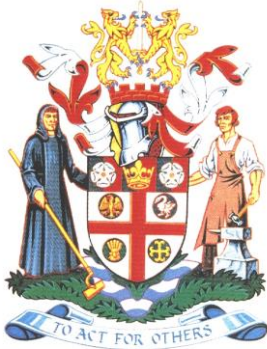


Selby District Council



Agenda

Meeting: **Executive**
Date: **Thursday, 13 June 2019**
Time: **4.00 pm**
Venue: **Committee Room - Civic Centre, Doncaster Road, Selby, YO8 9FT**
To: **Councillors M Crane (Chair), C Lunn, C Pearson, R Musgrave and D Buckle**

1. Apologies for Absence

2. Minutes (Pages 1 - 6)

The Executive is asked to approve the minutes of the meeting held on 30 May 2019.

3. Disclosures of Interest

A copy of the Register of Interest for each Selby District Councillor is available for inspection at www.selby.gov.uk.

Councillors should declare to the meeting any disclosable pecuniary interest in any item of business on this agenda which is not already entered in their Register of Interests.

Councillors should leave the meeting and take no part in the consideration, discussion or vote on any matter in which they have a disclosable pecuniary interest.

Councillors should also declare any other interests. Having made the declaration, provided the other interest is not a disclosable pecuniary interest, the Councillor may stay in the meeting, speak and vote on that item of business.

If in doubt, Councillors are advised to seek advice from the Monitoring Officer.

4. Corporate Performance Report - Quarter 4 - 2018/19 (January to March) Year End 2018/19 (Pages 7 - 26)

Report E/19/4 presents the corporate performance for Quarter 4 2018/19 (January to March) and Year End 2018/19.

5. Affordable Housing Delivery through Right to Buy Buybacks (Pages 27 - 34)

Report E/19/5 sets out, as part of the Council's Housing Development Strategy for increasing its supply of affordable housing stock and Empty Homes programme, the case for the potential purchase of empty properties and former Right to Buy Council properties where the Council has first refusal.

Janet Waggott

**Janet Waggott
Chief Executive**

Date of next meeting
Thursday, 11 July 2019 at 4.00 pm

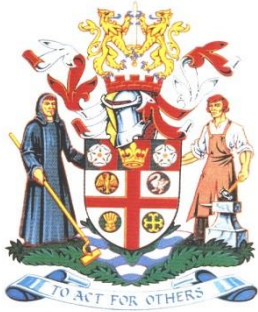
For enquiries relating to this agenda please contact Palbinder Mann, on 01757 292207 or pmann@selby.gov.uk

Recording at Council Meetings

Recording is allowed at Council, committee and sub-committee meetings which are open to the public, subject to: (i) the recording being conducted with the full knowledge of the Chairman of the meeting; and (ii) compliance with the Council's protocol on audio/visual recording and photography at meetings, a copy of which is available on request. Anyone wishing to record must contact the Democratic Services Manager using the details above prior to the start of the meeting. Any recording must be conducted openly and not in secret.

Agenda Item 2

Selby District Council



Minutes

Executive

Venue: Committee Room - Civic Centre, Doncaster Road, Selby, YO8 9FT

Date: Thursday, 30 May 2019

Time: 4.00 pm

Present: Councillors M Crane (Chair), R Musgrave (Vice-Chair), C Pearson and D Buckle

Also Present: Councillors M Jordan and R Packham

Officers Present: Janet Waggott (Chief Executive), Dave Caulfield (Director of Economic Regeneration and Place), Julie Slatter (Director of Corporate Services & Commissioning), Karen Iveson (Chief Finance Officer (s151)), Peter Williams (Head of Finance) (for minute items 4 and 5), Leanne Cahill (Communications Officer) and Palbinder Mann (Democratic Services Manager)

Public: 0

Press: 1

NOTE: Only minute numbers 4 to 6 are subject to call-in arrangements. The deadline for call-in is 5pm on Tuesday 11 June 2019. Decisions not called in may be implemented from Wednesday 12 June 2019.

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Lunn. The Leader of the Council welcomed Councillors Buckle and Musgrave to their first meeting since being appointed to the Executive. The

Leader of the Council also thanked Councillor Mackman for all of his work from his time on the Executive.

2 MINUTES

The Executive considered the minutes of the meeting held on 4 April 2019.

RESOLVED:

To approve the minutes of the meeting held on 4 April 2019 for signature by the Chair.

3 DISCLOSURES OF INTEREST

There were no declarations of interest.

4 FINANCIAL RESULTS AND BUDGET EXCEPTIONS REPORT TO 31ST MARCH 2019

The Leader of the Council presented a report which presented the financial results and budget exceptions to 31 March 2019.

The Leader of the Council informed the Executive that the Council remained in a strong position with regard to the housing revenue account and that the condition of the Council's housing stock remained positive.

RESOLVED:

- i) To carry forward the funds set out in Appendix D totalling £19.8m for the General Fund, HRA and Programme for Growth from 2018/19 to 2019/20.**
- ii) To transfer the £59k General Fund to the Contingency Reserve to support future spending needs.**
- iii) To transfer the additional £753k HRA surplus to the 'HRA Major Repairs Reserve' to support the future capital programme.**

REASON FOR DECISION:

To allow projects and initiatives not completed in year to be rolled over to the following year and to make adequate appropriations to reserves to mitigate future spending priorities.

5 TREASURY MANAGEMENT - ANNUAL REVIEW 2018/19

The Leader of the Council presented the report which reviewed the

Council's borrowing and investment activity (Treasury Management) for the period 1st April 2018 to 31st March 2019 (Q4) and presented performance against the prudential indicators.

The Leader of the Council noted that while interest rates had not been high, the work done on investment with North Yorkshire County Council had been positive. It was noted that the property fund had been positive with a return of over 4%.

In response to a query concerning further opportunities for housing development, the Director of Corporate Services and Commissioning explained that the Council was looking at a range of section 106 opportunities along with implement phase two of the housing development programme.

RESOLVED:

- i) To endorse the actions of officers on the Council's treasury activities for 2018/19 and approve the report.**
- ii) To note that investment income allocated to the General Fund, over the £300k threshold is to be transferred to Contingency Reserve – equating to £56k for the year.**

REASON FOR DECISION:

To comply with the Treasury Management Code of Practice, the Executive is required to receive and review regular treasury management monitoring reports.

6 EXECUTIVE APPOINTMENTS ON OUTSIDE BODIES 2019/20

The Leader of the Council presented the report which asked the Executive to consider appointments to Outside Bodies.

The Leader of the Council proposed the following appointments:

Outside Body	Representative
Local Government North Yorkshire and York	Councillor Mark Crane Deputy – Councillor Richard Musgrave
Local Government Association	Councillor Mark Crane Deputy – Councillor Cliff Lunn
Yorkshire and Humber Employers' Committee	Councillor Mark Crane

York and North Yorkshire Strategic Housing Board	Councillor Chris Pearson Substitute: Councillor Richard Musgrave
Leeds City Region Planning Board	Councillor Richard Musgrave
West Yorkshire Combined Authority Partnership Committee	Councillor Mark Crane Deputy – Councillor Richard Musgrave
The First Ainsty Internal Drainage Board	Councillor Donald Mackay Councillor Keith Ellis
Danvm Drainage Board	Mrs Gillian Ivey Councillor Mark Crane Councillor John Mackman Laura Watkinson-Teo 1 Vacancy
Trans-Pennine Trail Board	Mrs Gillian Ivey
PATROL (Parking and Traffic Regulations Outside London)	Councillor David Buckle
Ouse and Derwent Internal Drainage Board	<u>First Electoral Division – Ouse</u> Councillor John Cattanach Councillor Keith Ellis Councillor Richard Musgrave Councillor Mark Crane <u>Third Electoral Division – Cliffe</u> Jim Deans Councillor Paul Welch Councillor Steph Duckett Mrs Kay McSherry
Selby Area Internal Drainage Board	Councillor Chris Pearson (Vice Chair) Councillor John Mackman Councillor John Cattanach Councillor Ian Chilvers Councillor Mark Crane Jim Deans Mary Fagan Councillor Cliff Lunn

	Mrs Gillian Ivey Councillor David Buckle Councillor Judith Chilvers
North Yorkshire Building Control Partnership	Councillor Cliff Lunn Councillor Chris Pearson
Groundwork (North Yorkshire)	Councillor Paul Welch Councillor Chris Pearson
Community Safety Partnership	Vacancy
North Yorkshire Police, Fire and Crime Panel	Councillor Tim Grogan
York and North Yorkshire Spatial Planning Board	Councillor Richard Musgrave
Selby and District Housing Trust	Councillor John Mackman Councillor Stephanie Duckett Mrs Gillian Ivey
York, North Yorkshire and East Riding Local Enterprise Partnership Overview and Scrutiny Group	Councillor David Buckle
Humber Strategy Forum	Councillor Richard Musgrave Sub – Councillor John Mackman

The meeting closed at 4.19 pm.

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Report Reference Number: E/19/4

To: Executive
Date: 13 June 2019
Status: Non Key Decision
Ward(s) Affected: All
Author: Stuart Robinson – Head of Business Development & Improvement
Lead Executive Member: Mark Crane, Leader of the Council
Lead Officer: Stuart Robinson, Head of Business Development and Improvement

Title: Corporate Performance Report - Quarter 4 – 2018/19 (January to March)
Year End 2018/19

Summary:

The quarterly Corporate Performance Report provides a progress update on delivery of the Council's Corporate Plan 2015-20 as measured by a combination of: progress against priority projects/high level actions; and performance against KPIs.

This report also includes a year-end summary of progress on delivery of the Council's Corporate Plan 2015-2020 as measured by year-end performance against KPIs in 2018/19 compared with year end data for KPIs in 2017/18.

Recommendations:

- i. The report is noted and approved
- ii. Executive consider any further action they wish to be taken as a result of current performance

Reasons for recommendation

The reporting of performance data enables the Council to demonstrate progress on delivering the Corporate Plan Priorities to make Selby District a great place.

1. Introduction and background

- 1.1 High level performance reporting of progress against the Council's priorities – as set out in the Corporate Plan 2015-20 – is a key element of the performance management arrangements. The Corporate Performance Report

clearly follows the structure of the Corporate Plan, with a report card for each of the four main priority areas.

- 1.2 Progress on delivering the Council's priorities is demonstrated by a combination of:
- progress against priority projects/high level actions (are we meeting/expecting to meet delivery timescales); and
 - performance against KPIs (are targets being met; are we getting better)
- 1.3 There are two parts to this report:
- the quarterly Corporate Performance Report (see appendix A) which sets out the detail in terms of progress (or otherwise) against the Council's priorities in quarter 4 of 2018/19 (covering the period January to March 2019); and
 - the Year End summary report which covers performance across the whole of 2018/19 (see appendix B).

Greater detail on annual performance will be covered by the Annual Report which will be reported separately to Executive.

2. Quarter 4 2018/19

2.1 Summary of progress

To summarise progress in quarter 4:

- 63% of KPIs are showing improvement over the longer term, or have maintained 100% performance.
- 76% of KPIs are on target - a further 9% of KPIs are within five percent of target.

2.2 What went well in quarter 4

- Number of SMEs supported - Selby Business week had a very positive impact, where the levels of engagement with new businesses peaked. 107 businesses supported, against a target of 50.
- % repairs to council-owned properties completed within agreed timescales (emergency/urgent repairs) - Performance remains consistent from last quarter, with 99.68% completed on time.
- Number of missed bins per 1,000 collections - Improvement continues - 64 justified missed collections reported out of a scheduled 231,800. This is compared to 159 missed collections in quarter 4 last year.
- Number of visits to combined leisure centres - As expected, quarter 4 showed an increase following the Christmas and New Year, together with additional promotional activity. Over 112k visits, against a target of 100k.
- Average days to process new benefit claims (total) - In quarter 4, new claims took an average of 17 days to process, against a target of 22.

System improvements allowed for some automation of Universal Credit award details, increasing speed and freeing up assessor time to concentrate on other work.

- Processing of planning applications: % Major applications processed in 13 weeks - 82% of all applications were processed within 3 weeks, consistently above target throughout the year, against a target of 60%.
- Customer Contact Centre - Average wait time for face to face 5 minutes against a target of 10 minutes. The team also continues to support Personal budget & Assisted Digital for Universal Credit.
- Housing delivery - 11 SDHT properties and 13 SDC/HRA properties were delivered.
- Number of additional homes provided in the district 639 – this is well above the 450 pa target which we have exceeded for the last three years and helps us to sustain our Five Year Housing Land Supply.

2.4 **What did not go so well in quarter 4 – and what will we do about it**

- Average time taken to re-let vacant Council homes – at 53.2 days this is significantly over the target turnaround time of 26 days. During Q4 we re-let 83 properties in an average of 53.2 days, compared to re-letting 64 properties in 47.9 days in Q4 last year. Of the 83 properties 46 were standard voids which required general property works to bring it back to a re-lettable standard and the other 37 properties required refurbishment or completion of major works. From Q1 2019/20 we will be changing how we report this KPI.
- The average days sickness for Q4 was 8.9 days per FTE. This is higher than target (5 days) and up on both the previous quarter (8.2 days) and Q4 last year (6.3 days). The numbers continue to reflect the significant impact of a small number of long term absentees. We continue to work with managers and Occupational Health (OH) to support absentees back to work. We are struggling to get staff into see OH due to pressures on the surgery. To mitigate this, we are carrying out individual risk assessments with employees on sick leave in lieu of them seeing OH which is proving quite effective. We have invoked ill health capability proceedings where appropriate. A review of the absence management policy is underway.
- Council housing rent and arrears collected - 97.81% against a target of 98.10%. We are beginning to experience the impact of Universal Credit and some accounts are falling into arrears whilst waiting for their claims to be processed. In most cases once the claims are processed we are getting back dated payments although they are about two months behind in their payment schedule. The team has also been down by 1 FTE.
- Planned savings – £360k of new savings were expected in 18/19, delivering a cumulative total of over £1m savings in the year. There is a shortfall of £225k on savings, driven by delays in police colocation, contact centre move and channel shift projects which are now expected in 19/20.

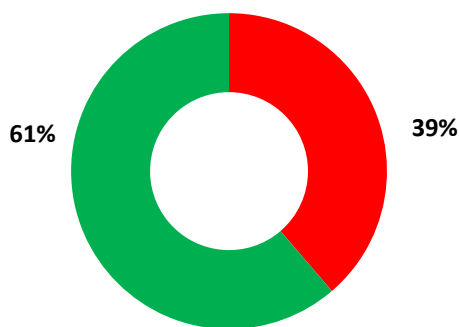
3. Annual Performance Report

3.1 Appendix B sets out the detail in terms of progress (or otherwise) against the Council's priorities during 2018/19.

The Annual Report (subject to a separate report to Executive) captures what went well/less well in greater detail. A summary of performance is set out in the charts over page:

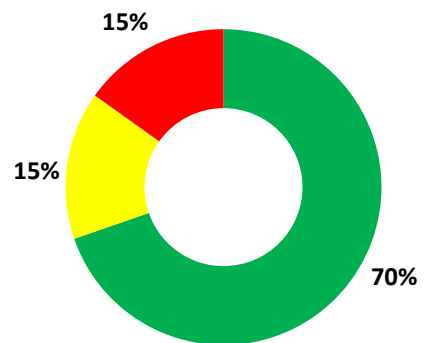
3.2 A summary of performance in 2018/19 is as follows:

2018/19 Trend Analysis



■ Trend - getting worse ■ Trend - improving

2018/19 Target Analysis



■ Ok ■ Warning ■ Alert

This chart shows how we have performed in 2018/19 in comparison to 2017/18. It only includes those indicators which are directly comparable.

This table shows how we have performed in 18/19 against our annual targets. This does not include those indicators which are for data only.

3.3 When compared to 2017/18:

Trend analysis

Year	Improved performance	Reduced performance	No change
2018/19	61%	39%	0
2017/18	60%	37%	3%

Target analysis

Year	On target	Amber warning	Missed target
2018/19	70%	15%	15%
2017/18	68%	15%	17%

3.4 Some aspects of performance were regular causes for concern in 2018/19. These were, and continue to be: the average time taken to re-let vacant Council homes, planned savings and employee sickness.

4. Alternative Options Considered

N/A

5. Implications

N/A

5.1 Legal Implications

None

5.2 Financial Implications

Delivery of Corporate Plan priorities is reflected in the Medium Term Financial Strategy.

5.3 Policy and Risk Implications

Performance is a corporate risk. Failure to adequately perform will result in the corporate priorities not being delivered. Performance reporting is part of a suite of actions which make up our Performance Management Framework.

5.4 Corporate Plan Implications

This report provides a progress update on delivery of the Corporate Plan.

5.5 Resource Implications

Performance reporting highlights areas where we are not performing well or are performing too well. Where an under or over allocation of resource is highlighted as a reason for poor performance we can explore opportunities to adjust resources to support effective implementation of the Corporate Plan as part of our on-going business and budget planning.

5.6 Other Implications

N/A

5.7 Equalities Impact Assessment

An Equality, Diversity and Community Impact Assessment screening report has been undertaken on the Corporate Plan and its priorities – and due regard has been given.

6. Conclusion

6.1 The performance data demonstrates continued performance improvement and delivery against Corporate Plan Priorities.

7. Background Documents

None

8. Appendices

Appendix A: Corporate Performance Report Quarter 4 2018/19

Appendix B: Corporate Performance Report KPIs Year End 2018/19

Contact Officer:

Stuart Robinson, Head of Business Development & Improvement
srobinson@selby.gov.uk; 01757 292296






Delivering corporate priorities

Corporate Performance Report

Quarter 4 2018/19

Delivering corporate priorities: Summary Q4 2018/19

Key

-  Corporate priority is on track
-  There are some concerns about this corporate priority
-  Significant concerns

Key focus of our work

What's gone well; what are we concerned about

Delivering Priority 1 - A great place to... **do Business**

Secure new investment in the district

(Lead Director: D Caulfield)



What's gone well this quarter:

- Selby 950 - successful applications to the Arts Council (£70k) and the National Lottery Heritage Fund (£45k). The project also received £20k support from Drax Power Ltd. Artists and practitioners in place, full programme of high quality cultural activity will take place alongside partner events throughout 2019.
- Future High Street Fund - submission of Expression of Interest to Phase 1- to support development of a multi-modal transport and movement plan for Selby town.
- Development site at Church Fenton Aerodrome received unanimous planning approval to proceed to April Planning Committee;
- Leeds City Region Growth Service, in which SDC performance is one of the highest in the LEP, extended for a further 3 years with EU funding. The new and expanded programme starts immediately in the new financial year.
- Planning application received to develop 31 small industrial units (ranging from 1500-5000sq.ft) with access to the A63 and adjacent to Rigid Containers and Sedalcol.
- Clipper Logistics are expanding their current site to support their client ASOS;
- Ford Motor Company - set up operations on Sherburn 2 site, ahead of their £18m investment in a regional vehicle pre-delivery inspection centre.

What are we concerned about:

- The refusal of Planning Permission for the Gascoigne Rail Freight Interchange highlighted concerns from members around infrastructure provision and alignment with the Local Plan. We will work with the developer, Harworth Estates, to consider how an acceptable scheme can be brought forward on this strategic site.

Improve employment opportunities

(D Caulfield)



What's gone well this quarter:

- SDC have been approached by regional representatives of DWP with a view to releasing employment opportunities in Sherburn and Selby to people from areas of high deprivation in the Leeds and Wakefield 5 towns area. DWP have access to central funding to support Access to Employment offering the potential to deliver a supported transport solution feeding into these employment areas.
- Approval of the planning application for the Create Yorkshire facility at Church Fenton will provide future employment opportunities in the film, media and creative digital sectors. Since the beginning of the year and ahead of the approval being granted, two significant businesses have re-located their operations to Church Fenton in anticipation of the growth and employment opportunities that will be created.

What are we concerned about:

- N/A

Improve access to training and skills for work

(D Caulfield)



What's gone well this quarter:

- SDC Business Week (4-8 March) – central theme skills - was an outstanding success. Timed to coincide with the National Apprenticeship Awareness week it included 11 different events starting with a tour and presentation at Lambert Engineering who are an exemplar when it comes to creating opportunity and careers for apprentices. The SDC Economic Partnership Forum was dedicated to the development of skills and aligning opportunities between business and the training providers;
- Also during the Business Week SDC co-hosted the first ever Selby Apprenticeship Awards in partnership with Selby College celebrating both education and work place achievement;
- Agreed £35k Green Power Project with Drax – part of a wider social strategy to increase STEM skills in a local cluster of schools building electric cars. Facilitated involvement of 7 primary, secondary schools alongside Selby College as part of a longer term investment in education and skills to promote workforce readiness.

What are we concerned about:

- N/A

Help Selby, Tadcaster and Sherburn reach their potential (D Caulfield)



What's gone well this quarter:

- Plans for Tour de Yorkshire and Yorkshire 2019 Para Cycling International progressing well. Sponsorship from Rigid containers for the Fan Zone Tour de Yorkshire finish. Communities throughout the District are planning to dress their towns and showcase the District;
- Work commenced on Selby's town centre strategy and action plan – over 600 respondents from local business and residents to understand the perceived strengths, challenges and priorities for the town. Tadcaster and Sherburn in Elmet approach to begin later in 2019.

What are we concerned about:

- Long term challenges for our town centres particularly including support for local high street business, enhancing heritage and social experience, reducing congestion.

Delivering Priority 2 - A great place to... **Enjoy Life****Improving the supply of housing**

(Lead Director: D Caulfield)

**What's gone well this quarter:**

- Tenants moved into new properties built by the Council in Byram;
- Housing needs survey carried out in North Duffield to find out if there is a need for affordable housing and the type and mix of homes required;
- Number of additional homes provided in the district – 639 in the last twelve months; this is well above the 450 pa target and means that the Council passes the Government's new housing delivery test. The Council has exceeded the target for the last three years and these high completions help to sustain the Five Year Housing Land Supply;
- Number of affordable homes in the district – 182 in the last twelve months - over twice as many as the previous year. Of this 13 were built by the Council, 11 were delivered by Selby District Housing Trust and 158 were secured through Section 106 agreements.

What are we concerned about:

- N/A

Improving healthy life choices

(D Caulfield)

**What's gone well this quarter:**

- Delivered a stakeholder session with Inspiring Healthy Lifestyles (IHL) and the Selby Health Matters representatives to understand key health priorities for the district and identify service delivery opportunities with partners;
- Fit and Fed activity launched by IHL taking place every Friday evening 6-8pm during school holidays from Feb 2019 until the end of Summer;
- Internal and external stakeholder engagement completed in developing local cycle and walking infrastructure plans to identify priority corridors for development in the three district towns.

What are we concerned about:

- N/A

Delivering Priority 3 - A great place to... **Make a Difference**

Empowering and involving people in decisions about their area and services

(Lead Director: D Caulfield)



What's gone well this quarter:

- Use of social media to shape plans for the Tour de Yorkshire eventzone. 13,000 people were reached with 220 reactions, comments and shares to identify use of the large screen and inclusion of an outdoor cinema as part of the delivery;
- Four of the Community Engagement Forums reviewed their community development plans this quarter, prioritising projects based on feedback from their local areas.

What are we concerned about:

- N/A

Enabling people to get involved, volunteer and contribute to delivering services locally

(D Caulfield)



What's gone well this quarter:

- Tour de Yorkshire Roadshows held in January and February in Selby Abbey, Cawood and Womersley – included opportunity for residents to sign up as Tour Makers to deliver the event. Events also saw communities establish their own working groups to deliver on the day as well as sign up volunteers to deliver Selby 950 events for the Abbey.

What are we concerned about:

- N/A

Facilitating people to access and use alternative service delivery methods

(D Caulfield)



What's gone well this quarter:

- Expanded the use of the GIS mapping facility (MySelbyDistrict) to include up to date information on schools, GP surgeries, bin collection dates, councillor details, polling stations, recycling centres etc. Improved the Local Plan Online Map – showing the Core Strategy and Local Plan policies

What are we concerned about:

- N/A

Delivering Priority 4 - Delivering **Great Value**

Working with others and co-developing the way in which services are delivered

(Lead Director: J Slatter)



What's gone well this quarter:

- Undertook engagement with staff around the following:
 - organisational development strategy
 - approach to staff briefings
 - approach to digital workforce programme/implementation of Office 365

What are we concerned about:

- N/A

Commissioning those best placed to deliver services on our behalf

(J Slatter)



What's gone well this quarter:

- Commissioned a number of services including, Selby 950 events co-ordination, Selby town centre revitalisation support and Tour de Yorkshire event management;
- Approval granted to replace our waste and recycling fleet for service commencement in April 2020.

What are we concerned about:

- N/A

Making sure we communicate well with customers to help us understand what matters, to listen and learn and to enable us to offer the right support

(J Slatter)



What's gone well this quarter:

- Delivered two significant communications campaigns in advance of the Tour de Yorkshire and the Local Elections;
- Delivered a new approach to consultation – utilising social media. We received over 250 direct senses and engaged with nearly 13,000 people through our social media posts about our plans to upgrade Micklegate and Back Micklegate car parks in Selby;
- Supporting the Council's first Business Week in March 2019, we created a webpage on our website which received over 1000 views and through our social media post we reached nearly 2,000 people on Facebook, over 8,000 impressions on Twitter and secured two 'top 50' Great Gov. tweets.

What are we concerned about:

- N/A

Helping people access services digitally

(J Slatter)



What's gone well this quarter:

- Upgrade of Public Access to improve customers ability to search planning applications via map interface;
- Completed the implementation of Modern Gov which supports residents to access information regarding Council decision making;
- Upgraded the search facility on the council's website to enable customers to access the information they require more easily.

What are we concerned about:

- N/A

Delivering corporate priorities: Exceptions Q4 2018/19

Summary

63%

KPIs improved

76%










KPIs on target











































Indicator/action	Exception	Actions/Comments
Positive performance - KPIs		
Number of SMEs supported	Target exceeded	Selby Business week had a very positive impact, where the levels of engagement with new businesses peaked. 107 businesses supported, against a target of 50.
% repairs to council-owned properties completed within agreed timescales (emergency/urgent repairs)	Target exceeded	Performance remains consistent from last quarter, with 99.68% completed on time.
Number of missed bins per 1,000 collections	Target exceeded	Improvement continues - 64 justified missed collections reported out of a scheduled 231,800. This is compared to 159 missed collections in Q4 last year.
Number of visits to combined leisure centres	Target exceeded	As expected, Q4 showed an increase following the Christmas and New Year period, together with additional promotional activity. Over 112k visits, against a target of 100k.
Average days to process new benefit claims (total)	Target exceeded	In Q4, new claims took an average of 17 days to process, against a target of 22. Northgate improvements allowed for some automation of Universal Credit award details, increasing speed and freeing up assessor time to concentrate on other work.
Processing of planning applications: % Major applications processed in 13 weeks	Target exceeded	82% of all applications were processed within 3 weeks, consistently above target throughout the year, against a target of 60%.
The average wait time - in minutes - before a customer is seen by an advisor.	Target exceeded	5 minutes against a target of 10. Average wait time is 2 minutes less than Q4 last year with 360 fewer customers. The team continues to support Personal budget & Assisted Digital for UC, and staffing has enabled the team to beat service targets, whilst supporting phone cover flexibly.

Delivering corporate priorities: Exceptions Q4 2018/19







Indicator/action	Exception	Actions/Comments
Negative performance - KPIs		
Average time taken to re-let vacant Council homes (General Need & Sheltered combined)	Target not met	During Q4 we re-let 83 properties in an average of 53.2 days, compared to re-letting 64 properties in 47.9 days in Q4 last year. Of the 83 properties 46 were standard voids which required general property works to bring it back to a re-lettable standard and the other 37 properties required refurbishment or completion of major works. From Q1 2019/20 we will be changing how we report this KPI.
Council housing rent and arrears collected	Target not met	97.81% against a target of 98.10%. We are beginning to experience the impact of Universal Credit and some accounts are falling into arrears whilst waiting for their claims to be processed. In most cases once the claims are processed we are getting back dated payments although they are about two months behind in their payment schedule. The team has also been down by 1 FTE.
Average days sick per FTE (full time employee) rolling 12 months	Target not met	The average days sickness for Q4 was 8.9 days per FTE. This is higher than target (5 days) and up on both the previous quarter (8.2 days) and Q4 last year (6.3 days). The numbers continue to reflect the significant impact of a small number of long term absentees. We continue to work with managers and Occupational Health (OH) to support absentees back to work. We are struggling to get staff into see OH due to pressures on the surgery. To mitigate this, we are carrying out individual risk assessments with employees on sick leave in lieu of them seeing OH which is proving quite effective. We have invoked ill health capability proceedings where appropriate. A review of the absence management policy is underway.
Amount of planned savings achieved	Target not met	£360k of new savings were expected in 18/19, delivering a cumulative total of over £1m savings in the year. There is a shortfall of £225k on savings, driven by delays in police colocation, contact centre move and channel shift projects which are now expected in 19/20.

Delivering corporate priorities: KPIs Q4 2018/19

PI Status		Long Term Trends		Short Term Trends	
	Alert		Improving		Improving
	Warning		No Change/Not applicable		No Change/Not applicable
	OK		Getting Worse		Getting Worse

KPI	Direction of Travel	Q4 2017/18	Q1 2018/19	Q2 2018/19	Q3 2018/19	Current Value	Target	Short Term Trend	Long Term Trend	Status
		Value	Value	Value	Value					
Number of SMEs supported	Aim to Maximise	43	49	53	47	107	50			
Number of additional homes provided in the district (annual)	Aim to Maximise	524	Not measured for Quarters			639	450			
Number of affordable homes provided in the district (annual)	Aim to Maximise	86	Not measured for Quarters			182	180			
Number of Selby District Housing Trust units delivered	Aim to Maximise	0	Not measured for Quarters			11	6			
Number of Selby District Council/HRA units delivered	Aim to Maximise	15	Not measured for Quarters			13	13			
Average time taken to re-let vacant Council homes (General Need & Sheltered combined)	Aim to Minimise	43.6	40.5	43.6	62.1	53.2	26			
% of repairs to council-owned properties completed within agreed timescales (urgent/emergency repairs combined)	Aim to Maximise	99.90	98.66	99.67	100.00	99.68	97.00			
Total number of Empty Homes (6 months +) brought back into use through direct action	Aim to Maximise	18	6	17	24	24	20			
Number of missed bins per 1,000 collections (average collections per month 77,276)	Aim to Minimise	0.69	0.42	0.37	0.32	0.28	0.28			
% of relevant highways and land assessed as being within contract standard for litter	Aim to Maximise	95.99	Not measured for Quarters			97.06	95			
Number of visits to combined leisure centres	Aim to Maximise	109,946	109,073	95,746	80,209	112,324	100,000			
% of Council Tax collected	Aim to Maximise	98.37	29.85	57.13	84.65	98.35	97.90			
% of Council Housing Rent & Arrears collected	Aim to Maximise	98.52	93.31	94.96	97.24	97.81	98.10			
% of Non-domestic Rate collected	Aim to Maximise	99.36	28.68	55.50	80.88	99.62	98.55			

KPI	Direction of Travel	Q4 2017/18	Q1 2018/19	Q2 2018/19	Q3 2018/19	Current Value	Target	Short Term Trend	Long Term Trend	Status
		Value	Value	Value	Value					
% of Sundry Debt collected	Aim to Maximise	98.09	46.3	73.09	80.03	95.62	98.09			
External auditor Value for Money conclusion	-	Not measured for Quarters				Yes	Yes			
Amount of planned savings achieved (£)	Aim to Maximise	£923k	£245k	£896k	£855k	£828k	£1.05m			
Average days to process new benefit claims (total)	Aim to Minimise	21.56	23.84	21.14	17.19	17.02	22.00			
Average days to process Change of Circumstances	Aim to Minimise	3.32	4.82	5.54	4.33	2.06	8.40			
Processing of planning applications: % Major apps processed in 13 weeks	Aim to Maximise	88.89	87.50	100.00	78.57	81.82	60.00			
Processing of planning applications: % Minor/Other apps processed in 8 weeks	Aim to Maximise	89.02	86.78	73.53	80.4	69.51	75.00			
% stage 1 corporate complaints fully responded to in required timescale	Aim to Maximise	88	94	94	81	96	90			
% of FOI responded to within 20 days	Aim to Maximise	86.31	90.34	89.06	86.27	90.56	86.00			
The average wait time - in minutes - before a customer is seen by an advisor.	Aim to Minimise	7.33	5.33	6.33	4.33	5.00	10.00			
The average wait time - in mins - before a customer phone call is answered by an advisor	Aim to Minimise	1.54	1.07	1.25	.53	1.27	2.00			
% of people accessing Benefits forms and Taxation direct debit forms online in relation to other channels	Aim to Maximise	-	32	32	29	50	40			
Corporate health & safety : The number of incidents reported	Aim to Minimise	2	2	8	3	4	3			
Average days sick per FTE (full time employee) Rolling 12 months	Aim to Minimise	6.33	7.30	8.10	8.19	8.91	5.00			
Amount of Business Rates retained (£s)	Aim to Maximise	£9.72m	£10.01m	£10.01m	£10.01m	£10.01m	£7.50m			
Council Tax base	Aim to Maximise	30797.6	30539	30870.8	31160.3	31094.1	31050			
Number of GP Referrals	Aim to Maximise	97	63	48	46	80	75			

KPI	Direction of Travel	Q4 2017/18	Q1 2018/19	Q2 2018/19	Q3 2018/19	Current Value	Target	Short Term Trend	Long Term Trend	Status
		Value	Value	Value	Value					
% of active 'Lifestyle' members participating in 1 or more sessions per week	Aim to Maximise	46.6	43.9	39.5	43.5	48.4	51			
Percentage of stage 2 corporate complaints fully responded to in required time	Aim to Maximise	75	100	100	100	100	90			








Context indicators









Q4 2018/19

These indicators are those which we may be able to influence, but not directly affect.

Indicator	Update frequency	Previous Value	Latest Value	Regional comparison
Resident population of the district	annual	86,900	87,900	n/a
% of the district population of working age (16-64)	annual	62	61.6	above average
% of the district population aged 65+	annual	19.7	19.9	below average
% working age population in employment	quarterly	76.1	77.0	above average
% working age population claiming Job Seekers Allowance	quarterly	0.5	0.4	below average
% working age population qualified to Level 4+ (annual measure)	annual	31.1	28	below average
% working age population with no qualifications (annual measure)	annual	8.9	7.6	above average
Total Gross Value Added (£)	annual	1,879m	1,930m	n/a
VAT Registrations per 10,000 Population Aged 16+	annual	-	486.9	n/a
Median Gross Weekly Pay for Full-Time Workers £ (Workplace- based)	annual	553.40	546.9	above average
Unemployment Rate - % of 16-64 working age population	quarterly	3.7	2.9	below average
% adults defined as overweight or obese (annual measure)	annual	63.8	63.5	below average
% children defined as obese (at year 6) (annual measure) (to be reported in Q4)	annual	17.87	18.2	above average

Delivering corporate priorities: KPIs Year end 2018/9

Key:  Data Only  Trend - No Change  Trend - Improving  Trend - Getting Worse
 Alert – target not met  Warning – target not met but within acceptable limit  OK – target met

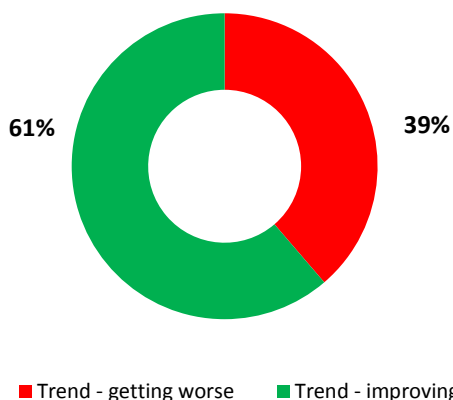
KPI	Direction of Travel	2017/2018	2018/2019	Trend	Traffic Light	What does this mean?
Number of SMEs supported	Aim to Maximise	100	256			The success of Business Week in March contributed to this excellent performance.
Number of additional homes provided in the district	Aim to Maximise	524	639			Well above the 450 pa target (exceeded for the last three years) and helps us to sustain our 5YHLS.
Number of affordable homes provided in the district	Aim to Maximise	86	182			157 through section 106 agreements, 13 built by the Council and 11 by Selby District Housing Trust
Number of new Selby District Housing Trust units delivered	Aim to Maximise	0	11			We have built new homes in Riccall and taken ownership of new build properties in Ulleskelf this year.
Number of new Selby District Council/HRA units delivered	Aim to Maximise	15	13			We have built new family homes in Byram this year.
Average time taken to re-let vacant Council homes (General Need & Sheltered combined)	Aim to Minimise	34.2	50.3			290 properties re-let in 2018/19. From Q1 we will be changing the way we report this KPI.
% of emergency/urgent repairs to council-owned properties completed within agreed timescales	Aim to Maximise	99.55	99.48			We have maintained performance across another busy year - 4997 repairs this year.
The number of empty properties brought back into habitable use (Year to date)	Aim to Maximise	18	24			We continue to benefit from dedicated resources – annual target exceeded at Q3.
Number of missed bins per 1,000 collections (Note: average collections per month 77,000)	Aim to Minimise	0.34	0.35			Number of developments is putting pressure on rounds.
% of relevant land and highways assessed as within contract standard for litter	Aim to Maximise	95.99	97.06			During 2018/19 792 out of 816 streets inspected were within contract standard.
Number of visits to combined Leisure Centres	Aim to Maximise	395,893	397,352			This has improved since last year and we are just below target. We continue to actively promote our leisure services.
Number of gym 'Lifestyle' members as % of population	Aim to Maximise	19.3	10.63	N/A		Lifestyle cards enable us to monitor service use. This is less useful as a performance measure and will be replaced in future. In Q1 this year we changed how this was calculated.
Council Tax Base	Aim to Maximise	30,798	31,094			During the year there has been an increase of 698 dwellings, which increased the base by 296.5, after taking into account discounts and exemptions.
% of active gym 'Lifestyle' members participating in 1 or more sessions per week	Aim to maximise	46.65	48.4			Strong performance. We continue to actively promote services.
Number of GP referrals	Aim to maximise	377	237			Performance is directly affected by our other health programmes. We continue to work with local GPs and the PCT to promote the programme.
External auditor Value for Money conclusion	Maintain	Yes	Yes			The external auditor concludes we have in place arrangements to secure value for money.
Amount of planned savings achieved (£000s)	Aim to Maximise	£923k	£828k			£360k of new savings expected – £225k shortfall due to delays in police colocation, contact centre move and channel shift projects - expected 19/20
Average days sick per FTE (full time employee) in the last 12 months	Aim to Minimise	6.33	8.91			We have implemented measures to tackle absence including training managers.
Average time to process new benefit claims (total)	Aim to Minimise	21.34	19.7			System efficiencies have contributed to good performance.
Average days to process Change of Circumstances	Aim to Minimise	4.61	4.20			Consistent performance – target may be revised in future.
Processing of planning applications: % Major applications processed in 13 weeks	Aim to Maximise	79.63	83.33			We continue to see the benefits of our planning review and the additional resources we put in place.

Delivering corporate priorities: KPIs Year end 2018/9

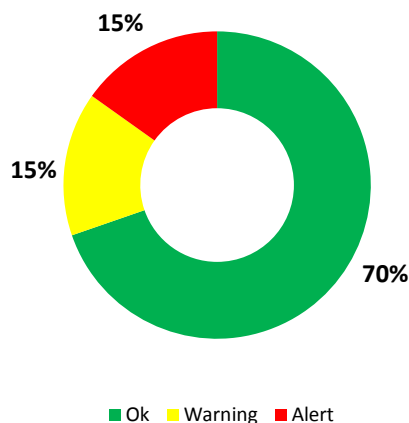
Key: Data Only Trend - No Change Trend - Improving Trend - Getting Worse
 Alert – target not met Warning – target not met but within acceptable limit OK – target met

KPI	Direction of Travel	2017/2018	2018/2019	Trend	Traffic Light	What does this mean?
Processing of planning applications: % Minor & Other applications processed in 8 weeks	Aim to Maximise	88.32	77.78			A slight dip due to a couple of officers leaving the authority. These vacant posts are now being filled which should improve performance.
% of stage 1 complaints responded to within 20 working days	Aim to Maximise	80	91			We have improved our efficiency in dealing with complaints.
% of stage 2 complaints responded to within 20 working days	Aim to maximise	79	100			100% performance achieved throughout the year.
% Freedom of Information requests responded to within in 20 days	Aim to Maximise	86	89.16			Improvements to our open data have allowed us to respond to FOIs quicker.
The average wait time - in minutes - before a customer is seen by an advisor.	Aim to Minimise	7.33	5			Recruitment and self-serve options have helped to improve performance.
The average wait time - in minutes - before a customer phone call is answered by an	Aim to Minimise	1.54	1.03			Recruitment and access to online information has impacted positively on performance.
% of people accessing Benefits forms and Taxation direct debits forms online in relation to other channels	Aim to Maximise	N/A	35	N/A		There has been a good take up rate for the new on-line forms. 70% of direct debit forms submitted in Q4 were on-line.
Health & Safety: Accidents in the last 12 months (Year to date)	Aim to Minimise	15	17			One of these accidents was classed as reportable to the HSE – they were satisfied with the submitted report and requested no further information.
% of Council Tax debt collected	Aim to Maximise	98.37	98.35			We are 0.45% ahead of target which is equivalent to 251k.
% of Council Housing rent and arrears collected	Aim to Maximise	98.52	97.81			Universal Credit and some staff shortages have impacted on performance.
% of Non-domestic Rate debt collected	Aim to Maximise	99.36	99.62			£433k above target and 0.26% ahead compared to last year.
% of Sundry Debt collected	Aim to Maximise	98.09	95.62			Staff shortages and systems issues (under investigation) have impacted on performance.
Amount of Business Rates Retained (£s)	Aim to Maximise	9,720,451	10,009,411			Improved performance as we continue to receive the renewable energy windfall.

2018/19 Trend Analysis



2018/19 Target Analysis



This table shows how we have performed in 2018/19 in comparison to 2017/18. It only includes those indicators which are directly comparable.

This table shows how we have performed in 18/19 against our annual targets. This does not include those indicators which are for data only.



Report Reference Number: E/19/05

To: Executive
Date: 13 June 2019
Status: Non Key Decision
Ward(s) Affected: All
Author: June Rothwell, Head of Operational Services and Sarah Thompson, Housing and Environmental Health Service Manager
Lead Executive Member: Cllr Chris Pearson, Lead Member for Housing, Health and Culture
Lead Officer: June Rothwell, Head of Operational Services

Title: Affordable Housing Delivery through Right to Buy Buybacks

Summary:

As part of the Council's Housing Development Strategy for increasing its supply of affordable housing stock" 2013 and Empty Homes programme there is the potential to purchase empty properties and former Right to Buy Council properties where the Council has first refusal. Subject to favourable business cases, these purchases when completed will be returned to the HRA stock and will contribute to the Council's one for one replacement target for Right to Buy properties.

Recommendations:

- i. **It is recommended that the Executive approve extension of the Empty Homes and Housing Development programmes to include the purchase of former Council houses previously sold under the Right to Buy scheme;**
- ii. **To delegate authority to the Chief Finance Officer in consultation with the Director of Corporate Services to determine the most appropriate funding package for these acquisitions drawing on approved funding from Homes England Empty Homes Programme Grant, Section 106 affordable housing commuted sums, prudential borrowing and HRA funding approved for building/acquiring additional council homes;**
- iii. **To authorise the Director of Corporate Services and Commissioning, in consultation with the Lead Member for Housing, Leisure, Health and Culture and the Section 151 Officer to purchase properties**

subject to the business case and enter into contracts to purchase properties which meet the business case, costs and available funding.

Reasons for recommendation:

To utilise funding available from the Empty Homes Programme and Housing Development Programme for purchase of former Right to Buy (RtB) Council properties to support the increase in affordable housing provision and contribute to meeting the Council's one for one replacement target for right to buy properties.

1. Introduction and background

1.1 The Council's "Housing Development Strategy for increasing its supply of affordable housing stock", 2013, identified 9 mechanisms for the Council to deliver new affordable housing schemes. These are;

- 1) New build schemes for rent or purchase
 - a) Section 106 opportunities
 - b) Rural Exception sites
 - c) Use of Council owned land including garage sites
- 2) Other SDC owned buildings
- 3) Acquisition of other land/buildings available including on the open market
- 4) Buy Backs (of Right to Buy Council properties)
- 5) Acquisition/disposal of affordable units
- 6) Potential joint ventures
- 7) Remodelling of existing homes to meet changing need
- 8) Refurbishment of empty homes
- 9) Building under licence

1.2 The policy option to enable the delivery of affordable housing through Buy Backs is that where a tenant has taken up the RtB, and later wishes to sell the property, there is an opportunity for the Council to buy the property back. The Council has first refusal for a 6 week period, to buy back the property prior to it being sold on the open market. The advantage is that properties will have good space standards, and usually be located near to other Council stock for ease of management. In addition, much of the take up of RtB was for smaller more rural settlements where new provision is less likely.

1.3 The HDP Strategy states that "Each purchase would be dependent on the business case, costs and available funding at the time".

1.4 On 4th January 2017 the Executive approved The Housing Development Programme 2017-20. This set out three delivery pillars that included site development, acquisition and development of new sites and the acquisition of affordable homes. The strategic approach outlined in the revised Programme aimed to sustaining the Council's Housing Revenue Account (HRA) through focusing priorities on elderly persons accommodation and replacing homes lost through right to buy as part of the Governments desire to see '1 for 1'

replacements. It is aligned with the Council’s review of the HRA Business Plan and the emerging Empty Homes Strategy and Action Plan. The Empty Homes Strategy and Action Plan sets out plans to acquire up to 13 units by the end 2019/20, giving an overall total of 220 affordable homes.

- 1.5 The HRA Business Plan (para 6.65) also highlights that;
 “The Council also has the potential to buy back former Council houses as they come on the market, subject to a local housing need being identified. This option has been considered in the Council’s Development Strategy 2013 (see clause 4.4.4). These homes would be of a good size and standard, usually located near existing Council stock for ease of management, and could be let to new tenants at target rent. Each purchase would be dependent on an individual business case.”
- 1.6 On 4th January 2018 the Executive approved the Empty Homes Strategy and Action Plan which set out the proposals to bring more properties back into use. Reducing the number of privately owned empty homes remains a corporate priority of the council and the Empty Homes Strategy and Action Plan identified how empty homes would be targeted across the district, the support and encouragement we would offer owners to bring properties back into use, and how best to use our resources and powers to enforce owners to bring properties back into use.
- 1.7 The action plan focusses on offering advice and assistance, offering grants and loans to improve conditions, directly purchasing properties (voluntary purchase) and taking enforcement action which could include compulsory purchase. There is a shortage of affordable homes in the district and any properties that are purchased would be retained and let by the Council through the Housing Revenue Account which would directly increase the provision of available affordable housing.

Purchase and Repair Growth Bid	2018/19	2019/20	2020/21	Total
Number of Units	6	7	7	20
S106 Affordable Housing funding	180,000	210,000	210,000	600,000
Homes England Grant	180,000	210,000	210,000	600,000
Capital receipts	240,000	280,000	280,000	800,000
Total Capital Cost	600,000	700,000	700,000	2,000,000

- 1.8 To support the delivery of the programme, a growth bid was submitted as part of the 2018/19 budget setting process to fund a programme of empty home purchase (Voluntary and CPO) and repair using S106 commuted sums, supplemented by capital receipts and Homes England Funding. We

anticipated that we would be able to purchase 20 properties over 3 years and the total budget required would be £2,000,000.

- 1.9 The Executive approved the method for assessing and prioritising empty properties and delegated the authority to purchase properties to the Director for Corporate Services and Commissioning in consultation with the Section 151 Officer and the Lead Member for Housing, Leisure, Health and Culture (subject to meeting the assessment criteria and financial appraisal). Approval was also given to submit the bid for Homes England funding to deliver the Action Plan.
- 1.10 A bid was submitted to Homes England for the Purchase and Repair of 10 empty properties and RtB buy backs. The bid was for £390,000 which would be £39,000 per unit. This bid was approved.
- 1.11 The Homes England bid is part of their Shared Ownership and Affordable Homes Programme 2016-2021. The programme aims to increase affordable housing and supports the purchase of empty homes that can be refurbished and let as affordable housing. The grant can also be used for the purchase of former Right to Buy properties that do not currently meet the definition of social housing and are in private ownership.

2. Current position

- 2.1 In 2018/19 the Empty Homes Officer has directly assisted owners to bring 24 long term empty properties back into use through direct assistance. The majority of these have been due to verbal advice and assistance or following discussions of informal enforcement action. Out of the 24 empty properties brought back into use, 9 had been empty for 2 years or more.
- 2.2 In 2018/19 two Empty homes grant and loan applications completed which resulted in 2 properties coming back into use as a direct result of our financial assistance. We are currently progressing a further two loan applications that will enable the reoccupation of a further two long-term empty properties.
- 2.3 A further report was approved by the Executive on 6th December 2018 authorising the progression towards the acquisition of an empty property through the use of compulsory purchase powers. We have been unable to successfully negotiate a voluntary purchase with the owner so are now proceeding with the compulsory acquisition. Once purchased the property will be added to the housing stock under the Housing Revenue Account and the report demonstrated that with the assistance from the Homes England Grant and Section 106 monies the purchase is viable.
- 2.4 Approval for the voluntary purchase of properties was delegated to the Director for Corporate Services and Commissioning in consultation with the S151 Officer and the Lead Member for Housing, Health and Culture (Subject to meeting the assessment criteria and financial appraisal) on 4th January 2018. This approval enabled the voluntary purchase of empty homes but did

not specifically provide approval to utilise the empty homes programme to purchase former council RtB properties.

- 2.5 We remain focused on identifying suitable properties for acquisition and although we are in discussions with one owner regarding a number of properties that are currently empty, we did not successfully negotiate the voluntary purchase of any empty properties in 2018/19.

Buy back of Right to Buy Properties

- 2.6 From April 2012 the Government's enhanced 'Right to Buy' scheme brought a new maximum discount of £75,000 for eligible tenants (against the previous maximum of £24,000 for Selby), and from late 2014, there is a reduced qualifying period of three years from five previously. The Government allows that net receipts from these sales should be used to replace the additional homes sold due to the increase in discount.
- 2.7 The net receipt can be adjusted for allowable costs, and repayment of debt, although debt repayment is not mandatory. The 'one-for-one' replacement rules state that no more than 30% of the cost of replacement homes can be funded from RTB receipts, with the rest coming from other funding opportunities, such as borrowing against future rental income of the dwelling, or working in partnership with other social landlords.
- 2.8 Approximately 20 Council properties are sold each year to tenants through the Right to Buy scheme. The government requires Council's to commit to one for one replacement for these properties through a range of mechanisms.
- 2.9 The current Housing Revenue Account Business Plan Para 6 P65, identifies we will look for opportunities, subject to available resources to buy-back former council houses. These homes would be of a good size and standard, usually located near existing Council stock for ease of management, and could be let to new tenants at target rent.

Homes England funding for Empty Homes and Buy backs

- 2.10 Funding can be sought from Homes England for the purchase and either renovation or repair of empty homes and former Right to Buy properties, that do not currently meet the definition of social housing and are in private ownership, are also eligible for funding (Capital Funding Guide: 9. Procurement and Scheme Issues 4.1.2.6).
- 2.11 For a property to be eligible for funding there is a longevity requirement on the property (3.3.1 Capital Funding Guide). These properties must have a life expectancy of at least 30 years after the provider has completed the works, repair, or improvement. In August 2018 the Council received grant approval for grant to purchase and renovate 10 properties.

3. Alternative Options Considered

- 3.1 A range of alternative options to increase the number of affordable homes and bring empty homes back into use are included in the Housing Development Strategy and Empty Homes Action Plan.

4. Implications

4.1 Legal Implications

- 4.1.1 The options open to the Council are governed by various legislation. In terms of the purchase of dwellings, The Housing Act 1985 empowers local authorities to acquire land, houses or other properties from private individuals, for the provision of housing accommodation.

4.2 Financial Implications

- 4.4.1 The proposals within this report to acquire former right to buy homes are within the approved capital programme. It is proposed that the cost of acquisition and any required refurbishment/ development costs are met from the Housing Improvement Programme using funding earmarked for Empty Homes. On 22nd February 2018, the Council approved a budget of £2.0m within the Housing Revenue Account capital programme, for the acquisitions of Empty Homes.
- 4.4.2 The Council is also able to increase its affordable housing stock through the Housing Development Programme financed through the Housing Revenue Account
- 4.4.3 Scheme funding of £7,029,703 was agreed in the Housing Development report 2017-20 for HRA / Council affordable homes. This would make use of loans, Section 106 grant and HRA retained receipts.
- 4.2.2 The Executive's draft budget for 2018/19 included a growth bid to fund a programme of empty home purchase (voluntary or CPO) and repair using s106 commuted sums, supplemented by capital receipts and Homes England funding:

Purchase and Repair Growth Bid	2018/19	2019/20	2020/21	Total
Number of Units	6	7	7	20
S106 Affordable Housing funding	180,000	210,000	210,000	600,000
Homes England Grant	180,000	210,000	210,000	600,000
Capital receipts	240,000	280,000	280,000	800,000
Total Capital Cost	600,000	700,000	700,000	2,000,000

4.2.3 This report seeks approval to utilise the £390,000 secured funding from the Homes England to support the proposed purchase and repair scheme for 10 former RtB Council Houses combined with s106 funds and capital receipts which is currently available as part of the 2018/19 – 2020/21 Housing Improvement capital programme. Such purchases would be subject to a favourable business case and the most appropriate funding package would be agreed by the Chief Finance Officer in consultation with Director of Corporate Services and Commissioning.

4.2.4 On completion of the purchase of 10 properties a further bid for Homes England will be submitted to for consideration.

4.3 Policy and Risk Implications

4.3.1 The Council's Housing Development Strategy which aims to increase supply of affordable housing stock, 2013 (para. 4.4.1 Buy backs) includes a specific priority to consider the refurbishment of individual properties in areas requiring improvement, and this could include empty properties work, purchase and repair and acquisition or buy back, of council properties which have been purchased through right to buy by the tenant.

4.4 Corporate Plan Implications

4.4.1 The Empty Homes Programme supports the priorities identified in the updated Corporate Plan 2018-20 in the following ways:

To make Selby a Great Place to Enjoy Life

- The Programme will broaden affordable housing availability and choice for residents in the District.

4.5 Resource Implications

Implementing the acquisition of empty properties through voluntary purchase and buying back former council houses will generate additional rental income for the Housing Revenue Account which will help to maintain the sustainability of the HRA.

4.7 Equalities Impact Assessment

The Empty Homes Strategy and Action Plan and HRA Business Plan are inclusive of the relevant protected characteristics of age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex and sexual orientation. Neither document has a specific positive or negative impact on any one characteristic.

5. Conclusion

5.1 The Housing Development Strategy and Empty Homes Action Plan established a range of options to increase affordable housing and bring empty

homes back into use. This includes the voluntary purchase of properties. Homes England has in addition made grant available to purchase empty properties and former council houses. This report seek approval to utilise the Empty Homes Programme funding for voluntary and compulsory purchase of empty homes and to buy back former RtB council houses, subject to an individual business case.

6. Background Documents

Selby District Council's Development Strategy for increasing its supply of affordable housing stock, 2013 (Approved by Council 10th September 2013)

Selby District Council, Affordable Housing Supplementary Planning Document, 2010

Housing Development Programme 2017-20, Report to the Executive, 4th January 2017

Revenue Budget and Capital Programme 2018/19 and Medium Term Financial

Plan, report to Council 22nd February 2018

Empty Homes Strategy and Action Plan, Report to Executive 4th January 2018

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