

**JOINT MEETING CABINET MEMBER FOR NEIGHBOURHOODS AND  
ECONOMIC REGENERATION AND DEVELOPMENT SERVICES**

**Venue: Town Hall, Moorgate  
Street, Rotherham**

**Date: Monday, 6 November 2006**

**Time: 10.00 a.m.**

**A G E N D A**

1. To determine if the following matters are to be considered under the categories suggested in accordance with the Local Government Act 1972.
2. To determine any item which the Chair is of the opinion should be considered as a matter of urgency.
3. Minutes of previous meeting held on 2nd October, 2006 (Pages 1 - 3)
4. Affordable Housing (Pages 4 - 12)  
- report of Danielle Troop, Housing Solutions Officer, Housing Market Renewal Team
5. Affordable Housing secured through Planning Permissions - Update (Pages 13 - 20)  
- report of Nick Ward, Planner, Forward Planning
6. Enviro Crime Strategy Progress (Pages 21 - 24)  
- report of Lewis Coates, Neighbourhood Enforcement Manager
7. Future Agenda Items  
Planning Policy Statement No. 22  
Security by Design  
'Crystal Mark'  
Modernisation of Regulatory Services
8. Date of Next Meeting

**JOINT MEETING CABINET MEMBER FOR NEIGHBOURHOODS AND  
ECONOMIC REGENERATION AND DEVELOPMENT SERVICES  
2nd October, 2006**

Present:- Councillor Ellis (in the Chair); Councillors Barron, Hall, Kaye, Smith and Walker.

Apologies for absence were received from Councillors Burke, N. Hamilton and Pickering.

**3. BUSINESS REGULATORY PARTNERSHIP - UPDATE FOR YEAR AHEAD STATEMENT - KEY COMMITMENT 45**

The Acting Head of Neighbourhood Services presented a progress report on the development of the proposed Business Regulation Partnership in line with delivery of Year Ahead Statement Key Commitment 45.

The Partnership will provide businesses with a single point of entry to access advice on rules and regulations. It would draw together the Council's Regulatory Services through a web site providing links to a range of organisations. There would also be a telephone contact number so that business enquiries could be made to 1 point of contact. This would ensure ownership of enquiries and a Partnership protocol would be in place to ensure enquiries were properly signposted, followed up and dealt with (Appendix 1 of the report submitted). It was anticipated that once the Partnership was operational more organisations would participate.

The Partnership would provide 6 monthly newsletters to businesses advising on new rules and changes to regulations. They would also include information from all partners and businesses who wished to receive the documents would be asked to subscribe to a mailing list co-ordinated by the Trading Standards Service.

Delivery of the Partnership was the responsibility of the Trading Standards and Business Partnership Manager.

The following points were clarified:-

- The website would contain quality information that would provide core information with links to other partnership sites.
- The preferred option for the website would be for it to be a stand alone similar to that of RIDO and as such be considered as a hub for local businesses to access outside web sites of individual partner bodies.
- The Council would provide the leadership role and the organisation of the site.
- To protect against any liability, it was the norm for such sites to provide a caveat disclaimer against any instances of wrong information issued.

Resolved:- (1) That the positive progress in establishing a Business Regulation Partnership be noted.

(2) That the financial implications be noted and a further report be brought following confirmation of the mechanism to prioritise funding to the initiative.

#### **4. MODERNISATION OF REGULATORY SERVICES - IMPROVEMENT PLAN UPDATE**

The Acting Head of Neighbourhood Services presented a progress report on the actions determined from the Review of Regulatory Services to modernise services.

The review had identified 17 key actions which had been captured and presented in the Improvement Plan. The Plan was designed to achieve SMART improvements which coincided with the delivery of more efficient and effective services in line with the Government's better regulation agenda. One of the key actions was the establishment of a Business Regulation Partnership (see Minute above).

Performance management of the Improvement Plan fell within the terms of reference of the Better Regulation Working Group. The Group comprised of key Council officers, external representation when necessary and Councillor McNeely who had volunteered as the Elected Member Better Regulation Champion. A briefing note outlining the role of the Member Champion was attached to the report (Appendix 2).

To standardise and simplify guidance notes and application forms, a pilot project had been undertaken by the Licensing Unit of Neighbourhood Services using 'Crystal Mark'.

As a further part of the Improvement Plan, the Trading Standards Team was undertaking a pilot project to measure the impact of pre-notifying businesses of inspections.

Discussion ensued on the principle of 'Champion' of Elected Members including specific reference to the Better Regulation Champion role. The following points were raised:-

- Potential conflict of interest particularly at Planning and Licensing Boards that may require declaring
- Was the role such to merit remuneration?
- Clarification of the relationship of the Champion role with Scrutiny and Advisors
- How would a Champion enhance the Cabinet Member?
- How many Champions were there, which areas and were they Advisors?

Resolved:- (1) That the positive progress in delivering the Improvement Plan to modernise the Regulatory Services be noted.

(2) That the Chief Executive be requested to submit a report to the Cabinet on the terms of reference for Elected Member Champions and taking into account the points raised above.

(3) That a further report, following consideration of the issue by Cabinet as detailed in (2) above, be submitted to a joint meeting of Cabinet Members for Neighbourhoods and Economic Regeneration and Development Services on the role and responsibility of the Elected Member Better Regulation Champion.

(4) That a further report be submitted to the December meeting on the current trial in Trading Standards of a pre-notification system for inspections.

(5) That the Head of Communications be invited to the next meeting to report on the Corporate adoption of 'Crystal Mark' or other "Plain English" scheme.

## **5. FUTURE AGENDA ITEMS**

Affordable Housing  
Planning Policy Statement No. 22  
Security by Design  
Enviro-Crime Strategy Update  
Modernisation of Regulatory Service – Role of Champions, pre-notification of inspections, 'Crystal Mark'

## **6. DATE OF NEXT MEETING**

Agreed:- That a further meeting be held on 6<sup>th</sup> November, 2006, commencing at 10.00 a.m.

<b>ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS</b>
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1.	<b>Meeting:</b>	<b>Joint Cabinet Members for Neighbourhoods and Economic &amp; Development Services</b>
2.	<b>Date:</b>	<b>6<sup>th</sup> November 2006</b>
3.	<b>Title:</b>	<b>Affordable Housing</b>
4.	<b>Programme Area:</b>	<b>Neighbourhoods</b>

### 5. Summary

Lack of affordable housing is a national issue with the national average house price costing seven times average incomes (£175,000 against £25,000). The 2003 Sustainable Communities Plan laid out the policy context for delivering affordable housing in a way that puts the needs of communities first. Inclusion of Rotherham Neighbourhoods in the South Yorkshire Housing Market Renewal Pathfinder gives heightened importance to the need to deliver balanced communities through use of tenure.

This paper seeks to deliver balanced communities through developing an Interim Planning Statement to assist with s106, through developing new tools for those seeking intermediate housing and through proposing a strategic approach to the release of Council owned sites,

### 6. Recommendations

- 6.1 **THAT MEMBERS NOTE ACTIONS BEING TAKEN TO ACHIEVE YEAR ON YEAR INCREASES IN THE NUMBER OF AFFORDABLE UNITS BUILT**
- 6.2 **THAT MEMBERS NOTE THE INTENTION TO DEVELOP AN AFFORDABLE HOUSING INTERIM PLANNING STATEMENT IN READINESS FOR THE LDF**
- 6.3 **THAT MEMBERS APPROVE REGIONAL HOUSING BOARD/HIP SPEND FOR AFFORDABLE HOUSING ENABLING**
- 6.4 **THAT MEMBERS NOTE THE INTENTION TO DEVELOP AN AFFORDABLE HOUSING COMMUNICATION STRATEGY**
- 6.5 **THAT MEMBERS NOTE THE INTENTION TO DEVELOP AFFORDABLE HOME LOANS**
- 6.6 **THAT MEMBERS NOTE THE INTENTION TO DEVELOP A NEIGHBOURHOODS ASSET MANAGEMENT STRATEGY**
- 6.7 **THAT MEMBERS SUPPORT THE NEED TO INCLUDE AFFORDABLE HOUSING IN THE PRIORITY MATRIX FOR THE CORPORATE ASSET MANAGEMENT STRATEGY**

## **7. Proposals and Details**

### **7.1 Background**

7.1.1 In 2003, Rotherham Metropolitan Borough Council (RMBC) was one of four South Yorkshire authorities to be awarded Pathfinder Status in recognition of housing market weakness and sustained low demand. At the same time the 2003 RMBC Council's Housing Needs Assessment identified a net surplus of social rented stock within some neighbourhoods of the borough. Accordingly, in 2005 the Council commissioned Masterplans for Rotherham West, Rotherham East, Rawmarsh and Parkgate and Wath and Swinton to develop strategic interventions to transform these areas into attractive, sustainable neighbourhoods.

7.1.2 In recognition of the need to deliver balanced communities, the Council adopted an affordable housing policy in 2004 to assist delivery of affordable units through the planning system. The policy seeks to deliver through s106: "A community's need for a mix of housing types" in line with PPG3 and "affordable housing in appropriate circumstances" in line with the 2003 Sustainable Communities Plan. The policy applies the case for a "differential approach having regard to geographic area" and implements this approach through a formula that calculates the development value of a site at 7.5% within the Pathfinder area and 15% out with the Pathfinder. The usefulness of the formula is compromised by its' reliance on "Total Cost Indicators" which are no longer used by the Housing Corporation and generate low development values as a result.

7.1.3 At June 2006 increased housing need has been registered in the borough through an increase in membership of the Key Choices database. Reasons for increased membership to 17,000 households in housing need is a factor of both:

- House price inflation outstripping income levels
- Success of Choice Based lettings increasing the desirability of Council stock.

### **7.2 Housing Needs Information**

7.2.1 At present tenure and unit size requests for both s106 negotiations and the Housing Corporation Approved Development Programme are guided by:

- Results of Key Choices bid cycles – to indicate unit size demand
- 2004 Indices of Multiple Deprivation – to indicate tenure required
- Income data down to neighbourhood level – to indicate entry level housing

7.2.2 Whilst results of bid cycles provide a good indication of the most popular unit sizes for social rented stock on a neighbourhood basis, they do not represent true demand in that supply and therefore choice is fettered by availability. Hence computer generated reports based on the Housing Register/Key Choices membership details should be able to provide a better guide as to:

- **where** households are seeking affordable accommodation,
- **what** they are looking for in terms of tenure, size and type
- **who** is their preferred type of landlord.

Housing Market Renewal is in discussions with community housing services to assess the need for software upgrades so that Housing Register applications can be scanned.

### **7.3 Income Data and Affordability**

- 7.3.1 Median Household Income for Rotherham is registered as £19,400pa (Nomis) giving an entry level housing price of £67,000 for the borough. Open market values for new build 2 bed flats (£120,000 Wellgate) indicate a requirement for 45 – 55% discount for discounted market housing and between 50% and 40% initial market share for shared ownership housing. The difference is accounted for by the need to pay rent on shared ownership units.
- 7.3.2. Availability of median household income down to neighbourhood area means that percentages outlined at 7.3.1 can be adjusted according to location. Appendix 1 shows household income details for the borough.

### **7.4 Special Needs Housing**

- 7.4.1 S106 negotiations can take into account housing needs for vulnerable client groups. As new sites become available, Community Housing provide a computer generated report to Housing Solutions showing Special Needs for the relevant geographical area. In practice, this has led to bungalows being requested on Braithwell Road for older persons.
- 7.4.2 The current focus for Housing Solutions activity regarding vulnerable client groups is for the provision of housing for elderly client groups. In this way it is hoped to assist with:
- Under-occupation and potential fuel poverty
  - Requirement for disabled facilities grants
  - Effecting a throughput of families into vacated 3 bed social rented accommodation – the unit type attracting the highest number of bids on all bid cycles in all neighbourhoods.

### **7.5 Operational Delivery of Affordable Housing**

Affordable housing can be delivered through:

- The Housing Corporation Approved Development Programme (ADP)/Council redevelopment of sites
- RSL independent development activity
- Enabling schemes – Right to Buy, Homebuy, Local Authority Affordable Home Loans
- The Planning System through s106

#### **7.5.1 The Approved Development Programme**

- 7.5.1a Following allocation to Rotherham of £12 million in the 2006-08 Housing Corporation Approved Development Programme for affordable housing, the Council selected RSL Partners to assist with delivery in May 2006. In excess of 200 affordable units are anticipated as part of the programme with units exclusively available to members of Key Choices.
- 7.5.1b The Rotherham 2006-08 ADP Programme will satisfy housing need requirement for a range of household sizes and incomes with both social rented and shared ownership units planned. However, this work needs to be taken further so that the bricks and mortar element of Special Needs Housing demand is incorporated into the programme in subsequent bid rounds.

7.5.1c The Rotherham 2006-08 ADP Programme is focussed on Housing Revenue Account sites in the Pathfinder area. In order to deliver balanced communities, subsequent ADP programmes should try to ensure delivery of affordable housing in affluent neighbourhoods where possible. A register of HRA owned sites will be available early 2007 and it is proposed to investigate the creation of an HRA Asset Management Plan.

7.5.1d Where land prices are perceived to be high and RSL's encounter difficulty in delivering affordability, some Councils make a contribution of land at less than open market value. There may be a requirement for "affordable housing" to be incorporated into the priority matrix within the existing unadopted 2005 RMBC General Fund Asset Management Strategy. Meaningful engagement with the Capital Strategy and Asset Review Team (CSART) will be key to ensuring a long term commitment to affordable housing enabling in the borough.

## **7.5.2 S106 Delivery**

7.5.2a It is important to note that without adequate housing needs steer from the local authority prior to land purchase, the developer may pay in excess of what can be delivered once affordable housing requirement is taken into account. Representations over site viability have been common in such circumstances with reduced land values the result of any successful s106 strategy. To address the issue, Housing Solutions attend a fortnightly liaison meeting with Planning Officers with a view to "capturing" the attention of developers at the earliest stages.

Where developers cite "site abnormalities" on developments that appear to support the required amount of affordable housing, independent viability assessors can be appointed.

7.5.2b Standard Heads of Terms are being developed by legal services for all s106 affordable housing agreements. Accordingly:

- Individual affordable plots or units are identified to allow for pepperpotting
- The requirement for the units to be transferred to an RSL is stated
- The amount of discount required on discounted market housing is stated
- The proportion of affordable required on site, numbers of social rented, shared ownership or discounted market housing are specified
- Fall-back positions are specified so that the opportunity for the developer to pay an off-site contribution is negated.
- Qualifying persons must have local connection in addition to membership of Key Choices.

7.5.2c The proposed Interim Planning Statement will replace the existing Affordable Housing Policy/Supplementary Planning Guidance and request units on-site. Whilst the Council provides a list of preferred RSL partners to all developers, case law confirms that the developer is at liberty to bring in an outside partner. The Council is able to object if:

- There is existing proof that the RSL has a poor management record
- It can be said that effective management would not be possible owing to distance from the borough

Best practice dictates one hour travelling time for a responsive management service.



7.5.2d Historic s106 negotiations have resulted in generation of a commuted sum as opposed to affordable units on-site in some instances. An affordable housing “commuted sum pot” is held by neighbourhoods and it is proposed to incorporate monies held into the existing ADP programme and to assist with delivery of the Empty Properties policy where appropriate. Results of commuted sum activity will be reported to members.

## **7.6 S106 Consultancy**

7.6.1 RMBC has commissioned a Housing Market Assessment due for completion January 2007.

7.6.2 It is proposed to commission a piece of feasibility work that will advise the Council as to what s106 thresholds will be required to deliver the affordable housing requirement in the borough. Modelling is informed by sample survey of land values in the borough, interrogation of the borough’s Housing Capacity Study/outstanding planning permissions, assessment of build costs and likelihood of sites being brought forward. The Consultants appointed would also be expected to take charge of the consultation procedure regarding the Interim Planning Statement in February/March 2007 and to deliver an internal workshop on s106 ranking.

7.6.3 A final element of S106 Consultancy will be to model the requirement for a rural exceptions policy and to indicate what format such a policy might take.

## **7.7 Tracking of Affordable Housing Delivery**

7.7.1 Tracking of Affordable Housing delivery is collated by Housing Strategy on an annual basis via the Housing Investment Programme (HIP) Return. This provides an historic record of actual development through ADP, RSL independent and s106 activity (see Appendix 2).

7.7.2 As part of comprehensive s106 monitoring, the Planning Service has agreed to host and develop an Access Database “Delivering Balanced Communities through use of Tenure”. The database will be used to track all affordable housing and is not restricted to s106 provision. Responses to HIP returns will be generated electronically.

7.7.3 Dedicated contact with Developers and RSL’s delivering s106 and ADP units will ensure that units negotiated are delivered to members of Key Choices.

## **7.8 Affordable Housing Communication Action Plan**

7.8.1 Interrogation of hard copy Key Choices application forms has indicated that Homebuy/shared ownership is rarely requested. Accordingly the Key Choices waiting list for affordable housing is largely for social rented housing.

7.8.2 Housing Options advisors confirm that knowledge of tenure options other than social rented is weak and an Affordable Housing Communication Action Plan is proposed to link with the Corporate Communication Strategy.

7.8.3 RSL partners are aware of the need to raise awareness within the borough for shared ownership and other affordable tenures. The RSL Partnership Agreement requires that RSL Partners host events and contribute to promotional activity regarding the range of affordable housing options. One of the first promotional

activities will be to formally launch the RSL Partnership Agreement with media present.

## 8. Finance

- 8.1 Total funding required for affordable housing enabling initiatives is £335,500 as detailed below:

<b>Affordable Housing</b>	<b>2006/07 HIP</b>	<b>2007/08 HMR</b>	<b>Total</b>
£('000)s			
<b>Consultancy</b>			
S106 Modelling	30		30
<b>Publicity</b>			
Communication Strategy	1.5		1.5
<b>Viability Assessments</b>			
On "difficult" s106 sites	1		1
<b>Capacity Building</b>			
From Beacon Authorities	1		1
<b>Statistical Reports</b>			
CACI and Infomaker	2		2
<b>Affordable Home Loans</b>			
Equity Based		300	300
<b>Total</b>	<b>35.5</b>	<b>300</b>	<b>335.5</b>

## 9. Risks and Uncertainties

- Without software upgrades, computer generated Housing Needs Reports may not provide ongoing holistic housing demand for all tenure types and housing providers
- In seeking to inform knowledge of affordable housing tenures through a communication strategy, the Council is commencing from a very low base. Progress may be slow
- Ringfencing of HRA funds is only partially established as a policy objective within the Council.
- The Council Housing Capacity Study will not be complete until the next financial year. Long-term future yield of affordable from s106 sites is not, therefore, available.
- Without a strategic approach to the Approved Development Programme and the neighbourhood context within which Council owned sites are located, delivery of balanced communities will be compromised.

## 10. Policy and Performance Agenda Implications

- 10.1 Alignment with Community Strategy and the Corporate plan:  
The Vision for *Rotherham Achieving* is outlined as:

"Rotherham will be a prosperous place, with a vibrant, mixed and diverse economy, and flourishing businesses. **Inequalities between parts of the borough and social groups will be minimised**"

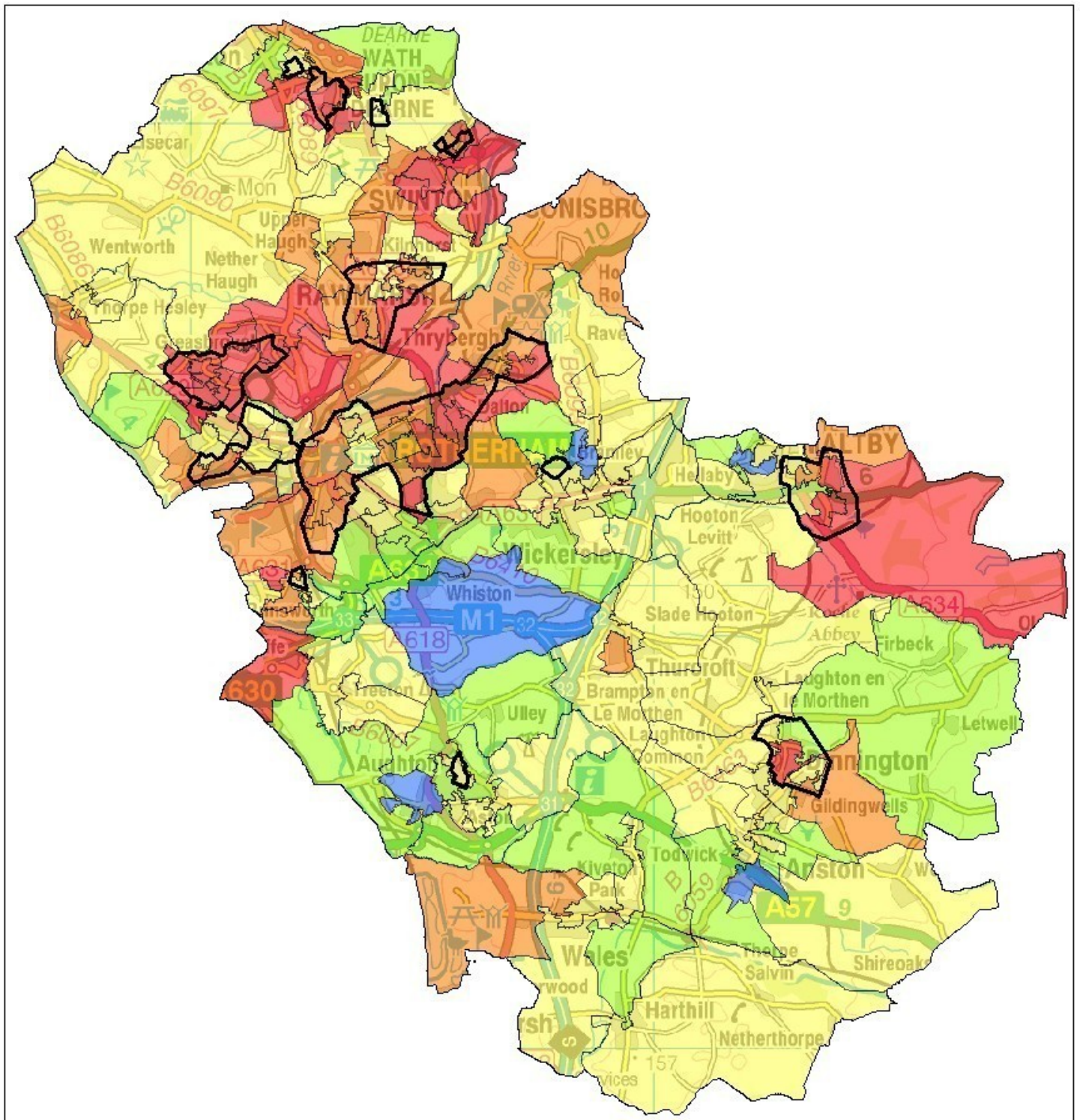
- 10.2 Alignment with delivery of four themes of the Neighbourhood Renewal Strategy  
Community of Interest – All communities of interest can benefit from the delivery of balanced communities
- 10.3 Contribution to Sustainable Development  
Delivering to Sustainable Communities in line with Housing Market Renewal Programme agenda
- 10.4 Contribution to Regeneration  
Improving the quality of housing and neighbourhoods

**11. Background Papers and Consultation**

2004 RMBC Affordable Housing Policy  
Lincoln City Council's s106 Consultancy  
Affordable Housing Benchmarking  
Housing Strategy  
2003 Sustainable Communities Plan  
Historic HIP returns  
Housing Market Renewal Team s106 database  
Planning Policy  
Development Control

**Contact Name: Danielle Troop, Housing Solutions Officer,**  
[Danielle.troop@rotherham.gov.uk](mailto:Danielle.troop@rotherham.gov.uk), 01709 334969

# Median Household Income by Super Output Area



**Neighbourhood Renewal Target Areas Shown**

*Source - Acxiom 2005*

Household Income in £	
Blue	28,000 to 36,300 (7)
Green	24,000 to 28,000 (24)
Yellow	18,400 to 24,000 (66)
Orange	15,600 to 18,400 (34)
Red	8,800 to 15,600 (35)

## Appendix 2

Year	Status	ADP/RSL	S106	Total Units
2009/10	Projected		14 Fenton Rd, 6 The Green	20
2008/9	Projected		32 Field View, 13 Lakeside Developments, 4 Richmond Tavern, 12 Kiveton Park	61
2007/8	Projected	14 Arches, 53 Long Fellow Drive, 4 Fernbank, 4 Denman Rd, 6 Eldon Rd, 10 Goodwin Avenue, 19 Canklow, 45 Dalton (Yorkshire Met), , 55 Denman Rd	12 Kiveton Park, 19 Laughton Common	186
2006/7	Under construction or <i>negotiated</i>	35 Extra Care (Swinton), 5 Hartington Close, 10 Burns Court, 26 Canklow, 8 High Street	24 Laughton Common, 12 Kiveton Park	120
2005/6	Under construction or <i>negotiated</i>	14 Pasture Rise, 23 Henley Rise, 35 Almond, 71 Canklow, 18 Tarrans, 8 LOTS, 28 Extra Care Scheme	9 Laughton Common, , 18 Lane End View,	279
2005/06	Completed		6 Swallownest, 8 Thorpe Hesley, 67 Woodlathes, 10 Kiveton Park, 16 Laughton Common	107
2004/5	Completed *	8 Thorpe Hesley, 2 Carlisle Street	3 Broom Valley, 36 Wickersley, 4 Flash Lane, 9 Wharf Rd, 25 White City, 10 Green Lane	97
03/4	Completed*	8 West Melton, 10 Fleming Way, 5 Fleming Way, 11 Norwood Street, 13 Broom Valley, 6 West Park Drive		53
Total				923

\* Unaudited

**ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS**

1.	<b>Meeting:</b>	<b>Joint Cabinet Members: Neighbourhoods and Economic and Development Services</b>
2.	<b>Date:</b>	<b>6<sup>th</sup> November 2006</b>
3.	<b>Title:</b>	<b>Affordable Housing Secured Through Planning Permissions - Update</b>
4.	<b>Programme Area:</b>	<b>Planning and Transportation</b>

**5. Summary**

At the Regional Agenda meeting on 6th June 2006 a report was presented on the amount of affordable housing secured through planning permissions since the introduction of Supplementary Planning Guidance (SPG) on affordable housing. This report provides an update on those figures.

**6. Recommendations**

**That the contents of the report be noted.**

## 7. Proposals and Details

### Background

At the Regional Agenda meeting on 6th June 2006 a report was presented on the amount of affordable housing secured through planning permissions since the introduction of Supplementary Planning Guidance (SPG) on affordable housing. This report provides an update on those figures. The previous table of figures as attached as Appendix 2.

### Affordable Housing Secured since the SPG was Adopted

The table below shows the permissions granted, that included affordable housing provision, since the adoption of the SPG. The tables have been split to show those within and outside the HMR Pathfinder Area and further to show which were submitted prior to the adoption of the SPG. The additions and alterations to the table, compared to the previous one, are shown in bold.

<b>Non-Housing Market Renewal Pathfinder Area – Target 15%</b>				
<b>Received Before Adoption of the SPG</b>				
Location	Total No. of dwellings	Affordable Housing Provision	%	Comments
Bramley	99	10 units on site	10.1	
Kiveton Park	286	46 units on site	16.1	
Brinsworth	*110	*17	15	*Outline permission: - estimates based on site area.
Moorgate	*90	*14	15	*Outline permission: - estimates based on site area.
<b>Received After Adoption of the SPG</b>				
Moorgate	33	1	3	
Broom	80	18 units on site	22.5	
Aston	9	£25,398 commuted sum	N/A	Part of a larger site (2004/0653 adjacent)
<b>Laughton Common</b>	<b>268</b>	<b>59 units on site</b>	<b>21.64</b>	<b>Replaces permission 2004/0428, 1 additional affordable housing unit.</b>
Bramley	64	£180,000 commuted sum towards provision on site by RSL		
<b>Sunnyside</b>	<b>40</b>	<b>6</b>	<b>15</b>	<b>Legal agreement not yet completed</b>

<b>Housing Market Renewal Pathfinder Area – Target 7.5%</b>				
<b>Received Before Adoption of the SPG</b>				
Location	Total No. of dwellings	Affordable Housing Provision	%	Comments
Kimberworth Park	121	14 units on site	11.6	
<b>Received After Adoption of the SPG</b>				
Rotherham	31	Commuted Sum		Amount to be confirmed
<b>Kilnhurst</b>	<b>33</b>	<b>£57,723 commuted sum</b>	<b>N/A</b>	

Wellgate	94	6 units on site	6.4	
<b>Wath-upon-Dearne</b>	<b>138</b>	<b>10 units on site</b>	<b>7.5</b>	<b>*Outline permission: - estimates based on site area.</b>
Kilnhurst	184	£309,971 commuted sum towards provision of 8/12 units	4.4/6.5	
Express Parks	423	33	7.5	
Kimberworth	47	4	8.5	Legal agreement not yet completed
<b>Kilnhurst</b>	<b>14</b>	<b>1 additional 3 bed unit</b>	<b>7.5</b>	<b>Additional to those in planning permission 2005/0755 above.</b>
<b>Manvers</b>	<b>261</b>	<b>20 (+ 46 "affordable Market")</b>	<b>7.5</b>	<b>A further 17.5 % of the units are "affordable market" housing. Replaces permission 2003/1284; affordable housing provision is the same.</b>

A more detailed table is shown in Appendix 1

## 8. Finance

Contributions secured through the planning process represent a significant contribution to meeting the Council's objectives to provide affordable housing.

## 9. Risks and Uncertainties

The amount of affordable housing provided through the planning system is dependent upon the amount of houses built by the private sector and potentially subject therefore to fluctuations in the housing market. This can be addressed by the Local Planning Authority ensuring that the overall housing supply is maintained in the long term.

## 10. Policy and Performance Agenda Implications

The provision of affordable housing through contributions gained through the planning system contributes to the following Strategic Themes and Cross Cutting Themes By promoting mixed communities within new housing developments:

Rotherham Achieving – Secures Private ,Social and Community Investment and raises quality of life and living standards.

Rotherham Proud - Promotes strong and cohesive communities and develops strong relationships between people of different backgrounds.

Rotherham Fairness – Promote equality in terms of choice and opportunities.

Rotherham Sustainable Development – Maintain Sustainable Development



**11. Background Papers and Consultation**

Supplementary Planning Guidance – Affordable Housing, April 2004.

**Contact Name** : *Nick ward, Planner; Forward Planning, 3831  
nick.ward@raotherham.gov.UK*

## Appendix 1

## Non-Housing Market Renewal Pathfinder Area – Target 15%

Reference	Location	Date Submitted	Date Approved	Total No. of dwellings	Affordable Housing Provision	%	Comments
2002/1657	Bramley	21/10/02	30/03/06	99	10 units on site	10.1	
2002/1971	Kiveton Park	13/12/02	07/01/05	286	46 units on site	16.1	
2003/0063	Brinsworth	21/01/03	25/07/05	*110	*17	15	*Outline permission with no numbers specified, the numbers are estimates based on the site area. The AH provision figure equates to 15% of the units estimated overall number.
2003/2085	Moorgate	28/11/03	15/11/04	*90	*14	15	*Outline permission with no numbers specified, the numbers are estimates based on the site area. The AH provision figure equates to 15% of the units estimated overall number.
<b>2004/0750</b>	<b>Moorgate</b>	<b>03/06/04</b>	<b>16/06/05</b>	<b>33</b>	<b>1</b>	<b>3</b>	
2004/1471	Broom	07/07/04	25/11/04	80	18 units on site	22.5	
2004/2139	Aston	09/12/04	21/12/05	9	£25,398 commuted sum	N/A	Part of a larger site (2004/0653 adjacent)
2005/0054	Laughton Common	04/03/04	02/12/04	268	59 units on site	21.64	Replaces permission 2004/0428, 1 additional affordable housing unit.
2005/0792	Bramley	19/04/05	16/12/05	64	£180,000 commuted sum towards provision on site by RSL		
<b>2005/1325</b>	<b>Sunnyside</b>	<b>14/07/05</b>		<b>40</b>	<b>6</b>	<b>15</b>	<b>Legal agreement not yet completed</b>

**Bold Type:** Received after the adoption of the SPG

### Housing Market Renewal Pathfinder Area – Target 7.5%

Reference	Location	Date Submitted	Date Approved	Total No. of dwellings	Affordable Housing Provision	%	Comments
2001/1074	Kimberworth Park	06/08/01	29/11/04	121	14 units on site	11.6	
<b>2004/1084</b>	<b>Rotherham</b>	<b>21/07/04</b>	<b>05/10/05</b>	<b>31</b>	Committed Sum		Amount to be confirmed
<b>2004/1290</b>	<b>Kilnhurst</b>	<b>26/08/04</b>	<b>11/07/06</b>	<b>33</b>	<b>£57,723 commuted sum</b>	<b>N/A</b>	
<b>2005/0255</b>	<b>Wellgate</b>	<b>08/02/05</b>	<b>08/12/05</b>	<b>94</b>	<b>6 units on site</b>	<b>6.4</b>	
<b>2005/0324</b>	<b>Wath-upon-Dearne</b>	<b>22/02/05</b>	<b>26/06/06</b>	<b>138</b>	<b>10 units on site</b>	<b>7.5</b>	*Outline permission with no numbers specified, the numbers are estimates based on the site area. The AH provision figure equates to 7.5% of the units estimated overall number.
<b>2005/0755</b>	<b>Kilnhurst</b>	<b>22/04/05</b>	<b>08/07/05</b>	<b>184</b>	<b>£309,971 commuted sum towards provision on site providing 8 No. 2 bed houses or 12 No. 2 bed apartments</b>	<b>4.4/6.5</b>	
<b>2004/2304</b>	<b>Express Parks</b>	<b>4/11/04</b>	<b>17/3/06</b>	<b>423</b>	<b>33</b>	<b>7.5</b>	<b>Legal agreement not yet completed</b>
<b>2005/2305</b>	<b>Kimberworth</b>	<b>07/12/05</b>		<b>47</b>	<b>4</b>	<b>8.5</b>	
<b>2006/0322</b>	<b>Kilnhurst</b>	<b>12/02/06</b>	<b>10/08/06</b>	<b>14</b>	<b>1 additional 3 bed unit</b>	<b>7.5</b>	<b>The overall units and affordable units are additional to those in planning permission 2005/0755 above.</b>
<b>2006/907</b>	<b>Manvers</b>	<b>12/05/06</b>	<b>18/09/06</b>	<b>261</b>	<b>20 (+ 46 “affordable Market”)</b>	<b>7.5</b>	<b>A further 17.5 % of the units are “affordable market” housing. This replaces permission 2003/1284. the affordable housing provision is the same.</b>

**Bold Type:** Received after the adoption of the SPG

## Appendix 2

## Non-Housing Market Renewal Pathfinder Area – Target 15%

Reference	Location	Date Submitted	Date Approved	Total No. of dwellings	Affordable Housing Provision	%	Comments
2002/1657	Bramley	21/10/02	30/03/06	99	10 units on site	10.1	
2002/1971	Kiveton Park	13/12/02	07/01/05	286	46 units on site	16.1	
2003/0063	Brinsworth	21/01/03	25/07/05	*110	*17	15	*Outline permission with no numbers specified, the numbers are estimates based on the site area. The AH provision figure equates to 15% of the units estimated overall number.
2003/2085	Moorgate	28/11/03	15/11/04	*90	*14	15	*Outline permission with no numbers specified, the numbers are estimates based on the site area. The AH provision figure equates to 15% of the units estimated overall number.
2004/0428	Laughton Common	04/03/04	02/12/04	268	58 units on site	21.64	
<b>2004/0750</b>	<b>Moorgate</b>	<b>03/06/04</b>	<b>16/06/05</b>	<b>33</b>	<b>1</b>	<b>3</b>	
2004/1471	Broom	07/07/04	25/11/04	80	18 units on site	22.5	
2004/2139	Aston	09/12/04	21/12/05	9	£25,398 commuted sum	N/A	Part of a larger site (2004/0653 adjacent)
2005/0792	Bramley	19/04/05	16/12/05	64	£180,000 commuted sum towards provision on site by RSL		
<b>2005/1325</b>	<b>Sunnyside</b>	<b>14/07/05</b>		<b>40</b>	<b>6</b>	<b>15</b>	<b>Legal agreement not yet completed</b>

**Bold Type:** Received after the adoption of the SPG

### Housing Market Renewal Pathfinder Area – Target 7.5%

Reference	Location	Date Submitted	Date Approved	Total No. of dwellings	Affordable Housing Provision	%	Comments
2001/1074	Kimberworth Park	06/08/01	29/11/04	121	14 units on site	11.6	
2003/1284	Manvers	31/07/03	05/10/04	261	20 (+ 46 "affordable Market")	7.5	A further 17.5 % of the units are "affordable market" housing.
<b>2004/1084</b>	<b>Rotherham</b>	<b>21/07/04</b>	<b>05/10/05</b>	<b>31</b>	Commuted Sum		Amount to be confirmed
<b>2005/0255</b>	<b>Wellgate</b>	<b>08/02/05</b>	<b>08/12/05</b>	<b>94</b>	<b>6 units on site</b>	<b>6.4</b>	
<b>2005/0755</b>	<b>Kilnhurst</b>	<b>22/04/05</b>	<b>08/07/05</b>	<b>184</b>	<b>£309,971 commuted sum towards provision on site providing 8 No. 2 bed houses or 12 No. 2 bed apartments</b>	<b>4.4/6.5</b>	
<b>2004/2304</b>	<b>Express Parks</b>	<b>4/11/04</b>	<b>17/3/06</b>	<b>423</b>	<b>33</b>	<b>7.5</b>	
<b>2005/2305</b>	<b>Kimberworth</b>	<b>07/12/05</b>		<b>47</b>	<b>4</b>	<b>8.5</b>	<b>Legal agreement not yet completed</b>

**Bold Type:** Received after the adoption of the SPG

<b>ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS</b>
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<b>1.</b>	<b>Meeting:</b>	<b>Joint Meeting Cabinet Member for Neighbourhoods and Economic Regeneration and Development Services</b>
<b>2.</b>	<b>Date:</b>	<b>6<sup>th</sup> November 2006</b>
<b>3.</b>	<b>Title:</b>	<b>Enviro-Crime Strategy Progress Report</b>
<b>4.</b>	<b>Programme Area:</b>	<b>Neighbourhoods &amp; Economic Regeneration and Development Services</b>

### **5. Summary**

This report highlights the progress made against the milestones and targets contained within the Enviro-Crime Strategy that was approved by Cabinet Members for Economic Regeneration and Development Services and Neighbourhoods at the joint meeting on 27<sup>th</sup> March 2006.

The Enviro-Crime Strategy is recognised as a critical element in the Council's holistic approach to tackling anti-social behaviour across the borough. The progress identified within the report details the significant delivery of education, campaigning and enforcement that has been made over the past six months.

### **6. Recommendations**

**THAT MEMBERS NOTE THE POSITIVE PROGRESS TAEKN TO DELIVER THE ENVIRO-CRIME STRATEGY AND THE CONTINUED ZERO TOLERANCE APPROACH TO RELATED ANTI-SOCIAL BEHAVIOR.**

**THAT MEMBERS RECOMMEND THE DELIVERY OF A FURTHER PROGRESS REPORT ON THE ENVIRO-CRIME STRATEGY IN SIX MONTHS**

## 7. Proposals and Details

Rotherham was one of the first Councils' in the UK to produce an Enviro-Crime Strategy against which a stretching action plan based on best practice was developed.

The Strategy sets an action plan to strengthen both enforcement and educational marketing to improve local neighbourhoods, and in particular their local environmental quality e.g. litter, dog fouling, graffiti, fly posting and fly tipping. These issues are recognised as a priority for the quality of life of local communities. The strategy will also influence the feeling of pride in local areas and develop stronger relationships between service providers and communities. The views of local residents and businesses have informed the development of the Strategy.

The Strategy contributes to the delivery of key priorities and objectives of the Community Strategy, Corporate Plan and Local Area Agreement. The two key aims of the Strategy, both customer focused, are as follows;

- i) To reduce by 10% by April 2009 the percentage of people who view Enviro-crime to be a problem in their local area
- ii) To enable all communities to widely recognise the quality of their neighbourhood so that by April 2009 there is a 75% level of satisfaction with the cleanliness of their area

The impact of local environmental quality is recognised within the Strategy in the context of the cross linkages across a range of both national and local strategies and agendas, including neighbourhood regeneration, neighbourhood management, public health and, notably crime and anti- social behaviour.

Two strategic delivery objectives to help improve local quality of life by both intervention and behavioural change approaches are provided and these reflect approaches highlighted within the Corporate Plan. The delivery objectives are;

- a) **Education & campaigning**  
*Changing attitudes and behaviour through public engagement, and promotion of community responsibility*
- b) **Enforcement**  
*Implementing a stronger "zero tolerance" approach utilising local intelligence*

The Enviro-crime Strategy recognises that to enable the aims to be achieved will require local communities to influence shape and trigger action of service providers, and that delivery of the strategy will require supportive partnership working, including responsive cleansing operations, predominantly delivered by Streetpride services. The strategy reflects this by promoting;

- *Community choice, self help, involvement, & problem solving, and*
- *Partnership working with other agencies, bodies and business*

The targets and milestones contained within the Enviro-Crime Strategy are monitored and measured within Neighbourhood's Performance Management Framework in the form of an action plan set against Action Manager responsibilities. By necessity performance review includes officers from both Neighbourhoods and Economic and Development Services. The current headline of the Enviro-Crime

Strategy is that overall it is on target to deliver the milestones and targets within the identified timescale where required performance clinics will be required.

There are thirty three key actions within the action plan. Twenty four of the key actions are on target or complete, however nine are currently off target, however, recovery plans have been implemented.

Key achievements are:

- Establishment of an Enviro-Crime team
- Expansion of Enviro-Crime enforcement capabilities through the Rotherham Warden teams and wider Safer Neighbourhood Teams
- Delivery of a Members teach in session on the Enviro-Crime Strategy 18 September 2006
- Delivery of new powers teach in to Parish Councils 10 October 2006
- Refresh and launch of the 'Toxic' campaign as 'Toxic Too' as part of the education programme
- Introduction and use of new powers under the Clean Neighbourhood and Environment Act 2005, including stop and search operations.
- Increase of internet presence
- Programme of community clean ups, including twenty three undertaken this year
- Links established into National Curriculum with KS2 pupils
- Links established into Renewal areas
- Links into SNTs firmly established
- Strengthening of the use of Fixed Penalty Notices
- Establishment of Crimestoppers within Rotherham Wardens

In addition officers have continued to maintain a high profile throughout the borough and continue to take a 'zero tolerance' stance against such anti-social behaviour. Already, in the first quarter of 2006, 109 fixed penalty notices have been served, 93 for litter and 16 for dog fouling. Of these cases 82% have been paid compared with only 65% in 2005-06. This results in fewer cases being taken through the court process, reducing the burden on the courts and the Authority. New powers under the Clean Neighbourhoods and Environment Act 2005 are being utilised.

### **8. Finance**

At this stage the actions and targets are mainly contained within existing budgets, although pump priming monies to deliver against the stretch targets of the LAA have been provided. In addition £400K per annum NRF funding for liveability has been provided, which is delivering enhanced cleansing, of this funding £50,000 has been allocated to educational and enforcement activity, e.g covert cameras, Junior Streetpride Champions and posters

Commitment to the delivery of the Strategy is demonstrated by financial support from a wide range of budget heads.

### **9. Risks and Uncertainties**

Any slippage on key actions might impact on the delivery of linked actions with a consequence that targets will not be met with a subsequent impact on the delivery of the aims of the Strategy.



Failure to deliver the strategy will have a negative impact on the targets set within the Local Area Agreement.

Failure to deliver the Strategy would significantly weaken the Council's approach to anti-social behaviour.

## 10. Policy and Performance Agenda Implications

Enviro-Crime is clearly an aspect of the Corporate Priority "Rotherham Safe", where the cleaner, greener agenda is set out, emphasising a preventative approach, including peaceful communities free from antisocial behaviour.

In addressing the **Rotherham Safe** priorities the strategy contributes to delivering the following key strategic actions;

- Maintaining the current overall low crime rate in Rotherham, as well as in continuing to address people's concerns about anti-social behaviour and their fear of crime
- Supporting the Rotherham Renaissance Masterplan and reinforcing the town centre's role as a place for urban living
- Increase satisfaction with local neighbourhoods.
- Making the connection between national and local strategies
- Providing a link between regional, national and local organisations
- Dealing effectively with perpetrators of anti-social behaviour through enforcement and rehabilitation
- Providing support to victims of anti-social behaviour through effective response to reported incidents

In addition it will contribute to the **Sustainable Development** cross cutting theme by protecting and enhancing the environment, **Rotherham Alive** by ensuring a place where people feel good, are healthy and active, **Rotherham Achieving** by helping raise the quality of life in the most deprived communities and **Rotherham Proud** by increasing the satisfaction in the local area as a place to live and putting pride in the hearts of our communities.

## 11. Background Papers and Consultation

- RMBC Enviro-Crime Strategy
- Enviro-Crime Strategy Performance Management Framework Action Plan
- Rotherham Local Area Agreement 2006 – 2009
- Anti-Social Behaviour Strategy
- Housing Framework
- Environmental Protection Act 1990 and regulations
- Noise Act 1996 and amendments
- Clean Neighbourhoods and Environment Act 2005
- Discussed with Corporate Finance

**Contact Name : Lewis Coates, Neighbourhood Enforcement Manager**  
**Extn, 3117, lewis.coates@rotherham.co.uk**