stone and mellow brick walls.

Entering the village from the North (via Station Rd/Admaston) you are presented with a clear sense of the village occupying a raised promontory overlooking the lower lying pastoral lands around Allscot, and Roddington. The village rises above the road, with the tower of the church quite prominent softened by the abundance of tree cover around the village.

Station Road is dictated by the presence of St Peter's Church following the curve of the boundaries of the Church and Wrockwardine Hall which sits immediately to the north. Imposing stone walls stand either side of Station Road enclosing the church, churchyard and the extensive grounds of Wrockwardine Hall to the west and the former school buildings to the east. The road follows the extensive boundary of Wrockwardine Hall before falling away to the north-east. The top of Station Road also provides extended views across the north Shropshire plains over to The Wrekin.

The boundary treatments here are largely field hedges, these changes on the approach to Wrockwardine where we begin to see some brick/stone walling. The first building of significance here is Wrockwardine Hall 17thC/18thC Georgian fronted large house (Listed grade II*) and the delightful array of ancillary buildings that form the curtilage. The stacks in particular are quite visually prominent on this approach, including the Dovecot which is just about visible from the road. The boundary here is a substantial brick wall, part of which is of some age, with soft verges to the opposite side.

Continuing along we come to the church and churchyard, the other principle significant structure here, the sandstone Church of St. Peter (Listed grade I) The churchyard is bounded by stone walls containing numerous mature trees, including yew and deciduous trees. The church itself is thought to be of Saxon origin having an unusual cruciform layout. The generous Churchyard compliments the setting of the church and creates a sense of openness. Here there are strongly defined stone wall boundaries to the church and the listed Old School House, with its characteristic faux Gothic appearance, opposite (listed Grade II).

With the exception of Wrockwardine Hall the buildings here are generally of a modest scale and are set back from the road with varying degrees of garden. There are no road fronting premises. Buildings are typically brick and tile.

From the church, the main road through the village slopes downwards in a north-westerly direction passing The Old Vicarage leading to Blacksmiths Lane. Roadside boundaries are again a mixture of mature hedgerows and tall red brick and stone walling with soft verges and a general absence of harsh kerbing.

At the entrance to Blacksmith's Lane the churchyard wall follows the curve of the road to the pillared gate which frames a prominent sandstone gabled entrance with a large tracery window.

The boundary opposite the Church/Old School House is occupied by Church Farm (Grade II) which is largely obscured from road front view by a substantial wall and hedge above. The traditionally styled finger post here is a focal point on approach from Station Rd.

The Old Vicarage (Grade II) presents against prevailing form by being a road fronting property. This is a fine substantial Georgian fronted 18thC building with prominent box framed sashes. Again, the majority of buildings here, apart from the 'grand houses' are of a modest size, including the nearby Vicarage Farmhouse (Grade II) and The Old Cottage (Grade II)

The junction of Blacksmith's Lane contains a village green with war memorial consisting of a large boulder from the nearby Leaton Quarry. This part of the village is an excellent vantage point for views across Wellington; over to The Wrekin. Blacksmith Cottage is nestled within a backdrop of mature trees that provides a picture card setting – the views of the cottage are distinctive and worthy of protection as a single vista.

To the west of Blacksmith's Lane and on the edge of the Conservation Area stands the Wrockwardine Farm complex which features a substantial Victorian red brick farm house and associated outbuildings enclosed by brick walls. The main dwelling is elevated from the farmland to the rear; allowing the farmhouse to take advantage of the extensive views over the North Shropshire plains. Here we return largely to soft verges and hedges, with the odd brick and stone wall mixed in.

Returning to the junction by the Church, as the name implies, The Avenue consists of an avenue of limes that have been pollarded and require some maintenance. These trees are almost an iconic feature of The Avenue. These trees are interspersed between residential properties that branch off from 'The Avenue' including the Church Farm buildings, the faux Gothic detailing of the Old Post Office (Grade II) and the Cludde Almshouse, built circa 1841 (Grade II), south of The Avenue. This avenue is important as it directs the eye towards the Church which sits prominently at the junction with Station Road.

Here we see a subtle change in buildings characteristic, leaving behind some of the more historic 'large houses' of the old village core and settling into a pattern of modest detached or semi-detached garden fronted dwellings. The dwellings are scattered in layout, with varying angles to the road. The historical elements being characterised as cottage style with dormer detailing. There are a number of rough back lanes here that run off from the main road which contain scatters of cottages of similar traditional appearance. We also begin to see the presence of post war development that dominates the character of the village to the south and south west.

Wrekin View to the south of the village contains high hedgerows topped by occasional mature trees that form a vertical feature and accentuates the linear route into the village. From here there is a key view over to the Wrekin (hence the name), particularly so from the open area of the recreation/play park. Drummery Lane to the south leads from Orleton Park and drops down in to the village providing glimpses of the village, in particular the Church on the approach. This lane forms a narrow and twisting highway into the village, which is accentuated by tall mature hedgerows and mature trees abutting the highway.

Overall, the presence of mature trees, established hedgerows and characteristic red brick and stone walls are highly important to the setting of Wrockwardine and contribute to creating enclosure and intimacy to the village. St Peter's Church is situated in one of the most prominent parts of the village and is visible from all approach roads; from Blacksmiths Lane to the north-west, Drummery Lane to the south, Station Road to the east and The Avenue, the main arterial route through the village. The characteristic of the roads and lanes is of a naturally evolved

streetscape (with the exception of The Avenue), giving snatched views and vistas. Together with the rolling nature of the countryside and the man-made features, including walls and historic structures, the natural landscape helps give the village an almost medieval structure and character and such features should, where possible, be protected and enhanced.



4.2 Landscape setting and key views

There are not many open spaces within the core of conservation area, and those which are present are poorly connected. However, the overall character of the village and views into and out of the conservation area are greatly enhanced by the surrounding countryside. One area of open views is the back lane that runs from Wrockwardine Farmhouse to the north, round the south west fringe of the village to link up with the road to Leaton. This road is little more than a track but affords the only distance views contained within the village itself. The vista of the Church Farm house and ancillary buildings serves to re-enforce that more rural quality of this landscape. The road here is clearly a hedged country lane.

- The view into the village from the north along from Station Rd Admaston: The rising prominence of the village from the surrounding fields gives a clear sense of the topographical layout of the village and gives appropriate prominence to the view of the Grade I listed church.
- The view along Blacksmith's Lane towards the Old Smithy with the low lying pastoral land towards Alscott etc.: re-enforces the pastoral nature of the village as oppose to the surrounding urban developments
- The view over to the Wrekin from the Wrekin View area/play park: This presents a clear uninterrupted view of this iconic Shropshire landmark

- The view along the Avenue in both directions but principally along to the Church: The setting here is key to the character of central Wrockwardine, re-enforcing the role that green infrastructure plays within the village. The retention of the limes trees is a key to this characteristic. The general view over the Alscott/plains area should be protected in respect of setting for views in and out of the village.



5. Archaeology and Historic Environment

Although there is a backdrop of find spots and cropmarks indicating prehistoric and Roman activity and settlement around Wrockwardine, none of this evidence comes from the village itself or more specifically from the Conservation Area. The village stands about 1km to the north of Watling Street (Shropshire Historic Environment Record [HER] No 00099), the London to Wroxeter Roman road.

Preliminary searches of the Victoria County History and documents held at the Shropshire Records Office have indicated that Wrockwardine is of ancient Saxon origin ('Worgina'). (It is possible that it is also the site of Pengwern, the sub-Roman centre of Powys destroyed by the Mercians in c.660). It was certainly a Royal manor and caput of the Saxon Hundred, to which it gave its name. The present name comes from the Cambro-British word Wrch, meaning 'that which is high or round'. 'Wrockwardine' means 'village under the Wrekin'.

In 1999 an archaeological evaluation was undertaken by Archaeological Investigations Ltd on land adjacent to Church Farm, Wrockwardine in response to development proposals for the site (HER ref. ESA4899). A single trench was excavated on the site with a mechanical excavator under archaeological supervision. No archaeological features or deposits were identified. (Vyce, 1999). In March 2009 a watching brief was carried out by Shropshire Council Archaeology Service on drainage works at St Peter's Church, Wrockwardine (HER ref. ESA6320). No significant archaeological features or deposits were encountered in the monitored works. (Hannaford, 2009)

The Sites and Monuments Record (SMR) for Shropshire, held by the County Council in Shrewsbury, has a number of entries for Wrockwardine village, in addition to the Listed buildings, including:

1. SA 009994: Possible medieval deserted settlement (Nash). The identified field is ploughed and there were no apparent earthworks in the surrounding fields. A medieval township, where there was a farm in the later C17 and a single barn in 1839, but now completely deserted.
2. SA 02909: Medieval Manor House fishpond. Fishpond immediately SW of the C18 Church Farm. The field in between the two is called "Hall Yard" on the Tithe Map, and said in c1650 to be the site of the old Manor House. The shift from this site to that of Wrockwardine Hall probably occurred in the 1620s. The farmer reports hitting large foundations in the area. Fishpond in poor state, largely infilled, and has sewage pumped into it. In the 1830s the fishpond was c100m in length. A second more amorphous fishpond lies to the Se of the long pond. Both are shown on OS 6in 1970.
3. SA 07157: (Site of) C19 Flax Mill. From documentary evidence. Exact location unknown, (although fields to west are named 'Flaxons' on early C19th tithe map).

The general absence, so far, of significant archaeology would seem to suggest that the pastoral surrounds of Wrockwardine have been so for some time. No Scheduled Ancient Monuments are located in the Conservation Area nor within the immediate vicinity of the Conservation Area.



6. Conservation Area Management Proposals

6.1 The purpose of the Management Plan

The purpose of the Management Plan is to complement and re-enforce local and national government policies regarding the preservation of historic fabric and character. The proposals set down in the Management Plan are intended to preserve and enhance the character and appearance of the Conservation Area and to assist with managing change in and around the boundary. This plan should be considered in conjunction with the conservation Area Appraisal.

6.2 Boundary changes

There are no proposed boundary changes to Wrockwardine Conservation Area under this review

6.3 Decision making

All Council departments involved in decisions affecting change within the Conservation Area should understand the significance of conservation area designation and work cooperatively in a team approach to ensure that development decisions are appropriate for the historic context and will not damage the character of the Conservation Area and those decisions are consistent.

7. MANAGEMENT PROPOSALS

7.1 Dwellings and subdivision of plots

There are roughly 85 dwellings in the current conservation area boundary in Wrockwardine. They create the dominant character of the conservation area, that being garden plots with detached or semi detached properties, set back from the road by varying degrees. Boundary treatments being brick/stone walls and mature hedges, trees and planting. To the north character is largely 18th and 19th Century with a mixture of more post war development to the south/south west.

The preservation of the character of the properties is central to the preservation of the character of the conservation area. Where buildings are listed, legal controls exist to prevent inappropriate change in both design and materials. Any works that will result in a material change to the appearance or fabric of the building will require Listed Building Consent, this applies to the building entire, front and back and to fixtures and fittings on the interior. Advice should always be sought from the Council's Conservation Officer before any works are carried out.

Where properties are not listed, certain permitted development rights are allowed, these can include door and window replacements for example. (Full details of permitted development can be obtained from Telford and Wrekin Planning Department on 01952 380380). In such cases we rely on the goodwill of residents to ensure appropriate change in design and materials. The Conservation Department can provide advice on design and materials appropriate for the conservation area. Currently most unlisted dwellings have continued to maintain the quality of their design and contribute positively to the conservation area. The Council will use its available powers to ensure that inappropriate change does not occur. These include the removal of permitted development rights under an Article 4 Direction (see section 7.7).

Development pressure within the conservation area is relatively limited at present. The Council does not believe there is much scope for the subdivision of plots within the Conservation Area due to the relatively modest plots sizes of most dwellings. The larger houses at the core of the Conservation Area should retained as is, subdivision of plots will generally be resisted where it is deemed to have a detrimental effect on the setting of the Listed Building/Conservation Area.

7.1.1 Alterations to Existing Buildings

- Listed Buildings:

Listed Building Consent is required for alterations or changes to a Listed building (internal, external, or to a building within the curtilage of the Listed building) that affect it's character or appearance. Further information and advice is available from the Conservation Section of Telford & Wrekin Council.

- Unlisted Buildings:

Traditional but unlisted buildings are usually a vital component of the character of the Conservation Area. Seemingly small but inappropriate alterations to features such as windows and doors on such buildings can easily damage the appearance of the Conservation Area.

- Good Practice – Repairs and Minor Alterations to Traditional Buildings:
 - Repair rather than wholesale replacement of traditional windows and doors is often the better and cheaper alternative. Draughty and ill-fitting windows and doors frequently only need stripping of accumulated paint layers. Secondary glazing and draught proofing are more effective in reducing noise and draughts than sealed unit double glazing.
 - Traditional window designs make a great contribution to the character of traditional buildings and should be replicated when new windows are installed. New casement windows should be of the flush rebated casement type, not modern storm casements. Top hung night vents and large sheets of fixed glazing are rarely appropriate.
 - Modern Georgian style doors with integral fanlights have no historical basis and should be avoided.
 - Traditional joinery materials should be retained. Timber windows and doors are generally appropriate and modern substitutes such as PVCu are not generally appropriate unless manufactured by specialist manufacturers.
 - Paint is the traditional finish to external softwood joinery. Wood stains are a modern introduction. European hardwoods such as oak were usually left unfinished to weather naturally.
 - Repointing of stone or brickwork should always be undertaken with great care, as the visual character of a building or a boundary wall can be destroyed by ill advised work. Hard cement rich mortars and raised ribbon pointing should be avoided. Bagged mortar joints are the traditional finish.
 - Stone or brick walling should not be painted as this can lead to damage of the walling material as well as resulting in dramatic visual alteration.
 - Boundary treatments, such as brick walls and native hedging which are characteristic of the area should be retained. Coniferous hedging, and timber panel fencing can often be out of place in such traditional settings and should be discouraged.

7.2 Highways/boundary treatments

The Conservation Area Appraisal clearly identifies the presence of stone and brick boundary walls as being a key feature to the character of the conservation area together with the common use of hedges and mature planting. The Council will use its available powers to ensure that such boundaries are maintained and preserved. It

will resist any applications involving demolition or partial demolition of any wall within the conservation area. This includes the creation of new vehicular access or widening of existing accesses to accommodate vehicles. The use of close board fencing is a modern feature and is considered to undermine the quality of the setting of the Conservation Area

7.3 Trees and green spaces

There are several Tree Preservation Orders within the area boundary at The Old Vicarage and around the Church Farm complex, all works to trees including felling, lopping and topping, within conservation areas are subject to control. Formal notice of any such works within the Conservation Area should be made in writing to The Council. The Council will resist any application to remove trees within the Conservation Area unless it can be demonstrated that the tree is unsafe or in poor condition.

Despite the rural setting and the surrounding open countryside, there are relatively a few green open spaces within the conservation area (with the exception of the back lane to the rear of Church Farm, this is partly due to the tightly drawn boundary.

7.4 Public realm

Public realm refers to those items within the Conservation Area that do not constitute buildings, such as road signage and street furniture. Due to the nature of the conservation area, fronting a highway, there is little space for street furniture that which is present is relatively unobtrusive.

7.5 Services

Where services such as gas or electricity meters, intruder alarms, air conditioning and extraction facilities are introduced to properties they should be confined to the rear where at all possible to avoid unsightly intrusions and clutter on frontages. Where this is not possible services should be located and designed sensitively to cause minimum intrusion. This is particularly so with satellite dishes which should not be placed prominently on the street frontage.

7.6 Vacancy and Building Maintenance

Vacancy is not a significant issue in Wrockwardine.

Maintenance

The Council will encourage and offer advice to owners and tenants on appropriate levels of maintenance; this will be available on the conservation page of the Council's web site and in hard copy by request. Lack of appropriate maintenance is the single biggest threat to the character and/or survival of period buildings in the Conservation Area. Maintenance is a necessary fact, and cost, of property ownership or tenancy and cannot and should not be avoided. A regular schedule of maintenance should be

drawn up; the Council can advise owners and tenants on drawing up an appropriate maintenance schedule and advice on building repairs.

Properties within Wrockwardine Conservation Area are generally well maintained, however, it has been noticed that modern materials are creeping in to period properties. Modern materials, principally uPVC windows, doors, fascia boards and rainwater goods, are often perceived as 'maintenance free' and therefore are an appealing alternative to traditional materials for many homeowners. However, plastic architectural elements often fail to replicate traditional styles and generally have a detrimental effect on the character of period properties. There is no substitute for the quality of traditional designs and materials.

Where a property is listed the owner has a legal responsibility to maintain their property to a basic level and the Council may enforce this if it deems it necessary. For unlisted buildings the Council has the power to serve a Section 215 Notice or for untidy buildings (see section 7.11 Enforcement). These powers can be enforced where the degree of disrepair is deemed to be detrimental to the character of the Conservation Area or the building itself.

7.7 Article 4 Direction

Best practice guidance from the management of conservation areas, produced by English Heritage, requires consideration of the use of Article 4 Directions to remove permitted development rights from dwelling houses fronting a highway. Such directions should only be used as a last resort, where agreement with residents to use appropriate materials and designs cannot be sustained. At present it is not necessary to implement such a measure as inappropriate change is not a serious issue in the area and the properties are generally well maintained and preserved. In particular the retention of existing boundaries of brick/stone walls and hedges is a key consideration as it contributes heavily to the characteristic of the local area. At present the use of fencing of any types is relatively limited but the use of should be wholly resisted for the detrimental affect it has on the character both visually and as a consequence of the loss of any traditional boundary treatment.

During the life of the plan this particular area (generally five years) this factor will be closely monitored to ensure that such harm is limited. As will other elements currently allowed under Permitted Development Rights such as works to windows, doors, porches, chimneys, roofing materials, exterior finishes, creation of an access onto unclassified roads, and extensions and alterations to dwellings. Where demonstrable harm can be shown through inappropriate permitted development the Council can use its available powers to apply such a Direction. In such a case residents will be notified in writing.

7.8 Buildings of Local Interest

Buildings of local interest are protected currently under both the saved policies within the Wrekin Local Plan and within Core Strategy 15; this level of protection remains in the merging Telford & Wrekin Local Plan. Demolition or partial demolition of these

properties will be resisted, as will any alteration that is deemed to be detrimental to the character of the building.

There are currently no recommendations for additions to the Local List. The Council is always happy to receive any request for properties to be considered for inclusion, this should be done in writing with any supporting evidence. A copy of the Local List entries for Wrockwardine is available to view at the Councils offices in Wellington Civic Offices.

7.9 Opportunities for Enhancement

Wrockwardine represents a well maintained Conservation Area, there are no vacancy issues and even where modern development has occurred it has not necessarily been to the detriment of the conservation area. Therefore there are no 'problem areas' within the current boundary. Opportunities for enhancement will be actively monitored over the life of the Management Plan.

7.10 New Development

Generally speaking Conservation Area designation does not prevent development within the boundaries or the fringes of the site. The designation merely identifies that there may be constraints to development that may require better quality design and materials and a lower density that reflects the prevailing local form. As with any designated Heritage Asset, development should not compete with the Asset and must always remain subservient in scope where possible.

High density development within Wrockwardine should be generally resisted. The constraints of the site, such as it's relatively un-spoilt character and the importance of the views into, out of and within the village mean that any major development could be regarded as potentially harmful to the setting of the Conservation Area.

7.11 Enforcement

Principle Powers

In addition to the planning policies referred to previously, the Local Planning Authority has at its disposal a number of powers available under the Planning Acts to ensure that issues affecting the historic environment are proactively managed. The principle powers available include;

Amenity of Land Notice (Section 215 Town and Country Planning Act 1990)

Urgent Works Notice – Listed Buildings (Section 54 Planning (Listed Buildings and Conservation Areas) Act 1990)

Urgent Works Notice – Unlisted Buildings (Section 76 Planning (Listed Building and Conservation Areas) Act 1990)

Repairs Notice (Section 48 Planning (Listed Building and Conservation Areas) Act 1990)

Compulsory Purchase Order (Section 47 Planning (Listed Building and Conservation Areas) Act 1990)

Planning Enforcement Notice (Section 172 Town and Country Planning Act 1990)

Listed Building Enforcement Notice (Section 9 Planning (Listed Building and Conservation Areas) Act 1990)

Conservation Area Enforcement Notice (Section 38 Planning (Listed Building and Conservation Areas) Act 1990)

Note: Where appropriate the LPA will see to recover costs from the owner in relation to works carried out to the property.

7.11 Monitoring and Review

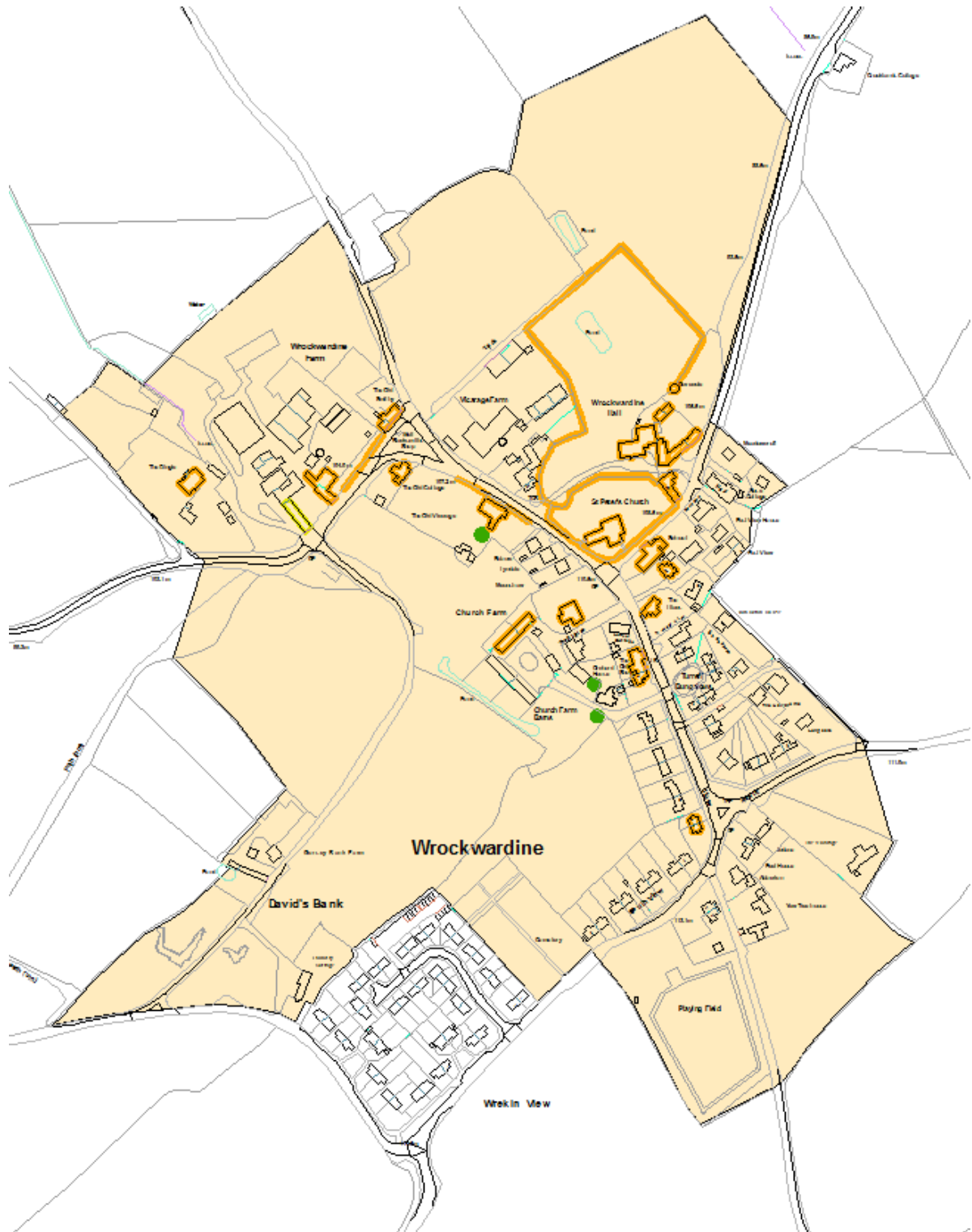
Best practice set out by English Heritage in “Guidance on the Management of Conservation Areas” (2007) requires a regular review of all Conservation Area Appraisals and the creation and regular review of Conservation Area Management Plans. This review is to take place on a 5 year rolling program for all 7 of Telford and Wrekin Conservation Areas.

It is intended that the Wrockwardine Conservation Area Management Plan will be adopted by The Council.

This Management Plan is applicable to the entire conservation area both within its current boundaries and within any future changes to the boundary within the life of this document. There are currently no proposals to extend the boundary.

Any proposed boundary changes and any Article 4 Directions will be subject to separate public consultation if the changes are deemed appropriate.

Appendix 1: Map of Wrockwardine Conservation Area showing Listed Building (orange), Local Interest Buildings (yellow) & Tree Preservation Orders (green)



Appendix 2: List of Buildings of Architectural or Historic Interest (Listed Buildings) as defined in the 19th List of Buildings of Special Architectural or Historic Interest 1983 within Wrockwardine Conservation Area.

Full entries and descriptions for Listed Buildings in Wrockwardine Conservation Area are available to view by appointment at Wellington Civic Offices or can be found via the National Heritage List (English Heritage): www.english-heritage.org.uk

Cludde Almshouses	Grade II
Post Office and Stores	Grade II
Church Farmhouse	Grade II
Barn and stable range to west of Church Farmhouse	Grade II
The Old Vicarage	Grade II
Garden walls adjoining NW and SE of the Old Vicarage	Grade II
The Old Cottage	Grade II
The Dingle	Grade II
Wrockwardine Farmhouse	Grade II
Garden wall immediately NE of Wrockwardine Farmhouse	Grade II
No.26 The Blacksmith's Shop	Grade II
Church of St. Peter	Grade I
Sundial in churchyard SW of Church of St. Peter	Grade II
Churchyard boundary wall	Grade II
Wrockwardine Hall	Grade II*
Stables immediately NE of Wrockwardine Hall	Grade II
Stables adjoining E of Wrockwardine Hall	Grade II
Barn, stables and cart shed range E of Wrockwardine Hall	Grade II
Dovecote NE of Wrockwardine Hall	Grade II
Garden boundary wall to NW of Wrockwardine Hall	Grade II
Wrockwardine Cottage incl outbuildings adjoining S	Grade II
School and School Master's House	Grade II
No.14 Wrockwardine	Grade II
The Lilacs	Grade II

Date received	Contact	Surname	First name	Address	Comments	Action
02/08/2012	telephone	Ford	Geoff	The Old Cottage, Wrockwardine	Supports the CAA & CAMP. Concerned about outlying developments such as the Alscott development and the threat of traffic through the village.	No affect on the CAA or CAMP at present. Concerns over traffic are duly noted.
02/08/2012	telephone	Boardman	Sue	The Old Vicarage, Wrockwardine	Supports the CAA and CAMP. Concerned over the Alscott development and suggests a boundary change to protect the Village. Would like more TPO's. Concerned over traffic/traffic calming. Concerned with some recent planning developments	Investigated the concerns: HGV management outside the scope of Conservation Area legislation but agreed traffic calming measures can be controlled though development to some extent. Trees already protected under the CA designation.
02/08/2012	email	Ford	Patricia	not given	Supports the CAA and CAMP. Again raised general concerns regarding the Allscott scheme and consequent traffic concerns. Believes the boundary should stay.	n/a
03/08/2012	email	Cllr Seymour		Ward and Parish Councillor	No formal written response received however verbally referred their support for the CAA and CAMP	Both raised a comment about the fish ponds (assuming this relates to the Old Hall fishponds) however, they do not substantially exist; matter referred to the County Archaeologist to investigate
09/08/2012	telephone	Cllr Kiernan		Parish Councillor	No formal written response received however verbally referred their support for the CAA and CAMP	
14/08/2012	email					
14/08/2012	email					
16/08/2012	email					
21/08/2012	email					
27/09/2012	email					
29/09/2012	email					
29/09/2012	email					



TELFORD & WREKIN COUNCIL

CABINET – 24th MARCH 2016

PROCUREMENT UPDATE

REPORT OF ASSISTANT DIRECTOR OF LAW, PROCUREMENT AND COMMISSIONING

LEAD CABINET MEMBER – CLLR LEE CARTER

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

For Members to consider the update of the Council’s Procurement Intentions Documents and general progress with effective procurement and contract management

2. RECOMMENDATION

- 2.1 Cabinet to note the procurement updates in this report including proposed change to the advertising threshold**
- 2.2 Cabinet to note the Procurement Intentions Document (Appendix B) and where indicated, approve delegation to the appropriate officers (as per the Contract Procedure Rules) to progress new procurements through the tender process to contract award.**

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	Best value procurement in line with the Contract Procedure Rules promote engagement of local suppliers and stakeholders
	Will the proposals impact on specific groups of people?	
	No	
TARGET COMPLETION/DELIVERY DATE	The Procurement Intentions Document is a live document regularly updated by SDMs throughout the year with updates to Cabinet every 4 to 6 months dependant upon activity.	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	The Council has made ongoing savings of just over £80m since 2009/10. The delivery of future cuts will become increasingly challenging as local government continues to face Government funding reductions The Council has identified savings of

		<p>£30m in 2016/17 and 2017/18 and estimate that a further £20m will be required in the following two years. Delivering savings through effective procurement is therefore an important feature of the budget strategy with over £11m being identified since 2009/10 and further savings being contained within the medium term Service and Financial Planning strategy for the two year period 2016/17 to 2017/18. Active contract management also ensures continued value for money is achieved through the life of contracts. Improving social outcomes through the procurement process could also lead to reduced demand on services and potentially lower costs.</p>
LEGAL ISSUES	Yes	<p>The procurement intentions document, Appendix B, is both transparent for all businesses to be able to see and prepare for forthcoming procurements that the Council will be undertaking but also is a transparent process to evidence appropriate delegations to officers. The delegations sought in this report are for officers to be able to commence and complete the procurement activity detailed in Appendix B and for contracts to be executed, depending upon their value, either under seal or under hand and as such the decisions sought may be key decisions.</p> <p>All contracts must comply with relevant EU requirements as well as provisions contained within the Council's Contract Procedure Rules. In addition, service contracts must comply with the provisions contained in the Public Services (Social Value) Act 2012.</p> <p>Each procurement will need to follow due process in accordance with the Council's constitutional internal and legislative requirements, with advice from Strategic Procurement Team and Legal Services, if appropriate.</p>
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	<p>The Procurement Intentions Document can be published externally. This helps the Council's supply chain prepare for up and coming tender opportunities.</p>
IMPACT ON SPECIFIC WARDS	No	

PART B) – ADDITIONAL INFORMATION

4. INFORMATION

4.1 This short update reports the Council's procurement position against the National Procurement Strategy¹. The strategy sets out a vision for local government procurement

¹ <http://www.lg-procurement.org.uk/>

and encourages all Councils in England to engage with the delivery of outcomes in four key areas: Making Savings through Procurement, Supporting Local Economies, Leadership and Modernisations.

The Councils across the West Midlands are benchmarking their services against the strategy and feeding back into the LGA with their findings by June 2016

Telford and Wrekin's Performance can be seen on Appendix A and overall gives a positive position

In summary, our challenges ahead lie with optimising supplier relationship management to get most out of our contracts. As the Council continues to change in the coming years, it's important to ensure that all Officers are suitably trained to procure and contract manage in a compliant and effective way as it becomes more part of their day job. This will be achieved through a blended learning approach of online courses, self help toolkits, flow charts and mentoring.

The Leadership section also encourages Councillors and Senior Management to engage with procurement and commissioning training² being offered through the LGA Leadership Academy and Local Authorities have reported that this has been well received by those who have completed it.

4.2 Appendix B to this report is the regular Procurement Intentions Document which presents to Cabinet up and coming procurements for the next few months. This is a live document so will also provide an update on procurement already approved.

4.3 In September 2014 Cabinet requested that any procurement over £5k was advertised on the Council's webpage and via Twitter. The Council's Contract Procedure Rules require Officers to seek best value for any requirement under £10k but it's only above £10k that there is a requirement to seek at least three formal written quotes and advertise further. Initial best value is sort by checking previous purchase prices, online comparisons, use of local and market directories to seek verbal quotes and speaking to business network leads where relevant. Since implementing this process, where an Officer has already established a best value route for a purchase under £10k, and has then published an advert, they have not received any additional expressions of interest. Despite being much publicised through local business networks, there is no evidence to suggest companies are encouraged to bid for lower level opportunities through these adverts on our webpage. To improve the efficiency of the process it is therefore recommended that we lift the advertising threshold to £10k to be in line with Contract Procedure Rules.

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

6. PREVIOUS MINUTES

Procurement Update 10th December 2015 CB-58 refers

7. BACKGROUND PAPERS

Report prepared by Sarah Bass, Strategic Procurement Ext 82470

² <http://www.local.gov.uk/web/lg-procurement/leadership>

T&W status against National Procurement Strategy

Theme A - Making Savings

1 Category Management

Outcomes

Category management helps councils to make savings by maximising value from areas of spend

Councils achieve savings through developing and using more standard

specifications for appropriate goods and services

A broad understanding of the local government supply market is gained through appropriate spend and supplier analysis

	Requirement not in place and/or acceptance of recommendation to be reviewed
	Council partially meets requirement, evidence not available
	Council meets the requirement and has evidence available

Recommendations for single tier or county councils

	Current	Desired	Comment
1a	Set out the rationale for a category management approach in the corporate procurement strategy		Procurement is devolved across the Council however there are pockets of Cat Man in Social Care, Highways and Facilities Management
1b	Invest in category managers or, as a minimum, commit to the outputs from the national or regional strategies where appropriate		Regional Cat Man strategies for social care are being implemented
1c	Identify the main spend categories in their council and have a clear category management strategy in place to ensure value for money		Social Care - CatMan in place
1d	Review existing framework arrangements at early stages of procurement to reduce duplicated effort		This is evident in Domiciliary care, ICT provision and Print
1e	Recognise the benefits from engaging with a national approach and ensure timely publication of data to ensure a robust analysis can take place		The Procurement flow chart encourages officers to seek regional and National frameworks as an option for VFM procurement and consider the output in a wider social value context

2 Partnering and Collaboration

2a	Set out the approach to partnering and collaboration in the corporate procurement strategy		The Procurement Flow chart picks this up with information advice and guidance around collaboration
2b	Explore opportunities to procure through existing routes to market and each key procurement is objectively justified		Each Procurement over £10k has a procurement plan which prompts the lead officer to explore and evaluate options
2c	Set targets for savings or income generation from collaborative spend		Savings targets are set from a variety of procurement opportunities
2d	Consider the business case for new models of delivering procurement services		Creating one team with matrix management to cover places and people procurement
2e	Maximise the use of all available procurement resources including across council boundaries		Regional collaboration on care and commodity frameworks

3 Contract and Supplier Management

3a	Contract management is part of the responsibilities of the councillor champion			supports the quartly procurement intentions report to champion robust procurement and justify spend
3b	Integrate contract management within the council's procurement and commissioning models			
3c	Invest resources in developing and sustaining a capacity for good contract management			Ongoing - training held and Contract Management on a page in place for all contracts on the contracts register
3d	Demonstrate efficiency savings through better contract management			will be an outcome of budget savings exercise
3e	Scrutinise strategic contracts post award and ensure benefits are achieved			
3f	Monitor and enforce internal compliance to 'on contract spend'			
3g	Understand key suppliers and develop and implement performance indicators that are aligned with business outcomes			In place with some - Veolia and TWS
3h	Identify second tier spend and activity for high value/high risk contracts			
3i	Develop and agree exit strategies within all major contracts			as per 3g
3j	Expect main contractors to act fairly with supply chains and mandate timely payment to sub contractors through contract clauses			

4 Performance and Transparency

4a	Put systems in place to map contracts, measure spend, collect feedback and measure the benefits achieved			In some places this is evident
4b	Engage with regional or national information and data sharing			
4c	Insist on transparency throughout the supply chain			
4d	Set savings targets that are performance managed			
4e	Publish data in relation to contracted-out services in accordance with the Transparency Code			
4f	Ensure the rights to the data created as a result of a service being contracted out remains with the council			
4g	Extend the requirement to publish information on performance and costs to contractors			

5 Risk and Fraud Management

5a	Risk management should be integrated into Procurement processes. It is considered early, discussed with suppliers and regularly monitored			
5b	Identify strategically important (high value and/or high risk) contracts on the risk register and regularly monitor both by officers and members			
5c	Proactively audit contracts to check for fraud			
5d	Include whistleblowing policies as part of contract conditions			
5e	Require main contractors to mirror these policies in their subcontracting arrangements			

6 Demand Management

6a	Councils build in a demand management approach before procurement begins			
6b	Ensure procurement and commissioning strategies and processes take account of demand management techniques			
6c	Involve procurement teams at an early stage in developing alternative ways to meet demand			

Theme B - Supporting Local Economies

Outcomes

Councils gain maximum value from procurement through inclusion of economic, environmental and social value criteria for goods, services and works.
 Councils reduce waste by making sustainable choices when procuring products and services - helping them to cut costs, and meet social, economic and environmental objectives

	Requirement not in place and/or acceptance of recommendation to be reviewed
	Council partially meets requirement, evidence not available
	Council meets the requirement and has evidence available

1 Economic, Environmental and Social Value

- 1a An officer social value champion is appointed and provides leadership on issues relating to social value
- 1b Social value opportunities are assessed in all tenders, including those below the EU thresholds and for goods where appropriate
- 1c Bidders are requested to demonstrate community benefits through the whole supply chain
- 1d Consider and describe how the economic, social and environmental well-being of communities can be improved
- 1e Ensure that social value requirements do not cause unintended consequences (e.g. apprentices being unable to complete their apprenticeships as contracts always require "new" apprentice places to be created)
- 1f Take account of the powers in the EU regulations that encourage use of mutuals, social enterprises and supported factories
- 1g Build in sustainability into the whole procurement cycle
- 1h Social, Economic, Environmental assessments are undertaken for each procurement project
- 1i Consider ethical issues, including fair pay, zero hours contracts, child labour and animal testing throughout the supply chain

Current	Desired	Comments

2 Improving access for SME's and VCSE's

Outcomes

A wide range of suppliers are encouraged to do business with councils through use of portals to advertise tender opportunities
 Barriers to doing business with the council are removed without compromising due process
 SME's and VCSE's are able to identify potential 'partners' with whom to form consortia to bid for council contracts

Councils identify forward spend wherever possible and use this data to inform pre-market engagement and supplier planning

2a	Identify all procurement opportunities through local or regional portals and national portals where appropriate		
2b	Encourage suppliers to sign up to regional and national portals as appropriate		
2c	Ensure websites make it clear which portals are being used to advertise tender opportunities and how suppliers can register		
2d	Measure the amount of local spend as a way of identifying and reducing the barriers for smaller organisations in bidding for council contracts		
2e	Engage with local umbrella bodies such as FSB to ensure that procurement and engagement strategies will not inadvertently discourage suppliers		
2f	Ensure procurement processes are not overly-rigid, cut off from day to day service provision or contain disproportionate requirements (e.g. insurance levels)		
2g	Require prime contractors to report any failure to comply with payment terms and mandate payment by suppliers to their subcontractors be no greater than those in the primary contract, through contract clauses		
2h	Engage with single, simplified PQQ's such as PAS91 for construction		
2i	Learn from and engage with the supply base and other councils on a regional basis through hosting market days for future projects		
2j	Ensure that lotting strategies do not create unwanted barriers for smaller businesses		
2k	Engage in proactive pre-market engagement with the supplier base and through the commissioning process with users and advocates		
2l	Allow sufficient time in the procurement process for suppliers to form consortia		
2m	Make suppliers aware of trading opportunities and secure their input and expertise		

Theme C - Leadership

	Requirement not in place and/or acceptance of recommendation to be reviewed
	Council partially meets requirement, evidence not available
	Council meets the requirement and has evidence available

Single cohesive voice

Outcomes

Central Government policy takes into account the needs and differences of local government because local government procurement speak clearly with one cohesive voice

- 1a Engage with networks to encourage discussion and input into NAG as a national voice
- 1b Join with PBO's to showcase and share good practice to influence Government and the wider public sector

Current	Desired	Comments
		T&W Chair the West Midlands Heads of Procurement Board

Commitment from the top

Outcomes

- Procurement is recognised as strategically important by chief executives, members and senior officers within local authorities
- Procurement is supported in each authority through the appointment of a councillor champion
- Best overall value has been considered in all council's addressable third party spend
- Procurement is a driver to implement council policy

- 2a Overall strategic responsibility for procurement rests at Director level and councils are committed to a strategic approach to procurement and delivering outcomes
- 2b Ensure there is a strategic alignment of procurement with Finance Director/s151 Officer or Director of Business Transformation
- 2c Provide periodic updates to senior managers and elected members on implementation of good practice (set out in the NPS) and its relevance to the organisation
- 2d An elected member champion from the executive has procurement, commissioning and contract management as a substantial part of their portfolio
- 2e Procurement professionals influence all third party spend
- 2f Procurement professionals work closely with their commissioning colleagues to ensure best possible outcomes are achieved
- 2g The procurement strategy underpins the corporate strategy and a commitment to achieving the wider corporate objectives of the council is demonstrated

		Not Applicable

3. Commissioning

Outcomes

Councils identify strategic outcomes in relation to assessed user needs, and design and secure appropriate services
 Councils better understand and manage demand through the commissioning process to better

		Current	Desired	Comments
3a	Use a strategic commissioning approach to appraise new service delivery models			
3b	Procurement and Commissioning staff work together to ensure best outcomes for service users			
3c	Demonstrate a willingness to move to multi-functional delivery			
3d	Set out a corporate approach to decommissioning services that includes: clear objectives, co-produced products and strategy, communications strategy, timescales and timetable, risk management and defined roles for those involved			

4. Procurement Training

Outcomes

Councils build better procurement competencies across the organisation by ensuring staff are equipped with the
 Councils are more influential with suppliers through taking a more commercial approach to procurement
 Council officers understand and implement the flexibilities afforded by the new EU Procurement Directives

4a	Invest in officers having the professional, leadership and interpersonal skills required to deliver council objectives through better procurement			
4b	Implement a development programme that takes into account the new context and models for good procurement			
4c	Encourage councillors to engage with procurement and commissioning training being offered through the LGA Leadership Academy			
4d	Invest in developing commercial skills including costs and profit, the market and service quality, relationship building and negotiation skills			
4e	Engage with training on new EU Procurement Directives			
4f	Cascade training where appropriate across the council and to districts			cascaded into Parishes

Theme D - Modernisation

	Requirement not in place and/or acceptance of recommendation to be reviewed
	Council partially meets requirement, evidence not available
	Council meets the requirement and has evidence available

Outcome

Councils procurement staff are more commercially minded, and understand and realise benefits from all funding streams including how contracts can be developed to generate income

1 Commercialisation and income generation

- 1a Invest in training and developing commercial acumen for new and existing staff
- 1b Develop forward savings and income generation plans

Current	Desired	Comments

Outcomes

Suppliers are able to demonstrate innovation through all stages of the procurement cycle

2 Supplier innovation

- Use early market engagement, and set out well-structured procurement processes, to
- 2a allow for innovative approaches to be put forward
- 2b Harness and proactively encourage supplier innovation
- 2c Develop and run innovation workshops with supply base
- 2d Ensure terms and conditions are flexible enough to allow for changes in technology during the life of the procurement
- Use outcome-based specifications that include the minimum technical and performance requirements and focus on a statement of the problem that needs to be solved
- 2e

Outcomes

Councils increase efficiency and productivity and realise full benefits through the use of Use of e-invoicing helps councils and suppliers streamline administrative processes and improves

3 Using technology

- 3a Use electronic means for tendering processes in line with EU Directives
- 3b Work with suppliers to encourage a move to more e-business
- 3c Outline the benefits of e-invoicing to suppliers helping them to do business electronically
- 3d Implement e-invoicing and move quickly to realise benefits of 100% take-up
- 3e Set a performance target and report on value and time to pay via e-invoicing
- 3f Consider making e-invoicing a contractual requirement

Outcomes

Council procurement process are quicker, simpler and less costly to run through use of the new

4 EU Directives

- 4a Take full advantage of the free face to face and e-learning available through CCS Cascade training to council officers and elected members outside of the 'procurement team'
- 4b
- 4c Maximise the flexibilities afforded in the new EU Directives

Recommendations for single tier or county councils

Theme A Making Savings

		Current	Desired	Comment and remedies
1a	Set out the rationale for a category management approach in the corporate procurement strategy			Procurement is devolved across the Council however there are pockets of Cat Man in Social Care, Highways and Facilities Management. The Council's spend doesn't warrant full scale CatMan but does take advantage where it can and through regional collaboration. The CatMan approach has been built into the procurement plan to support officers in their procurement decision making
2c	Set targets for savings or income generation from collaborative spend			Savings targets are set from a variety of procurement opportunities - these are progressed through the service areas savings plans which are reviewed by Cabinet
3c	Invest resources in developing and sustaining a capacity for good contract management			Ongoing - training held and Contract Management on a page to be in place for all contracts on the contracts register by Summer 2016
3d	Demonstrate efficiency savings through better contract management			This will be an outcome of budget savings exercise and the contract management on a page - reliant on officers reporting savings in to finance
3e	Scrutinise strategic contracts post award and ensure benefits are achieved			Ongoing - training held and Contract Management on a page to be in place for all contracts on the contracts register by Summer 2016
3g	Understand key suppliers and develop and implement performance indicators that are aligned with business outcomes			In place with key providers Veolia and TWS. Further key suppliers to be identified through the contract management process who are the suppliers that relationship management can be formed with - Summer 2016
3i	Develop and agree exit strategies within all major contracts			as per 3g

Theme C Leadership

2g	The procurement strategy underpins the corporate strategy and a commitment to achieving the wider corporate objectives of the council is demonstrated			Procurement Strategy under review to be reissued Summer 2016
4a	Invest in officers having the professional, leadership and interpersonal skills required to deliver council objectives through better procurement			Ollie course now available and ongoing training through blended learning to meet all needs
4b	Implement a development programme that takes into account the new context and models for good procurement			Ollie course now available and ongoing training through blended learning to meet all needs
4c	Encourage councillors to engage with procurement and commissioning training being offered through the LGA Leadership Academy			This will be highlighted to Officers in the March 2016 update
4d	Invest in developing commercial skills including costs and profit, the market and service quality, relationship building and negotiation skills			Ongoing training through Blended learning to meet all needs

Theme D Modernisations

2e	Use outcome-based specifications that include the minimum technical and performance requirements and focus on a statement of the problem that needs to be solved			working regionally to see what this means. Very little evidence of this currently in place to learn from. Will bring risks and will impact on contract monitoring - aspiration to move to OBS by Autumn 2016
3d	Implement e-invoicing and move quickly to realise benefits of 100% take-up			The Council can accept invoices via various e-Methods BUT once inside the council no ability as yet to enable data transfer into the data capture system Version 1- to be reviewed by Spring 2016
3f	Consider making e-invoicing a contractual requirement			If our system were able to manage this end to end internally but otherwise not cost effective for us to do so.

Service Area	Key Commissioning /Procurement Intentions	Major contract < £500k /Minor >£500k	Indicative Value of final Contract	Cabinet Approval to Proceed > £500k	Officer Approval to proceed <£500k	Comments	Contract Award Due Date
Co Operative Council	Counselling Services	Minor	£30,000		Agreed 16/11/15	Retender the current contract with a view to moving to call off contracts for each requirement	Apr-16
Commercial Services	Tennis Centre Management and tennis development contract	Major	£750k			Provision of new tennis management and coaching contract to operate the Telford Tennis centre and supporting outreach programme across the Borough. Existing contract expires 31st May 2016.	Apr-16
Commercial Services	Cleaning Materials and Equipment	Minor	£120k			Purchase of cleaning materials and equipment for Facilities Management. 3 year contract with the option of 12months, single supplier call off contract.	Apr-16
Commercial Services	Fleet Maintenance and Servicing	Minor	£320k			Appointment of a supplier to manage maintenance and servicing the various makes and models on the Fleet.	Jul-16
Commercial Services	Fuel Cards	Minor	£20k			Use of CCS framework RM1027 to appoint a supplier for Fleet Vehicles and other Council Vehicles	Jul-16
Commercial Services	Servicing and maintenance of the Fleet Vehicles	Minor	Approx £350k			To seek a sole supplier to manage sub contractors with all the fleets servicing and maintenance.	Apr-16
Commercial Services	Supply and Distribution of fresh meat to support the Council's overall catering provision	Major	£600k	Agreed CB 58 10/12/15		Retender of the Current contract which expires in Sept 2016. Procurement will commence Spring 2016	Sep-16
Commercial Services	Supply and Distribution of Frozen and Dried Foods to support the Council's overall catering provision	Major	£4M	Agreed CB 58 10/12/15		Current contract will exceed its value next year. The profile of meal provision in schools has changed significantly over the past few years and so has the Councils catering offer, so the decision is to test the market for cost effective solutions to support the catering service as a whole	Nov-16

Development, Business & Employment	Management of Lightmoor Wildlife Site	Major	approx. £577K	Agreed CB 58 10/12/15		Lightmoor wildlife site is currently leased to Shropshire Wildlife Trust to manage on a fixed term of 5 years, following transfer from HCA to TWC. The Council pay the Trust to manage the site on its behalf. As part of the re-tendering of services, we proposed to extend the lease to 25 years. This will enable the successful bidder to then apply for additional external funding, (e.g. from the National Lottery) which would not be available if only let on a short lease. The funding stream to manage the site will	Apr-17
Development, Business & Employment	Education Skills Funding Contract	Major	Approx £2M	Agreed CB 58 10/12/15		The Council is likely to be the lead Authority on the next round of ESF Funding for skills delivery. We will be looking into contracting with delivery partners to deliver skills and training to meet the needs of Telford & Wrekin Shropshire & Hereford.	Apr-17
Development, Business & Employment	Development Control, Building Control, Planning Obligations / Tariffs and Policy Monitoring System	Minor	Approx £300k		Agreed 16/11/15	The current contract expires in 2017 however there is a need to increase current functionality and review the options to move to a cloud based solution. Officers will consider accessing a suitable system via the Cabinet Office's G Cloud Framework which will meet the requirement and offer up efficiencies	Feb-16
Early Help & Support	Community Connectors Support Planning	Major	TBC - value may not exceed 'Major' values but the community impact is Major and therefore considered Major in this context			We require an 'organisation'/'Community Interest Company' to assist T&W to develop the Community Connector workforce and peers/volunteers from within the community to deliver the service referred to above, within one year and thereafter for the model to be self-sustainable.	Oct-16
Education & Corporate Parenting	School Admissions Allocation System Software	Minor	£30k		Agreed 16/11/15	New software to replace the current outmoded system. This will hold all pupil information on admission applications and run the complex algorithm used to allocate places. It will also contain a reporting system to produce stats for the LA and DfE.	Apr-16
Finance & Human Resources	External Audit Contract	Major	Approx £300k for 3 years plus £200k for 2 year extension	Will need to go to Audit Committee and then Council for delegated approval June 2016		To seek External audit contract hopefully through a Sector led Body's framework. Anticipate PSAA will set up a Sector led Body during 2016 so will need to commit to this during 2016 for procurement in 2017	Dec-17
Finance & Human Resources	New Franking machine	Minor	Approx £10k			A new franking machine will lead to postage savings for all corporate postage for the Council.	Aug-16
Finance & Human Resources	Review of Best Value Print Options	Minor	Approx £400k			The Council will be reviewing it's print requirements over the coming months and this may result in the need to tender for the service	Sep-16
Health & Well-Being	Hospital Stop Smoking Service - contract extension for 12 months up until 31st March 2016	Minor	36k		Agreed 21/01/15	Service review completed. Will look to award the contract without further competition as can only be provided by hospital staff in the hospital environment	Apr-16
Health & Well-Being	Contracts for GPs supporting Public Health	Minor	369k		Agreed 21/01/15	Awarding new contract to GP as the only provider for: shared care substance misuse services; NHS Health Check; and sexual health services	Apr-16
Health & Well-Being	Sexual Health Services post 2016	Major	996k	Agreed CB 99 26/02/15		Contract start date 1st April16	Apr-16
Health & Wellbeing & Law, Procurement and Commissioning	Design and delivery of a training and development programme for workers	Minor	£99K		Agreed 01/12/2015	This funding has been received into the Council from the CCG to deliver one work stream of the Children and Young People's Emotional Health and Wellbeing (EHWB) Transformation Plan. The plan was endorsed by NHS England on 1/12/2015 and the funding and the delivery of this work stream will be tracked by the CCG and NHS	TBA

Legal, Procurement & Commissioning	Legal Debt Recovery software	Minor	£38k		Agreed 16/11/15	Replacement debt recovery system to manage sundry debts - Mini tender taking place through national framework	Jan-16
Legal, Procurement & Commissioning	Intermediate Beds (Hospital step down and avoidance)	Major	c£500k	Agreed CB-8 25/06/2015		Extension of the current intermediate beds contract with Morris Care to support efficient step down from hospital. Accord intermediate care beds at Cartridge to run to current contract term. Interim care beds (2) at Farcroft contract to be varied to bring into the intermediate care model. All contracts to be co-terminus to November	Mar 16
Legal, Procurement & Commissioning	Intermediate Beds Nursing (Hospital step down and avoidance)	Major	c£622k			Intermediate Care Bed provider has given notice on their current contract. Negotiations are underway with CCG (BCF funding) and Provider to agree a proposal under which contract extension may be possible. Failing agreement on extension, the provision (IC nursing beds) may need to go out to tender	Sep-16
Legal, Procurement & Commissioning	Enhanced Care @ Home service	Major	TBA			Due to over reliance on bed based discharge from hospital and hospital avoidance, an enhanced domiciliary care service may need to be procured. Funding would be required via BCF.	Oct-16
Legal, Procurement & Commissioning	Tier 2 Children's and Adolescents Mental Health Services (CAMHS)	Major	c£400k			Updated- This funding will be the council's contribution to a new 0-25 years EHVB Service to be operational by April 2017. Proposed service model has been agreed and is currently out for consultation. This is a jointly procured service between T&W Council, T&W CCG, Shropshire Council and Shropshire CCG and is part of the EHVB Transformation Plan. Costs are estimate and could go up to take this to a major project or down to keep it as minor. it is to be considered major at this point	Dec-16
Legal, Procurement & Commissioning	Provision of service for Adult Mental Health	Major	TBA	Agreed CB-8 25/06/2015		Pending the AMH review may wish to review the market position for AMH services to ensure sufficient provision in the borough fit for the future	Apr-16
Legal, Procurement & Commissioning	IMCA - Independent Mental Capacity Act	Minor	£120k		Agreed CB-8 25/06/2015	Recommissioning of IMCA service to ensure statutory obligations are met.	Apr-16
Legal, Procurement & Commissioning	Personalisation	Minor	TBA		Agreed CB-8 25/06/2015	Review, recommendations & implementation of Personalisation for individuals & Carers (e.g. DPs & ISFs as) - may need market growth and management to ensure provision available	Oct-16
Legal, Procurement & Commissioning	Help at Home (Assistive Discharge)	Minor	TBA		Agreed CB-8 25/06/2015	Reviewing service together with T&W-CCG to assess any remaining service gaps in provision. May result in procurement where gaps are found	Oct-16
Legal, Procurement & Commissioning	High Cost Placement Solutions (Residential/Nursing-EMI/Extracare to include Shared Lives)	Major	TBA	Agreed CB-8 25/06/2015		Demand and Supply of Residential/Nursing/Extracare to assist alternative solutions - innovated commissioning and procurement required to meet outcomes and achieve best value	Oct-16
Legal, Procurement & Commissioning	All Statutory Advocacy Services (IMCA – Independent Mental Capacity Adv, IMHA – Independent Mental	Major	TBA	Agreed CB-8 25/06/2015		To ensure that all statutory mental health provision is contractually aligned with a more effective commissioned solution. May result in procurement where gaps are found	Oct-16
Legal, Procurement & Commissioning	Domiciliary Care Framework	Major	TBA	Agreed CB 58 11/12/15		Review of existing Dom Care Preferred Provider Framework to determine its replacement or need for its continued use, and hence re-tender.	Oct-17

Legal, Procurement & Commissioning	Extracare Schemes	Major	TBA	Agreed CB-8 25/06/2015		To ensure alignment and extension of contracts, as part of remodelling of an Extracare under the Long Term Supported Accommodation project	Mar-16
Legal, Procurement & Commissioning	Long Term Supported Accommodation	Major	over £500k	Agreed CB-8 25/06/2015		To review all Long Term Supported Accommodation services to ensure the most effective and efficient service and re procure where required. Project will commence in Nov 15 with a plan to implement any new services by Nov 16 to include Community Capacity Building projects (including Reduction of Social Isolation) . The project will incorporate the review of Sheltered Housing Services and a number of Supported	Sep-16
Legal, Procurement & Commissioning	Healthwatch	Minor	300k		Agreed CB-8 25/06/2015	The contract for Healthwatch was novated from Parkwood to Healthwatch Telford and Wrekin Ltd on 1st October 2015. Consequently the contract has been extended until March 2017. A decision will need to be made in June 2016 as to whether to extend for a final year or to re tender.	Mar-17
Legal, Procurement & Commissioning	Residential & Nursing - Bed Purchasing	Major	TBA	Agreed CB-8 25/06/2015		Due to increasing demand on supply of residential & nursing provision potential block purchasing may be required	Apr-16
Legal, Procurement & Commissioning	Children and Young People Regional Foster Framework	Major	£440 million	Initially agreed CB 99 26/02/15		T&W Joining the Solihull Council's framework. This ensures service continuity and savings. Thereafter to be commissioned. UPDATE we are now looking to join a framework procured jointly by Birmingham and Staffordshire on behalf of west midlands local authorities, in order to ensure best possible prices, attract a wider provider market and deliver continuity of service to CYP.	Apr-16
Legal, Procurement & Commissioning	West Midlands Sub-Regional Supported Accommodation (Care Leavers) Framework	Major	TBC'd T&W annual spend for 14/15 - £360,000			The current framework ends November 2016. We are working as a region to re tender. The contract is anticipated to be 2 years plus a further 2 year extension period in 12 monthly increments. Our spend in 2014/2015 was £360,000. We will be using the Framework as a secondary measure in the instance that a young persons needs are not manageable under the Short Term Supported Accommodation contract due to their complexity or level of support required. Spend has already reduced although we anticipate this will reduce further. Market engagement events are due to be	Nov-16

Lead Officer

Lois Stewart

Mark Moore

Samantha Reynolds

John Whale

John Whale

John Whale

Kate Sumner

Kate Sumner

David Scrimgeour
Sue Marston
Dave Fletcher
Clare Hall Slater
Kathy Swallow
Jenny Marriott
Sophie Lane
Sophie Lane
Helen Onions
Helen Onions
Helen Onions
Louise Mills

Sharon Tipping
Viv McKay
Viv McKay
Viv McKay
Viv McKay
Viv McKay
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