

OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE

Thursday, 8th November, 2012
at 5.30 pm

Conference Room 3 and 4 - Civic Centre

This meeting is open to the public

Members

Councillor Moulton (Chair)
Councillor Vinson (Vice-Chair)
Councillor Barnes-Andrews
Councillor Chaloner
Councillor Fitzhenry
Councillor Hannides
Councillor Lewzey
Councillor McEwing
Councillor Pope
Councillor Tucker

Appointed Members

Mrs U Topp, (Roman Catholic Church)
Mr T Blackshaw, The Church of England (Dioceses
of Winchester & Portsmouth)
Vacancies – Primary Parent Governors
Representative and Parent Governor
Representative

Contacts

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PUBLIC INFORMATION

Role of Overview and Scrutiny

Overview and Scrutiny includes the following three functions:

- Holding the Executive to account by questioning and evaluating the Executive's actions, both before and after decisions taken.
- Developing and reviewing Council policies, including the Policy Framework and Budget Strategy.
- Making reports and recommendations on any aspect of Council business and other matters that affect the City and its citizens.

Overview and Scrutiny can ask the Executive to reconsider a decision, but they do not have the power to change the decision themselves.

Overview and Scrutiny Management Committee

The Overview and Scrutiny Management Committee holds the Executive to account, exercises the call-in process, and sets and monitors standards for scrutiny. It formulates a programme of scrutiny inquiries and appoints Scrutiny Panels to undertake them. Members of the Executive cannot serve on this Committee.

Southampton City Council's Priorities

- More jobs for local people
- More local people who are well education and skilled
- A better and safer place in which to live and invest
- Better protection for children and young people
- Support for the most vulnerable people and families
- Reducing health inequalities
- Reshaping the Council for the future

Smoking Policy

The Council operates a no-smoking policy in all civic buildings.

Mobile Telephones

Please turn off your mobile telephone whilst in the meeting.

Fire Procedure

In the event of a fire or other emergency a continuous alarm will sound and you will be advised by Council officers what action to take.

Access

Access is available for disabled people. Please contact the Democratic Support Officer who will help to make any necessary arrangements.

Dates of Meetings: Municipal Year 2012/13

2012	2013
12 July	24 January
16 August	14 February
13 September	14 March
11 October	11 April
8 November	
19 November *	
13 December	

* Special Meeting

CONDUCT OF MEETING

TERMS OF REFERENCE

The general role and terms of reference for the Overview and Scrutiny Management Committee, together with those for all Scrutiny Panels, are set out in Part 2 (Article 6) of the Council's Constitution, and their particular roles are set out in Part 4 (Overview and Scrutiny Procedure Rules – paragraph 5) of the Constitution.

RULES OF PROCEDURE

The meeting is governed by the Council Procedure Rules and the Overview and Scrutiny Procedure Rules as set out in Part 4 of the Constitution.

DISCLOSURE OF INTEREST

Members are required to disclose, in accordance with the Members' Code of Conduct, **both** the existence **and** nature of any "Disclosable Personal Interest" or "Other Interest" they may have in relation to matters for consideration on this Agenda.

DISCLOSABLE PERSONAL INTERESTS

A Member must regard himself or herself as having a Disclosable Pecuniary Interest in any matter that they or their spouse, partner, a person they are living with as husband or wife, or a person with whom they are living as if they were a civil partner in relation to:

- (i) Any employment, office, trade, profession or vocation carried on for profit or gain.
- (ii) Sponsorship:

Any payment or provision of any other financial benefit (other than from Southampton City Council) made or provided within the relevant period in respect of any expense incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

(iii) Any contract which is made between you / your spouse etc (or a body in which the you / your spouse etc has a beneficial interest) and Southampton City Council under which goods or services are to be provided or works are to be executed, and which has not been fully discharged.

(iv) Any beneficial interest in land which is within the area of Southampton.

(v) Any license (held alone or jointly with others) to occupy land in the area of Southampton for a month or longer.

(vi) Any tenancy where (to your knowledge) the landlord is Southampton City Council and the tenant is a body in which you / your spouse etc has a beneficial interests.

(vii) Any beneficial interest in securities of a body where that body (to your knowledge) has a place of business or land in the area of Southampton, and either:

- a) the total nominal value for the securities exceeds £25,000 or one hundredth of the total issued share capital of that body, or
- b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you / your spouse etc has a beneficial interest that exceeds one hundredth of the total issued share capital of that class.

BUSINESS TO BE DISCUSSED

Only those items listed on the attached agenda may be considered at this meeting.

QUORUM

The minimum number of appointed Members required to be in attendance to hold the meeting is 4.

Other Interests

A Member must regard himself or herself as having a, 'Other Interest' in any membership of, or occupation of a position of general control or management in:

Any body to which they have been appointed or nominated by Southampton City Council

Any public authority or body exercising functions of a public nature

Any body directed to charitable purposes

Any body whose principal purpose includes the influence of public opinion or policy

Principles of Decision Making

All decisions of the Council will be made in accordance with the following principles:-

- proportionality (i.e. the action must be proportionate to the desired outcome);
- due consultation and the taking of professional advice from officers;
- respect for human rights;
- a presumption in favour of openness, accountability and transparency;
- setting out what options have been considered;
- setting out reasons for the decision; and
- clarity of aims and desired outcomes.

In exercising discretion, the decision maker must:

- understand the law that regulates the decision making power and gives effect to it. The decision-maker must direct itself properly in law;
- take into account all relevant matters (those matters which the law requires the authority as a matter of legal obligation to take into account);
- leave out of account irrelevant considerations;
- act for a proper purpose, exercising its powers for the public good;
- not reach a decision which no authority acting reasonably could reach, (also known as the "rationality" or "taking leave of your senses" principle);
- comply with the rule that local government finance is to be conducted on an annual basis. Save to the extent authorised by Parliament, 'live now, pay later' and forward funding are unlawful; and
- act with procedural propriety in accordance with the rules of fairness.

AGENDA

Agendas and papers are now available online via the Council's Website

1 APOLOGIES AND CHANGES IN PANEL MEMBERSHIP (IF ANY)

To note any changes in membership of the Panel made in accordance with Council Procedure Rule 4.3.

2 DISCLOSURE OF PERSONAL AND PREJUDICIAL INTERESTS

In accordance with the Localism Act 2011, and the Council's Code of Conduct, Members to disclose any personal or pecuniary interests in any matter included on the agenda for this meeting.

NOTE: Members are reminded that, where applicable, they must complete the appropriate form recording details of any such interests and hand it to the Democratic Support Officer.

3 DECLARATIONS OF SCRUTINY INTEREST

Members are invited to declare any prior participation in any decision taken by a Committee, Sub-Committee, or Panel of the Council on the agenda and being scrutinised at this meeting.

4 DECLARATION OF PARTY POLITICAL WHIP

Members are invited to declare the application of any party political whip on any matter on the agenda and being scrutinised at this meeting.

5 STATEMENT FROM THE CHAIR

6 MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)

To approve and sign as a correct record the Minutes of the meetings held on 11th October 2012 and to deal with any matters arising, attached.

7 REVIEW OF THE ROMANSE AND CCTV PROJECT

Report of the Head of Legal, HR and Democratic Services setting out the current position regarding the independent review of the project, attached.

8 FORWARD PLAN

Report of the Senior Manager – Customer and Business Improvement detailing items requested for discussion from the current Forward Plan, attached.

a) Townhill Park Regeneration Framework: Scheme Approval for Phase 1

To consider a briefing paper outlining the forthcoming Cabinet decision – “Townhill Park Regeneration Framework: Scheme Approval for Phase 1”, attached.

b) Implementation of the New School Funding Formula

To consider a briefing paper outlining the forthcoming Cabinet decision – “Implementation of the New School Funding Formula”, attached.

9 PROGRESS REPORT ON POST OFSTED ANNOUNCED INSPECTION ACTION PLAN

Report of the Cabinet Member for Children’s Services and the Director of Children’s Services and Learning summarising the progress made in addressing the areas for improvement recommended by OfSTED as a result of their Announced Inspection of Safeguarding and Children Looked After services in Southampton, attached.

10 ALTERNATIVE DELIVERY OPTIONS FOR ADULT SOCIAL CARE

Report of Cabinet Member of Adult Services detailing the findings of a Pricewaterhouse Cooper investigation which informed a final decision about the future delivery model for in house social care, attached.

11 MONITORING SCRUTINY RECOMMENDATIONS

Report of the Senior Manager – Customer and Business Improvement, detailing actions and monitoring progress of the recommendations of the Panel, attached.

WEDNESDAY, 31 OCTOBER 2012

HEAD OF LEGAL, HR AND DEMOCRATIC
SERVICES

SOUTHAMPTON CITY COUNCIL
OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE
MINUTES OF THE MEETING HELD ON 11 OCTOBER 2012

Present: Councillors Moulton (Chair), Vinson (Vice-Chair), Barnes-Andrews, Chaloner, Fitzhenry, Hannides, Lewzey, McEwing, Pope and Tucker

Apologies: Mrs U Topp and Mr T Blackshaw

Also Present: Councillor Rayment – Cabinet Members for Communities
Councillor Williams – Leader of the Council
Councillor Thorpe – Cabinet Member for Environment and Transport

22. **MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)**

RESOLVED: that the minutes for the Committee meeting on 13 September 2012 be approved and signed as a correct record. (Copy of the minutes circulated with the agenda and appended to the signed minutes).

23. **SOUTHAMPTON YOUTH OFFENDING SERVICE (YOS) ANNUAL YOUTH JUSTICE PLAN**

The Committee considered the report of the Cabinet Member for Communities detailing the Annual Youth Justice Plan (Copy of the report circulated with the agenda and appended to the signed minutes).

The Cabinet Member thanked Sue Morse for her involvement in producing the first ever Youth Justice Strategic Plan for the Southampton Youth Offending Service.

RESOLVED that

- (i) the Cabinet Member request officers to circulate information to the Committee that detailed the numbers of looked after children and the numbers of persistent offenders that were classed as looked after children;
- (ii) the Cabinet member request officers to explore options for external funding from businesses in the City.

24. **A CITY WIDE APPROACH TO ENERGY**

The Committee considered the report the Leader of the Council regarding an opportunity for the Council to develop a strategic approach to energy which would include the development of a strategic delivery programme of suitable schemes to support the Council's strategic objectives. (Copy of the report circulated with the agenda and appended to the signed minutes).

RESOLVED that

- (i) the Leader of Council ensures that the energy agenda is taken forward on a cross party basis.

25. **FORWARD PLAN**

The Committee considered the report of the Senior Manager – Customer and Business Improvement detailing items requested for discussion from the current Forward Plan and seeking the Committee’s indication as to what items will be required for discussion scheduled at a forthcoming meeting. (Copy of the report circulated with the agenda and appended to the signed minutes).

RESOLVED that;

- (i) there would be a special meeting of the Committee on the 19th November 2012 to discuss issues related to the forthcoming Cabinet Budget recommendations.
- (ii) on consideration of the briefing paper relating to the forthcoming Cabinet Decision, “Increasing Southampton’s Recycling Rate and Enhancing Collections”, that the Cabinet Member looks again at increasing the range of aluminium items collected at the kerbside

26. **CONSIDERATION OF PETITIONS**

The Committee considered the report of the Head of Legal, HR and Democratic Services detailing the Council response to petitions received with over 750 signatories. (Copy of the report circulated with the agenda and appended to the signed minutes).

RESOLVED that:

- (i) in relation to Appendix 1 detailing the response for the “Making Our Community a Safer Place Petition” the Committee noted that work had been carried out in the area but requested that a site visit is organised with the petitioners to ensure that the work that has been undertaken to clear the undergrowth is satisfactory;
- (ii) in relation to Appendix 2 detailing the response for the “Hollybrook Lodge Petition” the Committee made the following recommendations:
 - a. that the Cabinet Member be requested to provide the family with a breakdown of the savings the proposal will generate;
 - b. that the Cabinet Member ensure that the Council identifies the number of Council employees whose accommodation is tied to their employment with the Council and develops appropriate policies to address this matter;
 - c. that the Cabinet Member ensure that Council contact these employees, to reiterate their status and seeking to ensure that when their term of office ends that they are not left out of pocket through investing in property improvements;
 - d. that Cabinet Member ensure that the appropriate screening is erected to screen the property; and
 - e. that the Cabinet Member, in compliance with the Council’s allocations policy, looks to ensure that the sensitivity of the location is taken into consideration when tenants are identified for the property,
- (iii) the Committee noted the response in relation to the “Save Oaklands Pool” set out in Appendix 3.

27. **MONITORING SCRUTINY RECOMMENDATIONS**

The Committee noted the report of the Senior Manager – Customer and Business Improvement, detailing actions and monitoring progress of the recommendations of the Panel (Copy of the report circulated with the agenda and appended to the signed minutes).

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Agenda Item 7

DECISION-MAKER:	OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE
SUBJECT:	REVIEW OF THE ROMANSE AND CCTV PROJECT
DATE OF DECISION:	8 NOVEMBER 2012
REPORT OF:	HEAD OF LEGAL, HR AND DEMOCRATIC SERVICES
STATEMENT OF CONFIDENTIALITY	
None	

BRIEF SUMMARY

The current position regarding this independent review is as detailed below.

RECOMMENDATIONS:

- (i) That the Committee notes the current position.

REASONS FOR REPORT RECOMMENDATIONS

1. n/a

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. n/a.

DETAIL (Including consultation carried out)

3. Earlier in the year the Leader of the Council requested an independent review of the decision by the Council on 8th May 2012 to externalise its CCTV function. Terms of reference were agreed by the three statutory officers and LG Partnerships commissioned by the Head of Legal, HR and Democratic Services in June 2012.
4. Over the summer months numerous interviews were undertaken by LGP and a draft report was received from LGP in late September.
5. From consideration of the report further work is required, including clarification of certain issues and further interviews. This work will be undertaken over the next few weeks and a final report compiled by the end of November 2012. Until such time as the report is finalised the matter cannot reasonably be placed before the committee for consideration.

RESOURCE IMPLICATIONS

Capital/Revenue

6. None.

Property/Other

7. None.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

8. Section 111 Local Government Act 1972

Other Legal Implications:

9. None.

POLICY FRAMEWORK IMPLICATIONS

10. None

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KEY DECISION? No

WARDS/COMMUNITIES AFFECTED:	none
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SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	None
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Documents In Members' Rooms

	None
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Integrated Impact Assessment

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out.	No
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Other Background Documents

Integrated Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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	None	
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Agenda Item 8

DECISION-MAKER:	OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE
SUBJECT:	FORWARD PLAN
DATE OF DECISION:	8 NOVEMBER 2012
REPORT OF:	SENIOR MANAGER – CUSTOMER AND BUSINESS IMPROVEMENT
STATEMENT OF CONFIDENTIALITY	
None	

BRIEF SUMMARY

This item enables the Overview and Scrutiny Management Committee to examine the content of the Forward Plan and to discuss issues of interest or concern with the Executive to ensure that forthcoming decisions made by the Executive benefit local residents.

RECOMMENDATION:

- (i) That the Committee discuss the Forward Plan items listed in paragraph 3 of the report to highlight any matters which Members feel should be taken into account by the Executive when reaching a decision.

REASONS FOR REPORT RECOMMENDATIONS

1. To enable Members to identify any matters which they feel the Cabinet should take into account when reaching a decision.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. None.

DETAIL (Including consultation carried out)

3. The Forward Plan for the period November 2012 – February 2013 has been circulated to members of the Overview and Scrutiny Management Committee. The following issues were identified for discussion with the Decision Maker:

Portfolio	Decision	Requested By
Housing & Leisure	Townhill Park Regeneration Framework – Scheme approval for Phase 1	Cllr Moulton
Children's Services	Implementation of the Reformed School Funding Formula for 2013/14	Cllr Moulton

4. Briefing papers responding to the Forward Plan items identified by members of the Committee are appended to this report. Members are invited to use the paper to explore the issues with the decision maker.

RESOURCE IMPLICATIONS

Capital/Revenue

5. The details for the items on the Forward Plan will be set out in the Executive decision making report issued prior to the decision being taken.

Property/Other

6. The details for the items on the Forward Plan will be set out in the Executive decision making report issued prior to the decision being taken.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

7. The details for the items on the Forward Plan will be set out in the Executive decision making report issued prior to the decision being taken.
The duty to undertake overview and scrutiny is set out in Section 21 of the Local Government Act 2000 and the Local Government and Public Involvement in Health Act 2007.

Other Legal Implications:

8. None.

POLICY FRAMEWORK IMPLICATIONS

9. None.

AUTHOR:	Name:	Mark Pirnie	Tel:	023 8083 3886
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KEY DECISION? No

WARDS/COMMUNITIES AFFECTED: None directly as a result of this report.

SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	Briefing Paper – Townhill Park Regeneration Framework
2.	Briefing Paper - Implementation of the Reformed School Funding Formula for 2013/14

Documents In Members' Rooms

	None
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Integrated Impact Assessment

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out.	No
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Other Background Documents

Integrated Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s) Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

	None	
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Agenda Item 8a

DECISION-MAKER:	OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE
SUBJECT:	TOWNHILL PARK REGENERATION FRAMEWORK: SCHEME APPROVAL FOR PHASE 1
DATE OF DECISION:	OSMC – 8 NOVEMBER 2012 CABINET - 13 NOVEMBER 2012 COUNCIL - 14 NOVEMBER 2012
REPORT OF:	CABINET MEMBER FOR HOUSING AND LEISURE
STATEMENT OF CONFIDENTIALITY	
None	

BRIEF SUMMARY

Southampton City Council has embarked on a major estate regeneration programme which plays an essential part in the wider commitment of delivering growth and tackling economic deprivation and social disadvantage on Southampton's Council estates.

On 12th March 2012, Cabinet approved a report on the regeneration of Townhill Park. Some of those recommendations were conditional on a further report (approved by Cabinet on 19th April 2012) on the outcome of an affordability assessment, the availability of Housing Revenue Account (HRA) and General Fund (GF) budgets and the completion of the assessment of delivery options. This report was deferred by Council on 16th May 2012 to allow the new, current administration who, while in support of Estate Regeneration, wished for time to consider the financial implications of the Townhill Park proposals.

After a review of the financial detail of the Townhill Park proposals a further report was approved at Cabinet on 21st August 2012 including further resident/tenant consultation. This report reviewed and consolidated the previous Cabinet papers (of 12th March 2012 and 16th April 2012) and sought approval for the strategy and financial analysis for the delivery of the Townhill Park Regeneration Framework including the finances necessary to enable the project to proceed. The report was deferred by Council on 12th September 2012 pending information on changes particularly their financial implications between the Cabinet reports of 16th April 2012 and the 21st August 2012 reports.

Following completion of further work and consultation, this report now proposes:

- Not to proceed with a new link road to Cornwall Road or the opening up of Cutbush Lane to vehicular traffic.
- To move forward with Phase One development of Townhill Park on the basis that Site 35, (Moorlands Community Centre) is removed from Phase 1
- That new affordable housing should be retained and managed in Council ownership
- That 450 affordable homes will be developed on the site
- That 100% of affordable homes will be provided at Affordable Rent

The affordability assessment contained within this paper is based on the regeneration framework approved by Cabinet on 12th March 2012 (the modified Central Park option, see paragraph 22) but with an increase of 70 dwellings in the level of social housing. It shows that there is a gross capital cost to the Housing Revenue Account (HRA) of £11.8M (with a net cost of £9.2M after capital receipts) and that the 30 year HRA revenue surplus will be reduced by approximately £23.9M. The revised proposals remain within the April 2012 total costs envelope for the HRA of circa £33M, including £1.3M to be vired from an affordable housing provision within the General Fund (GF). The GF will need to fund certain infrastructure improvements at an estimated cost of £2.6M, funding for which will need to be identified once the rules for the use of the Community Infrastructure Levy and the value of the GF capital receipts are known.

The report also sets out the implications for rent levels following the re-provision of the social housing under the regeneration proposals. A scenario where the social housing is provided by the Council, as part of the HRA, and let at Affordable Rent has been recommended as the preferred approach.

RECOMMENDATIONS:

OSMC

- i) To consider and comment on the report on Townhill Park regeneration Framework and Scheme Approval for Phase 1 which will be presented to Cabinet on 13th November and Council on the 14th November 2012.

CABINET

The recommendations to Cabinet are as follows:

- i) To approve the vision and themes of the Townhill Park Regeneration Framework based on the modified Central Park option, as set out in this paper, and to delegate authority to the Director of Environment and Economy to finalise the Townhill Park Regeneration Framework following consultation with Head of Finance and IT (CFO) and the Cabinet Member for Housing and Leisure and Leader of the Council.
Note: A number of proposals contained in the Framework documents require further study and consultation and these studies and consultation may necessitate some changes to be made to the Framework, approval as delegated above.
- ii) To approve in principle the redevelopment of Townhill Park in three phases with the following zones in each phase:
 - Phase 1 comprising zones 1, 33, and 34
 - Phase 2 comprising zones 9, 11 (redevelopment), 12, 19, 20, 27 and 28
 - Phase 3 comprising zones 3, 14, 17, 24, 29, 30, and 25including additional associated open space and highways improvements incorporated in the proposals and to delegate authority to the Director of Environment and Economy, following consultation with the Head of Finance and IT (CFO) and the Cabinet Member for Housing and Leisure to amend Phases, to

move or amend zones within phases, to decide the extent of improvements and when to implement the additional open spaces and highways improvements incorporated in the proposals.

Note In the August 2012 Cabinet paper Zone 33 was proposed in Phase 1 and Zone 25 in Phase 3. In this paper Site 35 is removed from Phase 1

The public consultation on Phase 1 has been carried out and is reported as part of this Cabinet paper.

- iii) To note that the wider consultation with residents has also taken place including consultation on the proposed new road link to Cornwall Road and is reported as part of this Cabinet paper.
- iv) To delegate authority to serve Initial Demolition Notices on secure tenants under the provisions of the Housing Acts 1985, as appropriate on all 3 Phases properties of the proposed redevelopment to the Director of Environment and Economy following consultation with the Cabinet Member for Housing and Leisure, the Head of Legal, HR and Democratic Services and the Head of Finance and IT (CFO).
- v) To implement the adopted Decant Policy in relation to Phase 1, and to delegate authority to the Senior Manager Property and Procurement to negotiate and acquire by agreement any legal interests or rights held in respect of the properties in Phases 1, 2 and 3, not held by the Council, using such acquisition powers as the Head of Legal HR and Democratic Services advises. In each case subject to confirmation from Capita, acting as independent valuers, that the price represents the appropriate Market Value.
- vi) To delegate authority to the Director for Environment and Economy, following consultation with the Head of Finance and IT (CFO), the Head of Legal HR and Democratic Services, and the Senior Manager Property and Procurement and Cabinet Member for Housing and Leisure to:
 - a) Produce, finalise and approve the range of documents necessary for the delivery of Phase 1 including as required; a Development/Contractor Brief, planning application, tender specifications and associated employer's requirements for Phase 1.
 - b) To decide and undertake the appropriate procurement route and the appropriate development model for the Council under the prevailing circumstances in order to enable, subject to Cabinet approval, to entry into appropriate Development Agreements/contracts to deliver Phase 1 in accordance with the Council's Contract Procedure Rules to deliver Phase 1
- vii) To report back to Cabinet the outcome of the procurement activity referred to in vi) b) above, as appropriate, and to seek further authority from Cabinet to appoint a preferred bidder(s) based upon the results of that procurement activity and to seek consent to any required land disposal within Phase 1 and/or to seek approval to

appointment of a developer/contractors under an appropriate development or construction agreement.

- viii) To agree to recommend to Council that the HRA capital programme will fund the site preparation costs set out in this report, currently estimated at £11.8M, and:
- a) To recommend that Council approve a virement of £10.5M from the uncommitted provision for Estate Regeneration, which exists in the HRA capital programme and business plan, and £1.3M from the uncommitted funding for affordable housing in the Housing GF capital programme to establish a specific budget of £11.8M for the regeneration of Townhill Park, the phasing for which is set out in Appendix 1.
 - b) To recommend that Council approve, in accordance with Financial Procedure Rules, capital spending of £3.9M on site preparation costs, including the purchase of leasehold interests, for Phase 1 of the Townhill Park regeneration project, phased £0.5M in 2012/13, £2.0M in 2013/14 and £1.4M in 2014/15.
 - c) To recommend that Council approve, in accordance with Financial Procedure Rules, capital spending of up to a further £3.9M on the purchase of leasehold interests for properties in Phases 2 & 3 of the Townhill Park regeneration project, phased £0.5M in 2013/14, £0.8M in 2014/15, £1.4M in 2015/16 and £1.2M in 2016/17.
- ix) a) To approve, in accordance with Financial Procedure Rules, the addition of a Townhill Park enabling project budget to the HRA Capital Programme, funded by Direct Revenue Financing (DRF) provisions of £200,000 within the HRA Business Plan, primarily for professional fees relating to the development agreement, the procurement process and for design and planning advice.
- b) To approve capital expenditure of up to £200,000 on enabling activities, including professional fees, phased £60,000 in 2012/13, £120,000 in 2013/14 and £20,000 in 2014/15.
- x) To note that the HRA will be required to incur further capital expenditure to acquire the 450 units of social housing at an estimated cost of £47.7M, provision for which has been included in the 30 year HRA Business Plan projections for these proposals, but with the timing dependent on the final details of the development agreement and subject to future Cabinet/Council approvals.
- xi) To note that the General Fund capital programme will be required to fund highways infrastructure, and open space improvements, at an estimated cost of £2.6M with the method of funding this being agreed once the use of the Community Infrastructure Levy and the value of the GF capital receipts are known.

- xii) To agree that the preferred approach for the provision of the new social housing is for this housing to be supplied by the Council, as part of the HRA, and that this new social housing provision will be provided for letting at Affordable Rents, subject to approval from the Department for Communities and Local Government / Homes and Communities Agency.
- xiii) To agree that the following proposals in the Townhill Park Regeneration Framework will not be implemented:
 - The road connection from Townhill Park to Cornwall Road at the junction with Litchfield Road
 - The opening up of Cutbush Lane to vehicular traffic
- xiv) To agree to recommend to Council that:
 - a) £23.9M of the 30 year HRA revenue surplus will be utilised to meet the long term revenue costs of the regeneration of Townhill Park, which includes the requirement to repay the debt on the dwellings that have been disposed of from the general HRA revenue balance as there is no net capital receipt to fund this repayment.
 - b) The General Fund capital programme will fund the highways infrastructure and open space improvements at an estimated cost of £2.6M with the method of funding this being agreed once the use of the Community Infrastructure Levy and the value of the GF capital receipts become known.

COUNCIL

The recommendations to Council are as follows:

- i) To agree that the HRA capital programme will fund the site preparation costs set out in this report, currently estimated at £11.8M, and:
 - a) To approve a virement of £10.5M from the uncommitted provision for Estate Regeneration, which exists in the HRA capital programme and business plan, and £1.3M from the uncommitted funding for affordable housing in the Housing GF capital programme to establish a specific budget of £11.8M for the regeneration of Townhill Park, the phasing for which is set out in Appendix 1.
 - b) To approve, in accordance with Financial Procedure Rules, capital spending of £3.9M on site preparation costs, including the purchase of leasehold interests, for Phase 1 of the Townhill Park regeneration project, phased £0.5M in 2012/13, £2.0M in 2013/14 and £1.4M in 2014/15.
 - c) To approve, in accordance with Financial Procedure Rules, capital spending of up to a further £3.9M on the purchase of leasehold interests for properties in phases 2 & 3 of the Townhill Park regeneration project, phased £0.5M in 2013/14, £0.8M in 2014/15, £1.4M in 2015/16 and £1.2M in 2016/17.

- ii) To approve the use of £23.9M of the 30 year HRA revenue surplus to meet the long term revenue costs of the regeneration of Townhill Park, which includes the requirement to repay the debt on the dwellings that have been disposed of from the general HRA revenue balance as there is no net capital receipt to fund this repayment.
- iii) To agree that the General Fund capital programme will fund the highways infrastructure and open space improvements at an estimated cost of £2.6M with the method of funding this being agreed once the use of the Community Infrastructure Levy and the value of the GF capital receipts become known.

REASONS FOR REPORT RECOMMENDATIONS – SCRUTINY

- 1 To provide OSMC the opportunity to consider and comment on the Townhill Park regeneration Framework and Scheme Approval for Phase 1 report which will be presented to Cabinet on 13th November 2012 and Council on 14th November 2012.

REASON FOR REPORT RECOMMENDATIONS – CABINET AND COUNCIL

- 2. Estate Regeneration is a major programme of renewal which is part of a wider commitment by the Council to deliver sustained economic growth and tackle deprivation on Southampton's council estates. The Estate Regeneration programme has grown from the Phase 1 pilot at Hinkler Parade through to an Estate Regeneration Framework for Townhill Park, which is focused on developing a strategic approach to delivery across the estate.
- 3. Redevelopment provides the opportunity to deliver improved modern local facilities to meet the needs of residents. It will also provide a mixed tenure environment and good quality accommodation, together with significant improvements in the public and private realm on site, to ensure a cohesive and sustainable community.
- 4. Selecting areas of the city which are the most deprived, but have the greatest potential for housing gain will also contribute to the city wide priority of economic growth, the Core Strategy target of delivering over 16,000 new homes between 2010 and 2026 and the aim to deliver more affordable housing. Regeneration will provide the opportunity to tackle some of the socio economic challenges in the area.
- 5. Regeneration is supported by the community and further consultations will be held as the proposals for the area develop. As the Townhill Park Master Plan proposals are implemented over a period of at least ten years there will be many further opportunities for the community to engage with the proposals as they evolve and develop through the various stages of implementation.
- 6. To approve the financial implications of the regeneration framework for Townhill Park so that the regeneration proposals can proceed.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

7. The updated Housing Strategy 2011-15 and Housing Revenue Account Business Plan 2011-2041 approved by Cabinet on 4th July 2011 (and Council on 13th July 2011) confirm estate regeneration and the provision of affordable housing as a key priority for the Council.
8. This report proposes the delivery of the next projects within a programme of Estate Regeneration. The option of doing nothing would not achieve the Council's objectives of creating successful communities on our estates.
9. The option of doing nothing would result in a lack of strategic direction for the future of the area and a lost opportunity to meet the Council's objectives of economic growth.
10. The Estate Regeneration programme began with a pilot and one off sites, which has given the Council experience of regenerating housing, but is piecemeal. Taking a whole estate, as in Townhill Park, has allowed opportunities to deliver enhanced impact, which are not possible with a site by site approach.
11. Furthermore there has been considerable community consultation with local tenants and residents at Townhill Park, as part of the development of the regeneration framework, which has raised community hopes and expectations.
12. The option of not approving the financial contributions to meet the cost of delivering the regeneration framework has been rejected as it would not enable the regeneration of Townhill Park to proceed.

DETAIL (Including consultation carried out)

Background

13. On 12th March 2012, Cabinet approved a report on the regeneration of Townhill Park. Some of those recommendations were conditional on a further report on the outcome of an affordability assessment, the availability of Housing Revenue Account (HRA) and General Fund (GF) budgets and the completion of the assessment of delivery options. This was the subject of the 16th April 2012 Cabinet report which was approved, but deferred at Council on 16th May 2012 for approval of certain recommendations. The current administration, newly elected in May 2012, while in support of estate regeneration, wished for time to consider the financial implications of the Townhill Park proposals.
14. The financial assessment, covering affordability and budgets, can be divided into 2 distinct parts. One is the main regeneration activity involving the demolition of existing dwellings, (subject to completed appropriate and robust prior consultation in relation to the details of properties and individuals affected) the provision of new dwellings and other improvement works. The second concerns the provision of the new social housing and whether this is provided by the Council or a Housing Association and the level of rent to be charged. The main change from the 16th April 2012 Cabinet report is that the new social housing should be retained and managed in Council ownership.

Review of 12th March 2012 Cabinet paper and identification of any changes

15. The following paragraphs highlight the key elements of the 12th March 2012 Cabinet report and any fundamental changes.

Core Principles of the Estate Regeneration Programme and Townhill Park – The Case for Regeneration

16. These aspects are covered in the 12th March 2012 Cabinet report, paragraphs 10-12 and 13-14, and these remain unchanged.

Consultation – Estate Regeneration Programme

17. Consultation has been undertaken by the Council with a range of bodies in the development of the Estate Regeneration programme. Nationally, this includes the Homes and Communities Agency and sub Regionally, the Partnership for Urban South Hampshire (PUSH). Locally, there has been consultation with tenants' representatives and trade union representatives. There has also been positive cross-party engagement. For the estate regeneration programme this consultation is on-going.

Consultation Process – Townhill Park

18. A programme of consultation was undertaken during the study and is described in the 12th March 2012 Cabinet report in paragraphs 17 to 21. A copy of the Community Consultations forms Appendix 1 of the Regeneration Framework, which is a document available in Members' Rooms.
19. The 21st August 2012 Cabinet report set out how further public consultations were planned to take place over the next couple of months. The outcome of which is included later in this report.

Townhill Park Study and Options Proposed

20. The study process and the options considered was set out in the 12th March 2012 Cabinet report paragraphs 22-32 and these remain unchanged.

Townhill Park Agreed Vision and Themes

21. Residents helped to agree a vision and seven themes for Townhill Park and these remain unchanged. The agreed vision for Townhill Park is that:
By 2021, residents of Townhill Park will be proud to live in a successful suburban family neighbourhood.
22. Residents also agreed seven themes which would form an intrinsic part of delivering the vision. These are:
- A 'fantastic' community heart
 - Meggeson Avenue a safe and attractive public space with improved crossings
 - A transformed park and wonderful local greens and play spaces
 - A better walking, cycling and public transport connections locally and to the rest of the city
 - Healthy and well-designed socially-rented and private homes that address a variety of needs, with as many homes on the

ground as possible

- Successful local shops and community facilities
- Greater social and economic opportunities

Regeneration Framework Preferred Master Plan Central Park modified

23. As set out in both the 12th March 2012 and 21 August 2012 Cabinet reports the preferred Master Plan (arrived at through a combination of residents views and Cabinet consultation) was the modified Central Park option and includes:

- Creation of a new community heart, with a new village green in the centre of Meggeson Avenue, a new local shopping facility and a community focused café or pub
- Traffic calming measure on Meggeson Avenue including re-alignment around the 'Village Green'
- The redevelopment of all the blocks in the area and the provision of 675 new homes. A range of open space improvements including improving Frog's Copse and Hidden Pond, the creation of a new central Village Green
- New local shops in a mixed use development in the centre in association with the Village Green, including a new café/pub, new shops, services and re-provided Moorlands Community Centre on Townhill Way. (It is proposed that Moorlands Community Centre will now remain and will not be replaced as Site 35 is not being redeveloped as part of Phase 1)
- Improved walking and cycling and transport connectivity including: improved access to amenities at Midanbury and improvements to pick up and drop off at the school and community centre and improvements to encourage walking and cycling (transport connectivity does not now include vehicular access to either Midanbury at Cornwall Rd or Cutbush Lane)
- A range of parking improvements through comprehensive design as car parking is recognised as a contentious issue
- A socio-economic framework containing a strategy for improving access to employment and links to other city - wide initiatives.

Total New Housing Provision in Townhill Park resulting from the modified Central Park Option

24. The following details around new housing provision were proposed and reported in the March 2012 Cabinet report (paragraph 34) as follows:

Housing Detail	Numbers
Current Numbers of Homes in the Study	817*
Number of Homes demolished	428
New homes built	675
Net Gain	247

In the 12th March 2012 report this included provision of 380 affordable homes. The 21st August 2012 Cabinet report included the provision of 450 affordable homes.

Number does not include 222-252 Meggeson Avenue which is currently being developed in Phase 2 of the Estate Regeneration programme.

Acknowledgement of Changes to the Master Plan as Development progresses

25. In the 12th March 2012 Cabinet report it was acknowledged that there would be changes as proposals developed: 'Consideration of any development on any of the sites is subject to further studies and consultations. Numbers are currently being revised and are subject to further change once the technical work has been completed.' (March 2012 paragraph 34).
26. Since the 12th March 2012 Cabinet report was approved and reported in the press, a number of concerns have been raised by groups in the area and residents both in Townhill Park and the surrounding area. These include:
 - Moorlands Community Centre raised concern about their future and the future of the pre-school running from the building
 - Residents, around Cornwall Road and Litchfield Road, raised strong objection to the idea of a road link from Townhill Park to Cornwall Road at the junction with Litchfield Road
 - Objections to the idea of opening up Cutbush Lane to vehicular traffic
 - Objections to the idea of building on the grassland west of Hidden Pond (Site 25)
 - Objections and concerns around building on Frog's Copse and a misunderstanding that the development site suggested is the whole of Frog's Copse rather than a small area.
27. It has been acknowledged that the Regeneration Framework documents were not sufficiently clear in terms of explaining that further feasibility work and consultation would be carried out before Master Plan ideas such as those listed above in paragraph 25 become firm proposals.
28. The 12th March 2012 Cabinet report also set out the need to carry out additional studies, the results of which would further inform the detail of the proposals (March 2012 paragraph 42). These studies covering a Transport Assessment, Ecology, Sustainable Urban Drainage and Energy were approved and work is now being carried out on them during 2012. The result of these studies will also inform the detail when initial Master Plan proposals are brought forward for development.

Changes to Phase 1

29. The proposed phasing was considered in paragraphs 35 and 36 of the 12th March 2012 Cabinet report. In the 21st August Cabinet report it was proposed that there was a change to Phase 1 zones to comprise: Zones 1, 34, 35 and 33. Site 25 originally in Phase 1, subject to the completion of certain studies, was re-allocated to Phase 3, while Site 33, which was in

Phase 3, was proposed for inclusion in Phase 1.

30. This alteration was designed to produce an attractive, financially viable development package for the construction industry and make a significant impact on the regeneration of Townhill Park.
31. Following further consideration it is now proposed to withdraw Site 35, which contains Moorlands Community Centre, from Phase 1. This is due to the Community Centre security of tenure and difficulty in re-providing pre-school places. It is still considered that the remaining Phase 1 sites will be an attractive development package. As detailed plans for Phase 1 develop, the council will aim to encourage more units (delivered through imaginative design) that will compensate for the loss of units on Site 35. If these cannot all be absorbed in Phase 1 the intention is to endeavour to provide the remainder in Phases 2 and 3, therefore maintaining the overall numbers.

Results of Public Consultations

32. In view of the proposed changes to Phase 1 and the issues raised by local residents the 21st August 2012 Cabinet report set out plans for further public consultations to be carried out over the next couple of months. These have now been completed and included: detailed consultations with residents of Phase 1, required under Section 105 of the 1985 Housing Act, an information update to all residents both in and around Townhill Park and a public consultation about the idea of the proposed new road connection from Townhill Park to Cornwall Road at the junction with Litchfield Road.

Phase 1 Public Consultation (Section 105, 1985 Housing Act)

33. Specifically around the redevelopment of Phase 1, public consultations commenced with a letter to each secure tenant and leaseholder setting out the details of the consultation process and inviting written comment. Letters were followed by a visit to all secure tenants by the Tenant Liaison Officers (TLO's) and who were able to speak to the majority of tenants. Residents were also notified in their letter of four drop-in events (and in particular the Phase 1 meetings held on the 11th and 15th September 2012) where they could speak to officers on an individual basis and discuss any concerns or aspirations they might have. The Phase 1 consultation period lasted for four weeks with a further two weeks to consider any representations. This consultation process, built on the extensive general consultation already undertaken, while the Master Plan work was being developed. A report has been produced, on the results of the recent consultations. (Appendix 2). In addition to the letter a meeting has also been offered to those leaseholders who live in their properties in Phase 1.

Phase One - Consultation Results

34. The majority of tenants interviewed in Phase 1 are in favour of the proposed redevelopment of their homes. 74% of the 115 Council tenants accept the redevelopment of their homes and would agree to move.

35. The TLO meetings with tenants raised a number of points which have been considered:
- High number of tenants that would like to decant to Townhill Park/Bitterne. Therefore the Council will need to monitor during decant whether a problem arises with insufficient property coming forward on 'Homebid'. The main reasons for wishing to stay in the area were the good schools, pre-schools, family nearby and access to work.
 - Interest in the option to move back to Townhill Park, but
 - realistic that they may change their minds in the future. Residents appreciated the possibility of moving back to Townhill, but realised that after a number of years living elsewhere they might not wish to move
 - Affordable Rent. The increase in rent to Affordable Rent levels was not considered an issue with tenants who have been part of the consultations as there is an expectation amongst them that Council rents will increase anyway.
 - Lack of interest in the wider Estate Regeneration improvements. Tenants were not particularly interested in the wider aspects of the regeneration of Townhill Park. This may be related to the fact that they will be relocating.

No written representations were received from tenants.

36. No written representations were received from any of the 15 leaseholders. A meeting has been offered to the 5 leaseholders who currently live in their homes affected by Phase 1.
37. It is therefore proposed to move ahead with Phase 1. Specific details regarding proposals for decanting, purchasing leaseholds, demolitions and required finances are included this report.

4 Information Update Meetings

38. The 4 Information Update Meetings were held for all residents including consultation on the proposed road link from Townhill Park to Cornwall Road at the junction of Litchfield Road. In addition to the two Phase 1 meetings held on the 11th and 15th September 2012 two information update meetings were held, on the 18th and 22nd September 2012. Residents, both within Townhill Park and those living in Southampton adjacent to Townhill Park were invited. The purpose of these drop in meetings was to update people on the Master Plan proposals and the work previously carried out. In particular specific consultation was carried out concerning the proposed road link from Townhill Park to Cornwall Road at the junction with Litchfield Road.

Results of the Four Consultation Meetings

39. 36 residents attended the Phase 1 consultations. It is thought that the low numbers are reflected in the good response that the TLO's had with visiting and talking to Phase 1 residents in their homes. The two wider consultation meetings were well attended by a total of 300 residents. The full results of the 4 consultation meetings are contained in a report to be found in Appendix 2.

Results of the Four Consultation Meetings – Link Road

40. There was overwhelming opposition to the idea of a road connection/ Link Road from Townhill Park to Cornwall Road. There has also been significant objection to the idea of opening up Cutbush Lane to vehicular traffic. The draft results of the Transport Assessment indicate that on technical grounds there is no transport argument for either the Cornwall Road connection or the opening of Cutbush Lane to traffic. Therefore, in view of this and the overwhelming response against the proposed road link from Townhill Park to Cornwall Road, and the objections to the opening up of Cutbush Lane it is recommended that both ideas do not receive further consideration and are not implemented. It is therefore proposed not to move ahead with these plans as part of the project.

Frogs Copse and land west of Hidden Pond

41. Concern was expressed by some residents to the proposed redevelopment of certain areas of open space e.g. open space to the west of Hidden Pond (Zone 25) and the small area of Frog's Copse south of Northfield Road and Old Farm Drive (Zone 19). There is no intention to develop a large area of Frog's Copse. These proposals are awaiting the outcome of further ecological studies and are subject to much further review before any future decision is made.

Moorlands Community Centre

42. It is proposed to remove Site 35, which contains Moorlands Community Centre from Phase 1 as they have security of tenure and difficulty in re-providing pre-school places. The Community Association Committee has been informed.

Financial Assessment

43. The financial assessment, covering affordability and budgets, can be divided into 2 distinct parts. One is the main regeneration activity involving the demolition of existing dwellings (subject to the further appropriate prior consultation), the provision of new dwellings and other improvement works. The second concerns the provision of the new social housing and whether this is provided by the Council or a Housing Association and what rent levels are to be charged. The main change from the 16th April 2012 Cabinet report (as outlined in the 21st August 2012 Cabinet report) is that the new social housing should be retained and managed in Council ownership.
44. The overall financial assessment of the redevelopment has been prepared by the consultants (CBRE). The following paragraphs highlight the key conclusions. It needs to be emphasised that the redevelopment costings are high level and based on current regional cost indices and will need to be updated on a regular basis and particularly when development briefs are prepared for specific sites and phases.
45. The approved Regeneration Framework (March 2012) involves the demolition of 380 HRA rented dwellings and also the acquisition and subsequent demolition of a further 48 homes sold under the Right-To-Buy (RTB). There is also the acquisition and subsequent demolition of 5 shop premises, and a public house where the HRA is the freeholder. The gross

cost over the 10 year regeneration period of all these items is currently estimated at £11.8M. A more detailed analysis is provided in Appendix 1, showing the initial assessment of when the spending will take place.

46. As part of the provision of 675 new homes, the current revised proposals includes the provision of 450 new dwellings for letting at Affordable Rents (80% of market rent), so that there is an increase in the level of affordable housing by 70 dwellings. Investigations were carried out in regards to the viability of reducing the social housing element to deliver rents at 70 per cent of market rate in the remaining properties without increasing the cost of the scheme. It was calculated that cutting the number of social homes to 380, i.e. the figure originally proposed would only deliver rents at 77.5% market rent and subsequently this proposal was not taken forward.
47. The affordability assessment assumes a capital receipt to the HRA of £2.6M from the sale of the redevelopment land, leaving a net cost of approximately £9.2M once the costs of preparing the sites for sale have been taken into account. The GF capital programme has an uncommitted sum of £1.7M available to support affordable housing. This funding can only be used to help fund the costs of new affordable housing provision and it is recommended that £1.3M is used as a contribution towards this cost. The HRA business plan and capital programme has an uncommitted provision of £20M to support Estate Regeneration activity. It is recommended that the remaining £7.9M required for the regeneration is approved from this source, leaving a balance of £12.1M to support future schemes.
48. The capital cost to the HRA has increased in comparison to the April 2012 figure due to the increased proportion of affordable housing.

General Fund Implications and Community Infrastructure Levy (CIL).

49. Estate wide regeneration also has capital implications for the General Fund (GF). These cover highway works, and improvements to open spaces. This expenditure is estimated at £2.6M. There is currently no provision in the GF capital programme to meet these costs. However, one of the sites to be sold (part of Frog's Copse) is held under GF powers so the capital receipt from the sale of this site would accrue to the GF. This receipt is estimated by the consultants to raise £0.28M and it is assumed that this will be applied towards the GF funding of £2.6M reducing the net cost to £2.32M.
50. The redevelopment costings have also allowed for payment of the new Community Infrastructure Levy (CIL). This had been assessed using the proposed fee structure that was out for consultation at the time the original financial modelling took place. A provision of £1.7M was assumed based on the proposed level of private sector housing. This meant that the Council would potentially receive income from CIL of £1.4M from this redevelopment. Recent revision to the CIL levy has now been published which, if adopted, will result in a lower CIL figure for Townhill Park of £1.4M. The impact of this will be assessed if confirmed by the Examination in Public. This represents non ring fenced additional resources for the GF which could be used to fund the type of infrastructure included in the Townhill Park redevelopment plans. At this stage it is not possible to formally ring fence this CIL income for funding the expenditure at Townhill Park because the CIL arrangements are

still under discussion. However, the GF will need to fund net infrastructure improvements estimated at £2.32M and, if it were possible to utilise the CIL income, based on the current proposal, the net cost for the GF capital programme would be reduced to £0.92M, as shown in Appendix 1.

51. In addition to the CIL payments, a broad assessment has been made of the potential Section 106 developer contributions, which indicates that a site specific transport contribution in the region of £0.4M could be sought. This expenditure has been allowed for in the modelling work.
52. The new infrastructure is not expected to have any material impact on GF revenue budgets.

Housing Revenue Account Implications

53. For the Housing Revenue Account (HRA) however, the net impact of the regeneration has been assessed over the life of the 30 year HRA business plan. This shows that the projected 30 year surplus would be reduced by £23.9M, including the interest costs associated with the project.
54. The capital and revenue costs for the HRA associated with the regeneration of Townhill Park are affordable within the context of the 30 year business plan. It is recognised that past the 30 year lifespan of the HRA Business Plan, the new council owned properties will generate income to the council and potentially be less costly to maintain. This approach will also provide sufficient funds to enable further estate regeneration projects across the city, whilst recognising that the Townhill Park model will not be a 'one-size fits all' approach and different models will be needed for each estate, depending on circumstances, and delivering the greatest benefits alongside value for money.
55. The revised proposals remain within the April 2012 total costs envelope for the HRA of circa £33M, including £1.3M to be vired from an affordable housing provision within the General Fund (GF). However, the financial analysis has been based on a number of assumptions regarding costs and income that will clearly need to be updated on a regular basis, particularly when detailed development proposals are prepared for each phase and site. Further reports will be made to Cabinet / Council as appropriate, if this analysis shows that net costs to the HRA or GF have increased.

Options for the re-provision of social housing

Impact of Rent Levels due to Government Changes

56. The issue of what rent levels to charge is a significant one. In April 2002 the Government introduced rent reforms for tenants of all social landlords, which included local authorities and housing associations. Each property has a "target rent" calculated. Most housing association rents have now reached target rent but in the HRA, 2012/13 rent levels are still 5.5% below target. The current government target is that by 2015 this shortfall will be made good, meaning that rent increases will need to exceed inflation certainly until that point. By the time the first new units in Townhill Park are completed, it is anticipated that HRA rents on the properties to be replaced will have reached their full target rent level.

57. In October 2010 the Government announced the introduction of a new social housing tenure called Affordable Rent as part of the Comprehensive Spending Review. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent. Affordable Rent applies to new build (and some relets) of existing Housing Association owned social rented housing. These homes continue to be let through the Council's Homebid scheme. As part of the proposals for Townhill Park properties developed for Affordable Rents would have higher rents than target rents. The table below, which uses 2011/12 data, compares the current average rents paid by tenants in Townhill Park for different property types with the comparable rents a Housing Association would charge for a similar new dwelling and also with the new Affordable Rents:

58.

	Average Actual Rents 2011/12	Target rent for new HA dwelling 2011/12 (^)	Affordable Rent 2011/12	% increase of Affordable Rent over target rent
	£ per week	£ per week	£ per week	%
1 Bed Flat	60.72	73.11	101.54	38.9%
2 Bed Flat	67.83	84.25	120.00	42.4%
2 Bed House	75.48	89.69	144.00	60.6%
3 Bed House	80.44	101.92	166.15	63.0%
^ - Target rents for HRA dwellings would be 2.96% lower for flats and 5% higher for houses.				

59. Affordable Rent is part of the new funding regime to provide new social housing development. Housing Associations (now known as Registered Providers) have, from 2011, bid for resources to develop social housing based on the fact that these developments would be at Affordable Rent. The introduction of Affordable Rent tenure is a resourceful way of achieving more with less, but the new rent levels are higher. In general terms this means new clients having to pay significantly more for their accommodation than existing clients.

Rent Assumptions Used in the Affordability Assessment and Impact on HRA

60. In April 2012 Cabinet favoured the proposal to re-provide through a Housing Association, whereas the current proposal is to re-provide through the HRA with new social housing remaining in Council/HRA ownership.

61. The April 2012 Cabinet report proposed a two tier system for new social rented property. 50% of the total new stock was to be social housing with 50% of that being at Affordable Rent and 50% at subsidised target rent.

62. The current proposal is to provide as much social housing as the Council can afford to purchase and that the rent for the properties should be at the same affordable rate. Although this will mean that there will be no new equivalent of target rent the new properties should have added advantages of being better quality, of a modern standard and include sustainable energy measures, so that they are cheaper to run for both tenants and the Council. In addition the result of consultation suggests that tenants were unconcerned by Affordable Rent levels and that there was an expectation that Council rents would be going up to be equivalent to other social landlords and the market. By retaining ownership, the Council has a modern asset as a return for its outlay.
63. The revised affordability assessment has been prepared on the basis that all of the social housing is provided by the Council, as part of the HRA.
64. The analysis assumes that the extra borrowing the HRA would need to undertake to fund the new build programme has been repaid by the end of the 30 year business plan at which point the new properties will be debt free. After this the properties will generate an income. There is therefore a higher long term annual surplus for the HRA under any new build option, rather than giving the properties to a registered provider, but it takes longer than 30 years for there to be an increase in the cumulative surplus.
65. It is therefore proposed that all the new provision is provided by the Council, as part of the HRA, and let at Affordable Rent. This will need to be the subject of a specific approval from the Department for Communities and Local Government/Homes and Communities Agency.

Other Financial Assumptions/Issues in the Financial Assessment

66. The financial assessment has assumed that there will be no grant from the Homes and Communities Agency towards the social housing provision. This is a prudent assumption as the new provision will take place after the current HCA grant regime has finished and there is no information available about what might replace it after 2015.
67. Similarly, no income has been assumed from the New Homes Bonus as beyond 2014/15 this will come from formula grant. Whilst the Government have indicated this funding is intended to be a permanent feature of the local government finance system, given the current review of local government financing, there is no certainty as to the mechanism and methodology by which this will be calculated and distributed.
68. It needs to be emphasised that the redevelopment costings are based on current regional cost indices and will need to be updated on a regular basis and particularly when development briefs are prepared for specific sites and phases. These updates will also include the impact of Section 106 costs, final CIL arrangements and the availability of grant as these issues become clearer.
69. It has also now been possible to undertake a detailed “zone by zone” assessment of the master plan. This has shown that there are a few zones where the redevelopment costs are comparatively high compared to the number of new homes provided. As the detailed development briefs are produced it would be sensible to review the detailed plans for these zones to

see if the financial position can be improved without compromising the regeneration of the area.

Assessment of Delivery Options

70. The Regeneration Framework looked at a range of delivery options, principally by:
- Development agreement, usually with a private sector partner and a Registered Social Landlord (RSL)
 - Joint Venture with one or more private sector partners
 - Direct Development: the Council acting as a developer and undertaking all the work itself.
71. In summary the option of the Council acting as a developer would expose the Council to considerable risks in an area that is not the Council's area of expertise. The Development Agreement is the route the Council has adopted in previous schemes and was proposed in the April 2012 report for Phase 1. The option of a Joint Venture needs further consideration, particularly in light of the potential regeneration of further parts of the city, the master planning for which was agreed by Cabinet in February 2012.
72. The proposed change to Townhill Park where the HRA will now provide the new social housing offers the opportunity for the Council to review the most effective means of procurement and delivery. Therefore the recommendations in this report delegate responsibility for this in order that the best method can be researched and sourced.

Planning Strategy

73. The consultant's report recommended that the Council consider obtaining; either outline planning consent for the whole project (Phases 1, 2 and 3) or adoption of the Regeneration Framework as a Supplementary Planning Document (SPD). However, as the project has progressed, it is now considered that it is best to proceed by submitting a full planning application for phase 1 of the project. Other technical reports will be required, including the submission of a screening opinion to assess whether the impact of all of the phases will require an Environmental Impact Assessment.

RESOURCE IMPLICATIONS

Capital/Revenue

74. The overall capital and revenue implications of the proposals have largely been set out above. However, one of the principles agreed by Council for developing the HRA business plan is that the debt outstanding on a dwelling should be repaid from the proceeds of the sale when it is sold. This is not possible at Townhill Park as there is no net capital receipt. The debt on these dwellings will need to be repaid from the projected 30 year revenue surplus, which is one of the reasons why the 30 year surplus is lower than reported in the budget. This is a matter which needs the approval of Council.
75. In order to progress with phase 1 it is proposed that Council agree to the capital expenditure involved in getting the sites in phase 1 ready for development. These costs include demolition, tenant compensation, leaseholder compensation and initial project management. It is therefore recommended that capital expenditure of £3.9M is approved, in accordance

with Financial Procedure Rules. The phasing of the expenditure is £0.5M in 2012/13, £2.0M in 2013/14 and £1.4M in 2014/15.

76. It is also recommended that capital spending of up to a further £3.9M is approved, in accordance with Financial Procedure Rules, on the purchase of leasehold interests for properties in phases 2 and 3. The phasing of this expenditure is difficult to predict but initial allocations of £0.5M in 2013/14, £0.8M in 2014/15, £1.4M in 2015/16 and £1.2M in 2016/17 are proposed. This budget includes a provision of circa £100,000 for legal fees and other acquisition costs.
77. Professional fees relating to the development agreement, the procurement process and for design and planning advice are provisionally estimated at £200,000. It is recommended that a Townhill Park enabling project budget is added to the HRA Capital Programme, funded by Direct Revenue Financing (DRF) provisions of £200,000 that were included in the HR Business Plan projections for these proposals. Approval to spend up to this sum on professional fees is recommended, in accordance with Financial Procedure Rules. The anticipated phasing of this expenditure is £60,000 in 2012/13, £120,000 in 2013/14 and £20,000 in 2014/15.
78. The HRA will be required to incur further capital expenditure to acquire the 450 units of social housing that will be constructed. Provision for this expenditure and the associated interest costs has been included in the 30 year HRA Business Plan projections for these proposals on the basis that it will be incurred following construction. However, the timing is dependent on the final details of the development agreement and will, therefore, be the subject of future Cabinet/Council approvals. The average acquisition cost, at 2012 prices, based on the estimated build cost for the various property types, is approximately £80,000 per unit, excluding professional fees (or £87,200 per unit, including professional fees). The total build cost for 450 properties, at 2012 prices, is therefore estimated at £39.3M. However, the HRA business plan builds in inflation at RPI+1%. The total cost built into the model, including this inflation, is £47.7M. It is anticipated that £37.7M of this figure will be funded by new borrowing, with the remainder being met from surplus HRA funds. Provision has also been made for responsive and programme repairs, starting from when the properties are finished, and for capital expenditure, starting five years after they are finished.
79. The provision for acquiring social housing in Phase 1 has retained the cost of the units to be provided on Site 35 even though Site 35 has been withdrawn from Phase 1. This is because as plans to develop Phase 1 progress it is aimed to deliver some of the units that would have been provided within the remaining Phase 1 area. If these cannot all be absorbed in Phase 1 the intention is to maximise opportunities to provide the remainder in Phases 2 and 3, therefore maintaining the overall total number of homes provided.

Property/Other

80. Within the area the Council owns are sites of the former Local Housing Office and Moorlands Community Centre. Site 35 is not now in Phase 1 and therefore the proposal to re-provide the space is no longer required.
81. Lettings of shops on Council estates are categorised as “social property” which recognises that the prime purpose for holding this type of property and

the way in which it is managed, is to support the service and community. The case for regeneration sets out the opportunities to provide modern retail units to serve the future requirements of the community.

82. The commercial tenants will be compensated in accordance with statutory valuation procedures which will be specific to each tenant. The Estates Regeneration Team will produce and distribute information leaflets for residential tenants and property owners which set out their statutory compensation arrangements.
83. Consent to dispose of the sites, once a developer is secured, will require Cabinet approval. The Council's Strategic Services Partner, Capita, is acting as the Council's property advisor inputting into these projects.

Property Acquisition

84. This report seeks authority to acquire, where terms can be agreed, parcels of land which it would be desirable to incorporate within the potential regeneration sites now where Cabinet has given approval for consultation with residents to ensure these opportunities are not missed. These properties may be let out on a short term basis providing the Council with a fairly modest rental income pending site redevelopment. Care would be taken not to enter into any letting agreements that would result in the tenants obtaining security of tenure.

Other – Procurement

85. The Council's Contract Procedures Rules govern the Council's procurement of goods, services and works. These rules reflect European and UK Law. Options for procurement which are compliant with the Council's Contract Procedure Rules will be further investigated.

LEGAL IMPLICATIONS

Statutory Power to undertake the proposals in the report:

86. The Council has powers under the Housing Acts, Landlord and Tenant Acts and the Town and Country Planning Act 1990 to undertake the estate regeneration proposals. A power of general competence is also available under section 1 of the Localism Act 2011, the exercise of which is subject to any pre-commencement prohibitions or restrictions that may exist.
87. The Council also has powers under the Housing Acts 1985 and 1996, the Land Compensation Act 1973 (as amended) and the Planning and Compulsory Purchase Act 2004 to agree and to undertake the decanting of Council tenants to progress the scheme.
88. If approval is given in principle to the redevelopment of Townhill Park, it is prudent to serve Initial Demolition Notices in the 3 Phases on existing secure tenants in the affected areas. This will have the effect of releasing the Council from its obligations under the Housing Act 1985 to complete sales in respect of any existing or new Right to Buy (RTB) applications. The Initial Demolition Notice therefore suspends all existing claims and any new ones made will also be suspended.
89. In order to extinguish the RTB completely, in the 3 Phases, a Final Demolition Notice (FDN) has to be served on any remaining secure tenants within seven years of the service of the Initial Demolition Notice at which time

the Council must either have purchased all land not in its ownership or have concrete arrangements in place to purchase property which is not in its ownership and the demolition must be within 24 months of the service of the FDN.

90. Section 17 Housing Act 1985 permits the acquisition of land for housing purposes by agreement, or with the authorisation of the Secretary of State, compulsorily. With the consent of, and subject to any conditions imposed by the Secretary of State, a local housing authority may compulsorily acquire land for housing purposes notwithstanding the land may not be required for those purposes within 10 years from that date. There are also powers of acquisition in section 227 of the Town and Country Planning act 1990 to acquire land by agreement where the land is required for planning purposes.

Other Legal Implications:

91. It will be necessary to undertake appropriate impact assessments in relation to the proposals within this report and particularly the proposed move to Affordable Rents before a final decision is made.

POLICY FRAMEWORK IMPLICATIONS

92. The updated Housing Strategy 2011-15 and Housing Revenue Account Business Plan 2011-2041 approved by Cabinet on 4th July 2011 (and Council on 13th July 2011) confirm estate regeneration as a key priority for the Council. The proposals in this report will contribute towards the achievement of these objectives.

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SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	Townhill Park capital expenditure and income – all phases
2.	Townhill Park Regeneration Report of Consultations held in September 2012

Documents In Members' Rooms

1.	Townhill Park Regeneration Framework
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Integrated Impact Assessment

Do the implications/subject/recommendations in the report require an Integrated Impact Assessment to be carried out.	Yes
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Other Background Documents

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	None	
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Integrated Impact Assessment and Other Background documents available for inspection at:

WARDS/COMMUNITIES AFFECTED:	
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Townhill Park capital expenditure and income - all phases

Year	Total HRA Capital Expenditure		HRA Receipts		Net HRA capital outlay		GF Capital Expenditure		GF Receipts (including CIL)		Net GF capital outlay	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
2012 13	500	500	0	500	0	500	260	260	0	0	0	0
2013 14	2,500	2,500	-500	2,000	-500	2,000	260	260	0	0	0	260
2014 15	2,200	2,200	-300	1,900	-300	1,900	260	260	-500	-500	-500	-240
2015 16	1,400	1,400	-200	1,200	-200	1,200	260	260	0	0	0	260
2016 17	2,000	2,000	-200	1,800	-200	1,800	260	260	-580	-580	-580	-320
2017 18	1,100	1,100	-700	400	-700	400	260	260	0	0	0	260
2018 19	100	100	0	100	0	100	260	260	-600	-600	-600	-340
2019 20	700	700	-200	500	-200	500	260	260	0	0	0	260
2020 21	1,300	1,300	-500	800	-500	800	260	260	0	0	0	260
2021 22	0	0	0	0	0	0	260	260	0	0	0	260
Total	11,800	11,800	-2,600	9,200	-2,600	9,200	2,600	2,600	-1,680	-1,680	0	920

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Agenda Item 8a

Appendix 2



Townhill Park Regeneration Report of Consultations held in September 2012 Southampton City Council

Townhill Park Regeneration Report of Consultations held in September 2012

1 Background and Previous Public Consultations

Work on the Townhill Regeneration Framework took place between July and January 2011-12. A series of public meetings were held during the study's development and local residents within the study area commented on and helped to shape the proposals.

The results of those consultations are contained in the report 'Community Involvement Statement' which has accompanied the Townhill Park reports to Cabinet and is available to the public.

2 Background to the September 2012 Public Consultations

The September 2012 consultations were carried out, by Southampton City Council, as part of the further development and evolution of the regeneration project. The meetings were arranged with local residents to cover a range of specific areas for consultation.

3 Process and Method of the Consultations

In August letters were sent to all residents, both in the study area and adjacent updating them on the Master Plan approval process of the Council. This included reference to public consultation meetings to which residents would be invited.

A leaflet followed delivered to each address both in the study area and to SCC residents who live adjacent to Townhill Park inviting them to the drop in meetings on 18th and 22nd September 2012 at Townhill Community Centre on Meggeson Avenue.

Separate invitations were sent to residents whose addresses are in Phase 1 setting out the proposals in accordance with the requirements of Section 105 of the 1985 Housing Act, seeking their comments and in addition inviting them to meetings on 11th and 15th September 2012 at the Townhill Community Centre.

The meetings were organised and staffed by Council officers and included a display of the Master Plan and various aspects of the regeneration proposals.

Visitors were encouraged to sign in and to fill in a questionnaire. The questionnaire contained 4 statements about project (see Appendix 1 Tables 1-3) and a section to leave additional comments.

In addition visitors were given the opportunity to leave comments on a board covering 'General Comments' and a board concerning the 'Proposed Link Road from Townhill Park to Cornwall Road at the junction of Litchfield Road.

4. Analysis of the Results of the Consultation

The information resulting from the meetings has been analysed by Council officers and the results are contained in this report.

Information has been analysed according to each meeting. Comments were received in a variety of ways:

- in the comments section of the questionnaire,
- on the 'Proposed Link Road Board' by 'Post it' note and
- on the 'General Board' by 'Post It' note

In order to analyse the vast array of comments they have been categorised by type and fall into 13 categories. (See Appendix 2 Key to Type of Comments).

Comments recorded do not relate to the number of people but the number of comments collected under each category. Also since people could make comments in a variety of places a person may have made the same comments in more than one place. The number of comments under any heading gives an indication of their importance to people at the time of attending these meetings.

Categories 1-7 are based on the Townhill Park themes agreed by residents working with the consultants on the Master Plan and categories 8-13 are based around the additional main themes emerging from the comments

5. Phase 1 Statutory Consultation (Section 105 Housing Act 1985)

Prior to scheme approval for the redevelopment of Phase 1 the Council as landlord must carry out statutory consultations with individual residents affected by Phase 1 proposals for redevelopment. Consultation depends on the points raised being *considered* before a decision made.

The consultation with Phase 1 residents has principally taken 3 forms:

- A letter to all Phase 1 SCC tenants and all leaseholders
- Visits by Tenant Liaison Officers to SCC Tenants homes
- Invitation to all Phase 1 residents to attend 2 drop in sessions on the 11th and 15th of September 2012
- Invitation to visit leaseholders who live in homes include in Phase 1

The Phase 1 statutory consultations with tenants included a letter to all tenants setting out the intention to redevelop their homes. In addition, and in order that tenants are fully aware of the proposal, visits were carried out by the Tenant Liaison Officers (TLO's).

6. Results of the TLO Visits

All 136 properties in Phase 1 were visited by the TLO's and leafleted with information. This included details of the 4 public consultations meetings to which Phase 1 tenants were welcome to attend and also a telephone number to ring to discuss any queries/information.

The TLO's were able to speak in person to 90 tenants out of the 115 total of Council tenants. Discussion with tenants includes the following topics:

- What redevelopment means including ensuring that tenants realise this includes demolition and that they will have to move
- How the process works; including examples of other Estate Regeneration projects and what has happened with tenants
- Likely timescales
- Financial information including home loss and disturbance allowances
- Options for moving including disturbance allowance or tailor-made removal service
- Priority points allocation and how to use Homebid
- Any questions

The following figures give details of the TLO consultation.

Tenure Characteristics	Number
Number of properties with Council tenants where information has been posted/handed to tenants by the TLO's	115
Number of Council Voids	6
Number of Leaseholders	15
Total	136

Phase 1 TLO Consultation	
Total Number of Council tenants seen and talked to about the redevelopment by the TLO's	88
Additional number of tenants who attended the Phase 1 public consultation	2
Total	90

Results of the face to face meetings	
Total number of tenants that have been visited by the TLO's or attended the Phase 1 consultation only	90
Number of tenants who do not agree with the proposal and do not want to move	3

Number of tenants that are unsure about the proposal and moving	2
Number of tenants who have stated that they are in agreement with the redevelopment and would be agreeable to move	85
Number of tenants who have received information but chosen not to make contact with the TLO's	25

74% of the 115 Council tenants accept the redevelopment of their homes and would agree to move.

25 Council tenants have not discussed the proposals with the TLO's. When comparing these consultations with the same stage carried out at Weston, these consultations have been fuller. Once the Weston redevelopment was agreed and further TLO meetings were held with all tenants around the details of the decanting only a small number were found who did not want to move. This gives an indication that it is unlikely that many of the 25 who have not contacted the TLO's will have objections.

No written representations have been received from SCC tenants.

7 High number of tenants that would like to Decant to Townhill Park/Bitterne

A high number of tenants visited (27 out of 90) wanted to decant within Townhill Park or Bitterne. The desire to remain in the area is higher than in previous Estate Regeneration TLO consultations. The main reasons given were the good schools, pre-schools, family nearby and access to work.

The high number wishing to remain in the area during redevelopment may pose problems in finding suitable decant accommodation which is dependent on what becomes available through 'Homebid'. The affect on Phases 2 and 3 may need early consideration.

8 Interest in the Option to Move back to Townhill Park

The chance to move back to Townhill was well received by tenants. Tenants understood that this may take 3 or 4 years before the offer of a return can be made. On the whole they did not expect to move back but were happy that consideration is being given to this aspect.

9 Affordable Rent

The TLO's explained the principle of Affordable Rent and that this would apply to new build properties in Townhill Park. The TLO's found that people have an expectation that Council rents will be going up to be equivalent to other social landlords and the market.

10 Interest in the wider Estate Regeneration improvements

Tenants visited were not particularly interested in engaging or commenting on the wider aspects of the Townhill Park improvements. The TLO's were not sure if this was because these tenants saw themselves as leaving the area for a number of years and therefore it was not relevant to them.

11 Phase 1 Leaseholders

There are 15 leaseholders in Phase 1. Leaseholders have received a letter informing them of the proposals and those who live in Townhill Park will be offered a visit which are currently being organised. There has been no response received from leaseholders to the letter sent to them.

A meeting has been offered to the 5 leaseholders who live in their homes currently affected by the Phase 1 proposals. It is not practical to visit all leaseholders as the remainder do not live in the address they own.

12 Phase 1 Public Consultation Meetings 11th and 15th September

Residents in Phase 1 were invited to attend 2 drop in meetings to view the Master Plan proposals and to discuss aspects of Phase 1 with Council officers including whether they were in favour of redevelopment of their home. In addition their views were sought about the idea of the link road between Townhill Park and Cornwall Road at the junction of Litchfield Road.

13 Results of the Phase 1 Public Consultation Meetings (11 and 15th September)

Analysis of the Questionnaire 4 Statements (Phase 1 Meetings)

A total of 36 residents attended the meetings. The low number is possibly a reflection of the success of the visits from the TLO officers to residents' homes and that residents felt that they had sufficient information already.

30 questionnaires were completed and Appendix 1 Table 1 shows that there was majority support for all 4 areas questioned: the vision and physical proposals being a benefit to the area and support for the road proposal and proposals for the use and replacement of open space. There were few negative responses, the greatest number being 8 not in favour of the road connection and 2 not in favour of the open space statement.

Analysis of the Comments on the Questionnaire's (Phase 1 Meetings)

Although 30 questionnaires were completed many of these did not contain additional comments. A fuller analysis of the all comments received at the 4 meetings is contained in a later section of the report.

14 Results of the Public Consultation Meetings on 18th and 22nd September 2012

171 residents were recorded as attending the consultation of 18th September 2012 and 128 residents were recorded as attending the consultations of 22nd September 2012.

Analysis of the Questionnaires 4 Statements

171 questionnaires were received from the consultation on 18th September 2012 and 128 questionnaires from the meeting on 22nd September 2012.

The result of the answers to the 4 statements is shown in Appendix 1 Tables 2 and 3. The results are very different from the Phase 1 meetings. As expected there is little support for the proposed road link with 99 and 109 (198 total) residents disagreeing with the proposal opposed to 8 and 23 (31 total) in support.

Figures for the other statements are as follows:

- the vision benefiting the area 59 and 77 (136 total) agree with 50 and 19 (69 total) disagreeing.
- The physical proposals benefiting Townhill Park 60 and 61 (121 total) agree with 45 and 36 (81 total) disagreeing
- The proposals for the use and replacement of open space being an improvement 47 and 50 (97 total) agree and 61 and 49 (110) disagree.

Although the vision and the physical improvements received more support than disagreement the results show a marginal lack of support for the statement that the proposals will improve open space.

This is believed to be largely due to the opposition to development on Frog's Copse and also to some extent on the grassland west of Hidden Pond. The proposal for development on these sites is still subject to further technical study before any decision can be made whether to take these forward.

Analysis of the Comments on the Questionnaire's

Many comments were received on the questionnaires from the meetings on the 18th and 22nd September 2012. An analysis of the comments received is contained in a later section of the report. Again the majority of comments received were against the 'Proposed Link Road' – 56 and 64 (120 total).

Analysis of Comments on the 'Proposed Link Road Board' 18th and 22nd September 2012

The table below shows the results of the 112 comments posted on the 'Proposed Link Road Board at the 2 meetings.

Type of Comment	Sat 18 th Sept 2012	Sat 22 nd Sept 2012	Total
Against the link road	51	57	108
In favour of the link road	1		1
Against opening Cutbush Lane	2		2
More parking at Junior School	1		1
Total Number			112

Analysis of Comments on the 'General Board' 18th and 22nd September

In order to achieve consistency all comments have been categorised under the types of comments categorisation.

A full commentary on these is included later in the report. However, the majority of comments received were around the 'Proposed Link Road and 'Opening up vehicular access to Cutbush Lane'.

14 and 17 (31 total) comments were received against the 'Proposed Road Link' and 16 and 8, (24 total) comments against opening up Cutbush Lane to vehicular traffic with only 1 in favour. The results again show that the vast majority of comments are against either road proposal.

15 Local Residents View as Reflected in the Comments Received at all 4 Meetings

This section of the report gathers together all comments made by residents at the 4 consultation meetings. The analysis of the ticks on the questionnaire statements is a separate document

The analysis carried out is by type of comment and not by the number of people who left a comment. The number and diversity of comments was extensive and so they have been categorised by subject type in order to facilitate analysis.

Comments have been sorted into the following type categories:

- 1-7 are based on the Townhill Park themes agreed by residents working with the consultants on the Master Plan
- 8-13 are based around the additional main categories emerging from the comments. Some of these would fall into 1-7 above but as 1-7 are general where there are a number of specific types of comments they have been given a separate category under 8-13 e.g. Frog's Copse, Proposed road link at Cornwall Road and Cutbush Lane.

Where comments received on an issue were few in number the issue is noted, but only further investigation with residents would establish whether the view is more widely held.

16 A fantastic community heart accessible for all (1)

It was difficult to select comments which could clearly fall into this category. Comments tended to be made in connection with shopping or proposals for Meggeson Avenue. The few comments received about the shops did not clearly show whether there was greater support for new shops and a new community heart located in the proposed new location or keeping the shops where they are currently. Also the few comments made about the new 'village green', which would be a focal point of the new community heart were made in the context of the traffic calming measures on Megesson Avenue.

17 Successful local shops and community facilities (2)

14 comments were received around this theme. A couple of people suggested that there was no need for the new 'village green' which relates to the community heart theme and one person suggested that it could be located opposite the existing shops. A couple of comments related to the poor state of the Ark pub and that it would be a good thing for it to be redeveloped and a new shopping centre provided.

A few comments concerning the existing shops suggested that they were expensive and opening hours restrictive. A comment asked how we would ensure that new shops would be successful.

Only a couple of comments were received concerning the community centres. One did not use Moorlands Community Centre and the other felt that Townhill Community Centre was inadequate if Moorlands was not available.

One comment expressed concern that there were no activities for young people in the area.

18 Healthy and well-designed socially rented and private homes that address a variety of needs with as many homes 'on the ground' as possible (3)

19 comments were received around the topic of housing. Several were in support of providing new affordable housing. These could be linked to several general comments that were made in support of the regeneration of the area.

A small number of comments asked for proposals for Rowlands Walk to be carried out earlier in the programme.

Several comments expressed concern about the proposed small redevelopment site at the end of Roundhill Close either as a loss of garages or providing increased local traffic.

A couple of comments request family accommodation to be located on the ground floor with easy access to open space.

There is concern from a number of residents on the Midanbury boundary with Townhill Park about the detail and height of new blocks.

19 A transformed park and wonderful local greens and play spaces (4)

20 comments were received around this theme. There is majority support for improving green space and providing more facilities for children and young people. However, residents do not want play areas outside their homes and do not want them located near roads. There were also comments in support of local wildlife and concerns that the proposals would adversely affect them.

Linked to open spaces are the sections on Frog's Copse and Hidden Pond.

20 Greater social and economic opportunities (5)

Residents did not really make comment around this theme. There were however, some concerns expressed around lack of facilities for young people and anti social behaviour around play area and shops.

21 Meggeson Avenue a safe and attractive public space with improved crossings (6)

10 comments were received concerning traffic calming and making Meggeson Avenue an attractive public space. There was support for traffic calming, but the impression from the comments is that a minimum treatment would satisfy. It is likely with the limited information provided by the Master Plan that residents do not have sufficient information to picture what traffic calming and improvement measures would look like.

Again the idea of diverting Meggeson Avenue round the new 'village green' may require further work to test how people really feel about this idea and that of the new community heart.

22 Better walking, cycling and public transport connections locally and to the rest of the city (7)

12 comments were received around this topic. There was encouragement for the importance of improving walking and for traffic calming in other roads in addition to Meggeson Avenue. There was acknowledgement of the

importance of the walking routes in the area and the connections they make not only in Townhill Park but to areas round about e.g. Moorlands School, Midanbury and Haskins.

The few comments received concerning the buses were around how the service was sufficient but not reliable.

23 Proposed Link Road form Townhill Park to Cornwall Road and Litchfield Road (8)

Number of Comments received on the Proposed Link Road from Townhill Park to Cornwall Road		
Comments For	0	
Comments Against	269	

The majority of residents attending the meetings are against the proposed road link. In addition to comments made the Council received a petition on 17th August 2012 signed by around 200 people and has also had numerous letters of objection.

The comments against the proposed road are many and various and can be summed up in the following e-mail received from a resident:

'We understand that the regeneration of the Townhill Park Estate is an important large scale project for the council and we largely support what you are trying to achieve. However, we hope by now that you understand more clearly just how opposed to the link road the residents of Midanbury are. To summarise the points made by our petition, emails, letters, phone calls and attendances at the two consultations:-

1/ the proposed new road is not needed to make the scheme viable, either socially, financially or for any improvement in traffic flow.

2/ The new road is there only as a planning nicety especially given the fact that within 200 metres of the proposed new road is Wakefield Road, which currently does, and can continue to, carry traffic between Townhill Park and Midanbury perfectly adequately.

3/ In addition to being a huge waste of public money, the new road will not improve anything for Townhill Park residents nor anything for Midanbury residents but only worsen the situation of anyone living anywhere near to the new road.

4/ Three people are to forcibly lose their homes, against their wishes, to make way for a new road which is just an architect's "nice to have". Would you like to lose your home in this way?

5/ Increased volume of traffic – will become a "rat run".

6/ Increased danger to pedestrians, children, pets etc. This area is used a lot by school children.

7/ Increased danger at several road junctions, especially at the top of Litchfield Road. This is already a really dangerous road junction, and it does not make sense to put more traffic into this junction. Bear in mind that Tesco intend to develop the Castle pub and this is a further cause for concern about this junction.

8/ Increased danger when the steep hill becomes icy. Litchfield Road is on the north side of the hill, and when it is icy or snows this road becomes unusable.

9/ More traffic noise.

10/ More exhaust fumes.

11/ Reduced property prices

12/ Litchfield Road is not strong enough to support heavy traffic. There will be problems with broken drains, and subsidence.'

24 Cutbush Lane opening up to traffic (9)

Number of Comments received on Cutbush Lane opening up to vehicular traffic		
Comments For	3	
Comments Against	56	

Those against the opening up of Cutbush Lane were very clear that it had been closed to prevent it being used as a rat run. Residents commented that when open it had been the scene of several accidents and residents cars being damaged by careless driving.

There was support for keeping it as a pedestrian route linking to the walkway network in the area, which provides safe and pleasant routes for school children, walkers, cyclists and horse riders.

25 Frog's Copse (Site 19) (10)

Site 19 Development on Frog's Copse		
Comments For	0	
Comments Against	29	

29 comments were received against the idea of developing on Frog's Copse. The majority of those objecting to the proposal live in the area north and west of Frog's Copse. The main objections include those on the grounds of:

- Loss of wildlife and ecologically valuable habitat
- Loss of views and peace

- Increased traffic on unsuitable roads

The Master Plan acknowledged that consideration of the idea of developing on a small section of Frog's Copse would be dependant on the outcome of further ecological work and consultation. The ecological work is currently underway and no decision will be made regarding Frog's Copse until this information is available and can be considered.

26 Hidden Pond (Site 25) (11)

15 comments were received about the development idea west of Hidden Pond on Site 25. 13 comments were against the idea and 2 were pointing out that it may not be possible for ecological and drainage reasons.

Those comments against were around either its loss as an open space/ecological area, spoiling the views of adjacent housing and causing unwanted increased traffic.

27 Improve parking (12)

18 comments were received concerning car parking. Most comments were raising the concern that there is already insufficient parking and that it is felt that the redevelopment will make matters worse. A comment was received that there is no disabled parking.

The problems of parking around the school hub was raised.

28 Other (13)

48 comments fell into the general area as they were difficult to place in any particular theme. They included the following:

- Woodmill requires traffic improvement
- There is not sufficient information about the detail of the regeneration and the timescales and it is taking too long
- There were several comments in support of the regeneration and others saying that it benefited Townhill Park but not the surrounding areas or private householders and several comments expressed concerns that property would be devalued.

29 Analysis of where residents live who attended the consultations

From the data provided it was possible to carry out an analysis of where in the local area residents who attended the consultations live. Within Townhill Park it was possible to make a good assumption whether they were private or Council tenants. This analysis is likely to contain a small degree of error, but

does show where the majority of people attending the consultations live. See Appendix 3 for the table showing the analysis of where people live.

It is estimated that 194 residents who attended the 2 wider consultation meetings were from outside the Townhill area and of these 137 were from the Midanbury area. This is not unexpected given the strength of feeling against the proposed road link.

It is estimated that 141 residents attended the consultation meetings from within the study area. The vast majority of the 36 residents attending the Phase 1 meetings were SCC tenants (31 out of 36).

In the other 2 wider meetings it is estimated that 21 of the 29 and 16 out of 39 attending from within the Townhill study area were SCC tenants.

Although there has been a wide spread attendance at the 4 meetings it appears that, apart from Phase 1, there is still an under-representation of SCC tenants. However, there was support from SCC tenants for the wider aspects of the Master Plan during the previous consultations carried out and contained in the Community Involvement Statement in Appendix 1 of the Townhill Park Regeneration Framework document.

Conclusions

30 Phase 1 Statutory Consultation

All tenants in Phase 1 have received the statutory information regarding the redevelopment of their homes. In addition to this the majority have received a visit or attended the consultation meetings and received information from Council officers. Leaseholders have all received the required statutory information and in addition those living in Phase 1 have been offered a visit.

The majority of SCC tenants have agreed to the Phase 1 redevelopment and there have been no comments received from the leaseholders.

31 Wider Public Consultations 18th and 22nd September

The wider consultations were attended by a wide range of local residents. The major focus was the issue of the proposed link road to Cornwall Road. Other areas of interest were Frog's Copse, Hidden Pond and opening up of Cutbush Lane to vehicular traffic. The majority of comments received were against the proposed link road to Cornwall Road and against the opening up of Cutbush Lane to vehicular traffic.

Although there is some concern over Frog's Copse and Hidden Pond any further decision on these areas is awaiting the outcome of the additional studies including ecology which are still being undertaken.

There is support for improving green spaces and play, traffic calming and improving cycling and walking.

A measure of general support was received for the regeneration of the area and the provision of new affordable homes. However, there is concern that redevelopment will not meet parking provision needs.

There was not strong opinion on the shopping proposals nor the idea of the 'village green' and these areas will require further consideration as the phases in which they are proposed are considered in more detail.

APPENDIX 1

Townhill Park Public Consultation
 11 + 15 September 2012
 (Proposed Phase 1 residents)

	Strongly agree	Agree	Tend to agree	Total Agree	Tend to disagree	Disagree	Strongly disagree	Total Disagree	No response	Don't Know	Total Other
The vision for the future will benefit the Townhill Park community and surrounding areas	16	10	1	27	0	0	0	0	3	0	3
The proposed physical masterplan proposals would benefit Townhill Park	14	12	2	28	0	0	0	0	2	0	2
The proposal for the new street connection to Cornwall Road will improve road links to the wider area	4	11	7	22	3	0	5	8	0	0	0
The proposals for the use and replacement of open space will improve the physical environment	9	13	4	26	2	0	0	2	2	0	2

Table 1

**Townhill Park Consultation
18 September 2012**

	Strongly agree	Agree	Tend to agree	Total Agree	Tend to disagree	Disagree	Strongly disagree	Total Disagree	No response	Don't Know	Total Other
The vision for the future will benefit the Townhill Park community and surrounding areas	19	18	22	59	8	7	35	50	14	1	15
The proposed physical masterplan proposals would benefit Townhill Park	20	17	23	60	10	7	28	45	16	3	19
The proposal for the new street connection to Cornwall Road will improve road links to the wider area	13	8	2	23	8	6	85	99	1	1	2
The proposals for the use and replacement of open space will improve the physical environment	17	16	14	47	8	15	38	61	14	2	16

Table 2

	Strongly agree	Agree	Tend to agree	Total Agree	Tend to disagree	Disagree	Strongly disagree	Total Disagree	No response	Don't Know	Total Other
He vision for the future will benefit the Townhill Park community and surrounding areas	22	22	33	77	8	5	6	19	21	0	21
The proposed physical masterplan proposals would benefit Townhill Park	14	23	24	61	9	6	21	36	20	0	20
The proposal for the new street connection to Cornwall Road will improve road links to the wider area	4	2	2	8	10	10	89	109	0	0	0
The proposals for the use and replacement of open space will improve the physical environment	15	12	23	50	20	5	24	49	18	0	18

Appendix 2 Townhill Park Public Consultations

Key to Types of Comments Received

1-7 are based on the Townhill Park themes agreed by residents working with the consultants on the Master Plan

8-13 are based around the additional main themes emerging from the comments

1	A fantastic community heart accessible for all
2	Successful local shops and community facilities
3	Healthy and well-designed socially rented and private homes that address a variety of needs with as many homes 'on the ground' as possible
4	A transformed park and wonderful local greens and play spaces
5	Greater social and economic opportunities
6	Meggeson Avenue a safe and attractive public space with improved crossings
7	Better walking, cycling and public transport connections locally and to the rest of the city
8	Link Road from Townhill park to Cornwall Road and Litchfield Road
9	Cutbush Lane opening up to traffic
10	Frog's Copse (Site 19)
11	Hidden Pond (Site 25)
12	Improve parking
13	Other

Appendix 3

Analysis of Areas where Residents live who attended the Townhill Park Public Consultation

	Phase 1 residents	18 th Sept Residents	22 nd Sept Residents	Totals
In the Study Area	35	50	56	141
Cornwall Rd Area	0	82	55	137
Cutbush Lane Area	1	23	6	30
Frog's Copse Area	0	11	11	22
Other	0	5	0	5

Total number of residents attending all the public meetings from the study area	141
Total number of residents attending all the public meetings from outside the study area	194
Total	335

Analysis of Residents within the Study area by tenure

	Phase 1 meetings		18 th Sept meeting		22 nd Sept meeting	
SCC tenants	31		21		16	
Private tenants	1		0		0	
Leaseholders	2	4 Total	10	29 Total	10	39 Total
Insufficient information Most likely private owner/tenant	2		19		29	
Totals	36		50		55	

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SUBJECT: IMPLEMENTATION OF THE NEW SCHOOL FUNDING FORMULA
DATE: 8 NOVEMBER 2012
RECIPIENT: OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE

THIS IS NOT A DECISION PAPER

SUMMARY:

The Department for Education (DfE) has notified all local authorities of its intention to reform school funding with effect from 2013-14. Schools will no longer receive their funding under the previous local formula but instead funding will be based on a new set of DfE defined factors, the objective of which is to create a more simple, consistent and transparent funding system. The proposal is for the reforms to lead to a national funding formula in the next Spending Review period, starting 2015-16 at the earliest.

BACKGROUND and BRIEFING DETAILS:

1. Primary and Secondary schools currently receive an annual budget share calculated using Southampton's locally set Fair Funding Formula. The current local formula contains 21 funding factors.
2. By April 2013, each Local Authority has to set a brand new formula based on a suite of up to 12 allowable factors defined by the DfE. Following discussion with Southampton's Schools Forum a suite of ten factors are proposed for the new funding formula as detailed in Appendix A.
3. The implementation of a new funding formula will inevitably lead to movements in funding between schools. The recommendation by Southampton's Schools Forum is that the new model seeks to limit the movement of funds as much as possible to avoid undue turbulence in funding. The new Southampton formula results in a ratio of funding between Primary and Secondary schools of 1:1.33 which would mean that an average Secondary School will be funded at 133% of an average Primary School. The current national average ratio is 1:1.27.
4. Large reductions in individual schools funding will be limited by the DfE's Minimum Funding Guarantee which ensures a maximum loss of 1.5% per pupil. In order to afford the cost of supporting those schools that would lose under the new system the proposed formula scales back the amount any school would gain.
5. Southampton's Schools Forum has been involved in the process of developing the new formula, and the majority of their recommendations have been adopted. The details of the proposed formula were sent to the Chair of Governors, Head teacher and Finance Manager of all maintained schools and academies in the city on 21 September 2012 for consultation. The results of the consultation are summarised in Appendix B.
6. Schools Forum met on 17th October 2012 and agreed the new formula as detailed in Appendix A with two exceptions:
 - Not agreed to fund £450,000 through the PFI factor.
 - Not agreed to allocate any growth funding received to the PFI factor.

7. The Forum wished to register with Southampton City Council their understanding of the difficulties in which they find themselves due to the Government cuts in grant funding. They also wished to register the fact that they had not come to their decisions easily and appreciated the fact that Southampton City Council was asking the Forum to add a PFI factor amount of £450,000 and not the full amount of £1.2 million into the new funding formula model.
8. Notwithstanding the Forum recommending not to accept the amount of funding allocated to the PFI factor, officers are nonetheless recommending approval as this funding will go towards payment of the PFI affordability gap, thereby directly contributing to Council savings targets in 2013-14.

RESOURCE/POLICY/FINANCIAL/LEGAL IMPLICATIONS:

9. **Resource implications:**

School budget shares are entirely funded by the Dedicated Schools Grant.

10. **Policy implications:**

The proposals set out in the report are consistent with the strategies and policy objectives set out in the Children and Young People's Plan (CYPP).

11. **Legal implications:**

The School Finance (England) Regulations 2011 and the Education Act 2010-12 direct any changes made to the Fair Funding Formula used to determine school budget shares.

Appendices/Supporting Information:

Appendix 1 Schools Funding Reform 2013-14

Appendix 2 Summary of consultation responses

**Further Information Available
From:**

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E-mail: Alison.alexander@southampton.gov.uk

Agenda Item 8b

Appendix 1

Appendix 1

New schools funding factors

*Amounts shown below are allocations per pupil in each category.
All numbers quoted are indicative and based on 2012/13 levels of funding and October 2011 data which will be updated before final allocations are made to schools in March 2013.*

Basic per-pupil entitlement

Primary: £2,627.96

Secondary: £4,096.89

The DfE guidance is that the majority of funding should be pupil led and not driven by organisational factors such as the floor area of a school or numbers of upper pay scale teachers employed.

The proposed funding formula will allocate 70% of funding via the basic per-pupil entitlement.

Deprivation

The new funding system must have a deprivation factor. The proposed formula replicates the current overall amounts allocated through Free School Meals and IDACI (Income Deprivation Affecting Children Index) factors for each sector.

Free School meals

Primary: £470.55

Secondary: £679.12

IDACI bands

Band	IDACI score lower limit	IDACI score upper limit	Unit Values
1	0.2	0.25	0
2	0.25	0.3	0
3	0.3	0.4	£500
4	0.4	0.5	£800
5	0.5	0.6	£1,200
6	0.6	1.0	£1,500

It was recognised however that funding should target the most deprived families and therefore funding is allocated for those children with a minimum 30% chance of coming from a deprived family, with the maximum level of funding to those with a 60% chance and above as illustrated in the table above.

Children Looked After

Primary: £679.12

Secondary: £679.12

There is currently no recognition within Southampton's existing formula for schools who have children looked after. The proposed formula includes an allocation for each Child Looked After.

Lump sum

Primary & Secondary: £114,200.00

Currently schools receive a lump sum of £88,554 per Primary school and £189,297 per Secondary school. The DfE are proposing a single lump sum limited to a maximum of £200,000 per school. The new formula allocates a lump sum based on overall funding currently allocated through this factor.

Prior Attainment

Primary: £847.33

Secondary: £2342.52

Currently schools receive funding within their budget shares for low cost/high incidence SEN on the basis of prior attainment data. The proposed formula continues to fund this at the same overall level for each sector but some variances will occur as we are directed to use DfE supplied prior attainment data.

English as an additional language

Primary: £679.91

Secondary: £679.91

The DfE recognise that pupils with English as an additional language often require additional support. DfE evidence suggests that pupils require additional support for up to 3 years from the point at which they enter compulsory education. This factor targets funding at existing levels for each sector.

Mobility

Primary: £679.12

Secondary: £679.12

The mobility factor allocates funds on the basis of the percentage of pupils at each school who started in the last three academic years but did not start in August or September (or January for Year 1).

Split Sites

This affects one Primary school in the city with a split site and is funded as a lump sum of £28,452.

Rates

The DfE will continue to allow rates to be funded at the actual cost incurred by schools.

Private Finance Initiative (PFI) Funding

This represents the schools contribution to the PFI affordability gap and has been set to £450,000. The funding will be allocated to the three PFI schools, who under the terms of their funding agreements are required to pass it back to the Local Authority to help pay the annual PFI Unitary charge.

Growth funding – Headroom

The Schools Block for 2013-14 has been estimated using October 2011 pupil data. In December the DfE will confirm final allocations based on October 2012 pupil data which is likely to result in an increase in the overall budget.

The majority of this funding will feed through the formula in terms of additional pupil numbers at individual schools, or changes in other data such as IDACI or Prior Attainment. However, once this has been completed any funds remaining, known as “headroom”, will be allocated to the PFI factor in addition to the £450,000 above.

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Agenda Item 8b

Appendix 2
Appendix 2

Summary of consultation responses

Question 1 – Do you agree with the proposal to target deprivation at an IDACI (Income Deprivation Affecting Children Index) level of 30% and above?

Number of Responses: 8

Answers: 100% Yes

Further Comments: Range could be set at 27% and above as students with similar indices of poverty may miss out.

Question 2 – Do you agree that there should be provision made for a Children Looked After factor?

Number of Responses: 8

Answers: 100% Yes

Further Comments: None

Question 3 – Do you agree that there should not be a split site factor within the new formula?

Number of Responses: 8

Answers: 6 Yes. 2 No

Further Comments: Should not be an automatic right - but funding could target unavoidable costs.

Detailed response from Highfield Primary in favour of split site factor.

Question 4 – Do you agree that there should be provision made for pupils who join a school not at the start of the academic year?

Number of Responses: 8

Answers: 100% Yes

Further Comments: None

Question 5 – Do you agree that schools should make a contribution to the PFI affordability gap?

Number of Responses: 8

Answers: 100% No

Further Comments: No - This has been a City Council issue and should remain so.

No - unfair to expect other schools to pick up the cost of poor decisions made in the past

No - Grossly unfair to top slice money directly from students

Question 6 – Do you agree with the proposal to scale back winners rather than limit all gains to a set percentage?

Number of Responses: 8

Answers: 7 Yes. 1 No

Further Comments: No - seems unfair for schools to lose out on funding that they are due.

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Agenda Item 9

DECISION-MAKER:	OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE
SUBJECT:	PROGRESS REPORT ON POST OFSTED ANNOUNCED INSPECTION ACTION PLAN
DATE OF DECISION:	8 NOVEMBER 2012
REPORT OF:	CABINET MEMBER FOR CHILDREN'S SERVICES & DIRECTOR OF CHILDREN'S SERVICES AND LEARNING
STATEMENT OF CONFIDENTIALITY	
None	

BRIEF SUMMARY

An 'Announced' inspection of Safeguarding and Children Looked After services by OfSTED took place during 23 April to 4 May 2012. Their inspection report was published by OfSTED on 13 June 2012. Key issues arising from the Inspection were reported to Overview and Scrutiny Management Committee in July 2012.

The OfSTED report recommended that the Council work with its partners to address 17 areas for improvement to ensure the effectiveness of local safeguarding arrangements and services to Children Looked After.

This report summarises progress in addressing the areas for improvement recommended by OfSTED as a result of their Announced Inspection of Safeguarding and Children Looked After services in Southampton. These are detailed in Appendix 1.

RECOMMENDATIONS:

- (i) That the Committee consider this report and note the progress made in relation to delivering a stable and improving Safeguarding service, and discuss the content of the Action Plan and identify any related issues or concerns with the Cabinet Member.

REASONS FOR REPORT RECOMMENDATIONS

1. To ensure a continued focus upon the areas of improvement identified by OfSTED in their report on Southampton's Safeguarding and Children Looked After services.

DETAIL (Including consultation carried out)

2. The Action Plan attached at Appendix 1 sets out the action taken since the OfSTED inspection of Safeguarding and Children Looked After services. Fundamentally services will improve when we have a stable and permanent workforce. The Council has made significant progress in recruiting competent and able newly qualified social workers (NQSWS) following its proactive early recruitment fair for Social Work graduates in July 2012.
3. The Chief Executive and Director of Children's Services, with the support of the Cabinet Member for Children's Services, are working towards agreement on an additional 20 posts which were confirmed on 19 October 2012. Confirmation of this commitment from the Council will significantly improve the morale of staff in Safeguarding services. This will also enable the service to phase out its high level of dependency on Agency social workers while the Council continues to recruit to vacancies. This will be achieved through a range of recruitment strategies including a recruitment drive for experienced social workers following resolution of the Terms and Conditions dispute and agreement of a retention

strategy. If this fails to provide the service with sufficient workforce stability the Council will explore alternative strategies such as the targeted recruitment of experienced social workers from overseas. Agreement of a related Retention Strategy for the workforce will be completed during November 2012.

4. There is a workforce strategy in place to develop the new workers and there will be joint working with health colleagues who have recruited additional newly qualified health visitors. The team continue to move forward in improving services for the City's most vulnerable children at a time of significant financial difficulty.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. To not respond to the considered views of the national regulatory service for inspecting the collective effectiveness of safeguarding and children looked after services would potentially put the Local Authority and its partners at risk of failing to meet the safeguarding needs of vulnerable local children and young people. Not responding to areas for improvement identified by OfSTED would also have significant reputational consequences for the council when its safeguarding arrangements are next assessed by OfSTED.

RESOURCE IMPLICATIONS

Capital/Revenue

6. There are no capital implications as a direct result of this report.
7. In order to respond to a large number of the recommendations revenue resources will be found within the existing Children's Services and Learning budgets

Property/Other

8. None.

LEGAL IMPLICATIONS

Statutory Power to undertake the proposals in the report:

9. This report has not had the benefit of Legal Services input.

Other Legal Implications:

10. This report has not had the benefit of Legal Services input.

POLICY FRAMEWORK IMPLICATIONS

11. None.

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	E-mail:	Felicity.budgensouthampton.gov.uk		

SUPPORTING DOCUMENTATION

Appendices

1.	Post OfSTED Integrated Safeguarding Improvement Plan
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Documents In Members' Rooms

1.	None
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Integrated Impact Assessment

Do the implications/subject/recommendations in the report require an Integrated Impact Assessment to be carried out.	No
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Other Background Documents

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	None	
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Integrated Impact Assessment and Other Background documents available for inspection at:

WARDS/COMMUNITIES AFFECTED:	All
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Last updated: 25 October 2012

Version 5

Appendix 1 - Southampton Ofsted/CQC Post-Inspection Action Plan 2012

No.	Rec. Action	Progress	Impact	What do we still need to do	Cost	Lead person responsible
	QUALITY OF WORK TO SAFEGUARD CHILDREN Immediately					
1	Ensure that the quality of social work to safeguard children is of a consistently high standard				£51.7m	
	1.1 Secure a permanent workforce with sufficient experience and skills to undertake the full range of statutory work	Funding secured for additional social workers and managers over establishment on a temporary basis to allow for safe allocation of work whilst necessary action taken to stabilise the workforce. Recruitment layre held on 18th July 2012. Changes made to the Hampshire job portal to ensure Southampton City Council's profile is more visible. Resolution of the local terms and conditions dispute was confirmed in October and should improve recruitment and retention of staff going forward.	All child protection cases allocated and robust management oversight in place on the totality of the work. 16 social workers appointed to be in post by 31st October. All NCSWs plus one SP	1. Seek Executive agreement for the proposed salary/recruitment and retention strategy to attract and retain experienced child protection staff. 2. Secure specialist HR support to free up management and leadership capacity and ensure development of SCC recruitment website. 3. Continue appointment to all vacant posts. 4. Reduce agency staff.	£51.7m due for agreement by Council 12/10/12.	Felicity Budden
	1.2 To ensure that the workforce has sufficient experience and skills to undertake the full range of statutory work	Introduced 'group interview' pilot to test against key competencies. Agreed the priorities for the learning and development programme September 2012-March 2013. This incorporates OISTED findings, new legislative requirements and learning from SCR and IMRs. Reviewed the model for the commissioning of work from Capita and managing the relationship between the workforce development team/ Capita and children's social care as commissioners in order to assure effective delivery. The draft learning and development programme has been signed off by Safeguarding Management Team and was launched at the Safeguarding staff conferences during September 2012.	Significant number of high calibre applicants appointed. Workforce development decisions aligned to agreed priorities. Clear on-going workforce development commissioning arrangements in place	1. The Senior Manager will be monitoring participation in and attendance on courses. 2. Staff across the Social Care and wider safeguarding workforce will need to engage in the training and development programme by attending courses and development opportunities.	Within existing resources	Mark Jowett
	1.3 Revise the Quality Assurance (QA) framework document Implement the framework Ensure robust QA and audit systems in place Devise practice standards	Document currently being revised To be signed off by CSLMT in November and launched for implemented during December 2012 to January 2013. Practice standards being developed	Improvement in quality of frontline practice	Finalise action by end of November 2012. The framework will be developed for a re-launch between December 2012 and January 2013.	Within existing resources	Mark Jowett
2	The quality of work to safeguard children is supported by regular high quality supervision by managers					
	2.1 Frequency of supervision complies with the Supervision Policy. Supported by regular high quality supervision (greater focus on the child, more challenge of practice)	Task group has reported findings, draft supervision standards have been devised for launch during November.	Much improved frequency and quality of supervision.	Supervision standards to be reassured along with the Supervision Policy on 7th September. Secure consistency of application.	Within existing resources	Mark Jowett
	2.2 Application of supervision standards to include: Evidence of actions being tracked from one supervision to another Evidence of evaluation of the impact on child/family of the social work intervention. Evidence of "story of the child" are coherent through the supervision notes. Evidence of reflective supervision. Evidence of staff development needs identified and met.	Expected standards in relation to supervision have been reiterated in various forums. Supervision audit took place 23/08/12. The majority of managers have received specialist supervision training.	Much improved supervision, reflective practice and better decision making	Resolve through Senior Manager, Infrastructure, the issue of having sufficient dedicated rooms with PARRS access and appropriate IT kit. In addition, increase frequency of performance feedback to individual managers	Within existing resources	Mark Jowett
	2.3 Development of working environment - enable use of wireless connectivity for workforce technology and improve quality and availability of working space for supervision.	Wireless in Marlands under exploration CSL ICT has costed the work SM (CSL Infrastructure) has agreed	Greater work flexibility once implemented	Safeguarding Management Team and their business support are moving to One Guildhall Square to make room for supervision. Felicity Budden to work with Karl Limbert to progress implementation of wireless connectivity during October / November 2012.	£10,500 for WiFi for all floors in Marlands - estimate from	Felicity Budden

No.	Rec. Action	Progress	Impact	What do we still need to do	Cost	Lead person responsible
2.4	Appoint/designate Principal Social Worker in line with Munro Review	Proposals for this post have been withdrawn as part of the 2013-14 savings.	Following the withdrawal of this post there is a need to review how else systemic practice issues will be developed to meet post Munro expectations of regulatory authorities.	Safeguarding Management Team will work with the Director of Children's Services to identify an alternative model of leadership for safeguarding practice issues by the end of December 2012.	£53K, or time-limited honoraria	Felicity Budgen
2.5	All work is recorded on PARIS in line with recording procedure and all staff receive timely PARIS training	A proposal from Capita Training has been agreed. This will provide training one day a week - induction and training for each aspect. The 'What to Record Where in PARIS Guide' is to be relaunched. Training will continue until the workforce is stable and everyone can use it. This has already started.	Much improved accurate and up to date recording procedures	1. Maintain training until everyone is using the guidance consistently and well. 2. Monitoring take-up of training opportunities by staff in safeguarding roles.		Gill Horrobin
2.6	Improve accessibility to policies and procedures	The Child Centred Practice (CCP) tool has been bought and training begun. A number of policies have already been uploaded and this work will continue through the autumn. Two officers from the Policy and Performance team have been designated to lead on this project, and it is being rolled out during information about the product was communicated at a Safeguarding staff conference on 26th September.	Ensure that all staff have access to up-to-date policies and procedures	1. Complete the revision of individual policy documents and embed the agreed process for revision and drafting of the new procedures. 2. Child Centred Practice is in place; overview of implementation is in place through the Safeguarding Management Team and nominated staff. Use of the system and ensuring the ongoing engagement of Safeguarding Managers in reviewing policies and keeping them available will need to be maintained.	Annual subscription to CCP of about £4k. Support for administration of the system costs approximately 0.5 fte from existing staff resources.	Gill Horrobin
3	Core groups are held regularly, including the active engagement of all relevant agencies and that they implement and develop the child protection plan to ensure it is effective.					
3.1	Improve the regularity and multi-agency attendance of all aspects of Core Group meetings: meetings, attendance note taking and parental engagement and support. Range of activity as noted in the progress column.	Completed review of all child protection documentation and new recording format for core groups devised. Secured business support resource to minute all initial core group meetings. All initial core groups to be chaired by senior practitioners. New business process developed - in draft form. Paperwork agreed: training is in place, it is signed off and was launched on 26th September at staff conference.	The timeliness and quality of safeguarding assessments, interventions and visits will improve with a stable workforce and consistent chairing arrangements for Child Protection conferences. Progress on this is being closely monitored by Safeguarding Management Team and reported to a range of bodies scrutinising this performance: OSMC, LSCB, CSLMT, Children's Trust.	1. To sign off new business process and revised Core Group documentation 2. A second proposal is being devised in relation to the chairing and minuting of ongoing Core Groups as this will require additional resource to what is currently available. 3. Additional business support is needed urgently and a consultation proposal to identify additional business support resources is underway within CSL with staff and trade unions.	Within existing resources	Mark Jowett
3.2	Communicate with partners to set out their responsibilities to attend Core Group Meetings.	A letter has been devised, to be sent to each professional from a partner agency who has not attended a Core Group meeting. A copy will be sent to their line manager and to Felicity Budgen. This will be monitored by CSLMT performance monitoring and reported through the LSCB. Multi-agency Core Group training has taken place and will continue and the Chair of LSCB should meet the Chief Executive - Donald McPhail to get a slot in LA CEX's diary for October	Much improved Core Group attendance and engagement	1. To monitor through CSLMT 2. Head of Safeguarding to carry out a multi-agency audit of process and report progress to LSCB (the results of the first Audit were favourable) 3. Next audit is due on 12 December 2012.	Within existing resources	Felicity Budgen
3.3	Audit of child protection plans	Core Group training delivered to all safeguarding managers and senior practitioners on 20th and 24th September 2012. Core Group training to be delivered to all safeguarding social workers between September 2012 and November 2012. Multi-agency Core group training to be delivered to relevant partner agencies between November and December.	Improved quality of core group process and outcomes	Deliver the training as proposed and keep its impact under review	Within existing resources	Stuart Holes
3.4	Multi-agency audit of child protection plans and Core Groups	Monthly multi-agency audits taking place.	Some evidence of improvement in the quality of Core Group meeting planning. Audit findings have informed the work to improve Core group documentation and business process	Multi-agency audits to continue on a monthly basis	Within existing resources	CP advisors and representatives from Health and Education
	Within three months					
4	Ensure that service users are made aware of complaints processes and that lessons learnt from complaints are used to inform service development.					

No.	Rec. Action	Progress	Impact	What do we still need to do	Cost	Lead person responsible
	4.1 Publicise complaints process and pathways	<ul style="list-style-type: none"> Complaints leaflet has been updated and re-printed, including information re Advocacy Service. To be sent to all CLA and care leavers: September 2012. Current Advocacy Service provision to be reviewed to raise profile and awareness 	Complaints are resolved and service developments increasingly informed by lessons that emerge	<p>Improve the way in which we collate and learn lessons from comments, compliments and complaints</p> <p>Review letters being sent to CLA to ensure they are explicit about complaints and advocacy.</p> <p>Service improvements to be actively considered, including the possibilities of training older CLA as advocates, advocacy service visits to CLA at home, advocate attendance at reviews. A management instruction to be issued to all regulated services managers reminding them of the national minimum standards requirement to ensure that information about complaints processes is available to service users. A quarterly report to Social care management team, Children's services and Learning management team, Corporate parenting and the Children's Trust setting out the 'lessons learnt from complaints'.</p>	Within existing resources	Gill Horrobin
5	Increase staffing stability, in particular in the protection and court teams (PACTs), so that sufficient social workers are in place who are suitably qualified, trained and experienced to provide children at risk and those in need with timely and skilled support					
	5.1 Secure a permanent workforce with sufficient experience and skills to undertake the full range of statutory work	Continue with Council mandate to fill all vacancies as soon as possible and, building on the 1st May paper to Management Board of Directors, refined proposals to be developed in time for Executive decision in line with Council budget setting process for 2013/14	Much improved consistency and quality of frontline social care leading to better outcomes for children and young people	Agreed funding to fill all frontline social care vacancies, reduce spend on agency staff and finalise detail of staffing proposals in time for 2013/14 budget setting process has been confirmed and a delegated powers report for additional SW capacity is in progress.	Existing Resources + 13/14 budget settlement	Felicity Budden
6	Update the Workforce Development Plan in the light of existing challenges					
	6.1 The Workforce Development Plan incorporates recommendations from the Workforce Development Strategic Plan (March 2012) Safeguarding Division Training Needs Analysis Ofsted Inspection Recommendation SCR/IMR Recommendation	<p>Revised Plan finalised 10th September</p> <p>Quarterly Strategic Learning and Development meetings are held between senior managers from Children's Social Care, Inspire Workforce Development and Capita Learning & Development. This meeting tracks progress and agrees further requirements.</p> <p>Monthly meetings are held to ensure the plan is effectively implemented.</p>	The learning and development needs of the current workforce are met Quality audits of Supervision, Core Groups, statutory visits, Child Protection and audits of files, plans and recording show measurable improvements in quality of frontline care. Course evaluation and feedback demonstrate positive impact on practice	Develop forecasting model for future social work supply and demand. Apply for training on the 'Supply and Demand' model hosted by the Centre for Workforce Intelligence (CWI).	Within existing Workforce Development resources	Julia Katherine
	6.2 Secure a permanent workforce with sufficient experience and skills to undertake the full range of statutory work	<p>The Assessed and Supported Year of Employment (ASYE) commences in September. SCC has to date 14 NQSWs who will commence this year (others may follow).</p> <p>A comprehensive monthly training course is in place between Sept. - March. This is a sub-regional initiative in partnership between Hampshire County Council, Portsmouth City Council, Isle of Wight Council, Southampton City Council.</p> <p>NQSWs will produce a portfolio of work that will be cross-marked by a regional ASYE board awarding PASS or FAIL. PASS results will be forwarded to The College of Social Work. NQSWs will be registered for the BU ASYE Graduate Certificate in Children and Families Studies; their ASYE Portfolio plus a practice analysis will be submitted for completion of the Grad. Cert.</p> <p>Workforce Development will provide: Facilitation of agreement meetings, learning plans, progress reviews. Monthly Group reflective supervision and portfolio workshops Some individual support and portfolio marking Observations of practice.</p>	NQSWs pass and ongoing quality of work (determined through audits of work, including NQSWs' portfolios, observations and supervision) shows lasting benefit of local approach to ASYE	All 16 Newly Qualified Social Workers are due to be in post by 31 October 2012.	Within existing resources	Julia Katherine

No.	Rec. Action	Progress	Impact	What do we still need to do	Cost	Lead person responsible
		A comprehensive service redesign of the Council's 'People' functions has been developed and is under consideration having received Management Board of Directors support on 11th September 2012	Sustainable, safe and secure support and protection of vulnerable children	Medium term: Overlay progress so far with similar detail from Adult Social Care, Health (incl. Public), Housing and other agencies (e.g. Police). Short term: continue to review and reconfigure as necessary front line services in consultation with staff teams and partners using LEAN process review as appropriate and making effective use of qualified social workers across teams. Take model to Council Change Programme Board with a view to project management resource from Transformational Fund.	Within existing resources + 13/14 budget settlement + Change Programme Board (TBA)	Clive Webster
7	The needs of homeless children and young people are fully assessed and that sufficient suitable accommodation is available for them, including emergency provision					
	7.1 Review current practice and protocols in collaboration with homelessness unit and voluntary sector providers in order to identify gaps in provision and practice issues.	The Housing Strategy group has met and a stakeholders' workshop has been agreed to take place on 22nd October to promote mutual understanding and the identification of shared goals, of obstacles and remedial action. Analysis of the trend data will be provided to the workshop to assess the level of need against the current provision of emergency and independent accommodation for older young people.	Head of Housing has committed to the work of the Joint Strategy group. Already one young person with very complex needs has been offered specific housing by the YMCA with a bespoke package of support from all agencies. As of 5th September, there was only one care leaver and no CLA in bed and breakfast.	1. Ensure that the option of accommodation under Section 20 of the 1989 Children Act is considered. Consideration to be given to the development of specialist provision/practice in response to the needs of young people with challenging behaviour. 2. A working group has been established to develop proposals for agreement with CSLMT as part of wider corporate collaboration.	Within existing resources	Nick Cross
8	Ensure that facilities for the medical examination of children and young people under 13 years of age who are the victims of abuse, including sexual assault, are available and are readily accessible at weekends.					
	8.1	Options paper presented to maternity and Child Health (MACH) CCGP Board on 4th July 2012 and to the Southampton, Hampshire, Isle of Wight and Portsmouth (SHIP) Board of Clinical Commissioners (BOCC) on 18th July. Recommendation and business case to be presented to CCG Clinical Executive Group and Board in October for approval of investment. For implementation from Dec 2012. Lindsey Voss has worked with the current provider and this is out for consultation. If this is commissioned, NHS Solent will be responsible for provision. A range of other interim measures are being explored. Strategic Health is looking at a Hampshire-wide solution.		Review and appraise demand and need for weekend specialist medical examination provision. Implementation of Recommendation.	Will be established through options paper by PCT.	Lindsey Voss
	Within six months					
9	There are sufficient experienced social work staff and managers to effectively carry out the council's safeguarding responsibilities.					Felicity Budgen
	9.1	See action under 'Immediately above - Quality of social work to safeguard children is of a consistently high standard'				
	CHILDREN LOOKED AFTER					
	Immediately					
10	Ensure that statutory visits to children looked after are undertaken within the required timescales					

No.	Rec. Action	Progress	Impact	What do we still need to do	Cost	Lead person responsible
10.1	Ensure that management information is accurate and effectively used to improve performance at individual and team level.	3-weekly reports now in place from Data Team indicating performance at child level by team/social worker. A reminder system has been requested from the Data Team, to enable proactive planning rather than exception reporting. However, this is not currently available without purchasing an additional PARIS module. In the meantime, a spreadsheet is being trialled in Pathways and use of the Outlook workflow system is being trialled in PAC's Service Manager (CLA) meets with Pathways fortnightly for a performance meeting to ensure progress of remedial actions in response to CLA Visits Report Permanence Group have been tasked to clarify and communicate definitions to ensure consistent "counting", and service wide shared understanding of requirements PARIS Trainer has agreed to do urgent training for IAT and PACTs to ensure all current and new staff (including agency) have relevant skills and knowledge of PARIS requirements	Dialogue between Tim Davis and Gill Horrobin to continually review and revise as required.	1. To continue and embed further current actions progress the care plan. 2. Ensure that care plans are in place, since the aim of the visits is to progress the care plan. 3. Monitoring of compliance with statutory visit at team performance meeting and individual supervision, supported through better use of Outlook and automated reporting. 4. Regular case audit activity is in place to drive plans forward.	Within existing resources	Gill Horrobin
11	Three months Children looked after are aware of the complaints process and are enabled to access the advocacy service					
11.1	Raise profile of and promote complaints and advocacy service	Complaints leaflet has been updated, including information re Advocacy Service, to be sent to all CLA September 2012. In addition, the current Advocacy Service provision is being reviewed by Commissioning colleagues.	Complaints are resolved and service developments increasing	IROs to discuss with children/young people opportunities to take up advocacy – at statutory review meetings. From September 2012 all practitioners, and support staff will distribute the compliments, complaints and comments leaflet and the advocacy leaflet to all children and young people in care.	Within existing resources	Gill Horrobin
11.2	Continue accessing advocacy for individuals through spot purchasing the No Limits service. Advise the service through the complaints leaflet and by ensuring the No Limits leaflets are distributed through social work teams. Clarify the funding available to go through a competitive tender process for an advocacy service. Scope services required and develop specification. Initiate the competitive tender process to secure a local advocacy service for children looked after and care leavers.	The amount of funding has been confirmed. The contact number to access the No Limits advocacy service is being sent out through the complaints leaflets. The Independent Reviewing Officers consider whether all children looked after would benefit from an advocacy service via the child's statutory reviews. The specification is in draft form and will be shared for consultation and edits.	All CLA have appropriate information about complaints process.	Commissioning to explore with potential providers scope and costs for developing value for money in a more attractive and better used advocacy service.	£11k rising to £22k pa based on similar service elsewhere. To be prioritised from existing resources depending on final specification.	Sam Ray
11.3	Improve online accessibility	Information about the Complaints Policy can be found on Young Southampton at http://www.youngsouthampton.org/parents-and-carers/cypis/policies/complaints-policy.aspx . Nothing yet online about Advocacy	Advocacy support is easily accessible	Complaints and advocacy information posted on Young People in Care Council Facebook and Youth Southampton.	Within existing resources	Tim Davis
12	Pathway plans are in place for all care leavers, that they are comprehensive and specific and effectively support care leavers in achieving their objectives, including the development of independence skills and the transition to independence.					
12.1	Audit of current practice required followed by remedial actions including training as necessary.	Audit of Pathways needs Assessment and Plans carried out 8th August, to be reported quarterly to SGM. The Pathways Management Team is reviewing Pathways Needs Assessment and Plan documentation. Draft proposals were considered at Team Day.	Good quality and effective pathways plans are in place for all care leavers.	Review and reconfigure as necessary front line safeguarding services in consultation with staff teams and partners using LEAN process review as appropriate and making effective use of qualified social workers across teams. All Social Workers will be issued with a management instruction on the statutory requirements to develop in partnership with children, young people and their families/carers, appropriate, high quality pathway plans. A further audit planned for December 2012.	Within existing resources	Gill Horrobin

No.	Rec. Action	Progress	Impact	What do we still need to do	Cost	Lead person responsible
				Embed a regular cycle of audits including peer triangles and management audits to ensure that the needs assessments inform pathway planning and that they are robust and analytical (not descriptive). They must provide a comprehensive, up to date assessment of the needs of the care leaver.		
				Collect and disseminate good practice examples for social work staff and provide training and guidance to enable them to improve preparation and support for young people progressing to independent living. Ensure support is proportionate to individual need		
				Continue to develop an 'independence training pathway', including the planned pack of materials to inform young people about pathway planning and to guide them through the process.		
13	High quality personal education plans (PEPs) are in place for all relevant children looked after	Ongoing audit programme lead by Service Manager (CLA). Last audit 9 July 2012, 18 PEPs audited across Secondary, Primary, SEN and Early Years: 8 were satisfactory, 10 were judged inadequate. SB/MHJS have committed to writing a PEP Action Plan for the Strategic Leadership Team on 17 October 2012.	-Improving educational outcomes for CLA. 54% completed in September. Results at end of Key Stage improved for 5, 7, 11 and 16 year olds for all key measures in 2011-12.	-Delivery of training for social workers, designated teachers, senior practitioners and team managers to ensure high quality PEPs are in place. Extend Quality Assurance Framework to cover production and review of PEPs. Undertake PEP audits, in line with the Quality Assurance Framework. Develop and implement a Virtual School development plan to improve timeliness and accuracy of oversight and intervention on CLA attainment and attendance. Develop and test pilot approaches to ways of integrating PEP review activity alongside other meetings, such as Children Looked After statutory reviews. Ascertain which children looked after do not have a PEP and set target date for all these children to have their PEP in place. Set up a tracking cycle to ensure all children receive timely PEPs and reviews and that social workers get reminders when PEP dates are imminent.	Within existing resources	Gill Horrobin
14	Comprehensive up to date assessments are in place for children looked after and care leavers which are analytical and robustly identify risks, needs and protective factors and effectively inform care planning.	Assessments Workshop on 8th September. New Core Assessment format is being developed by a working group led by Alyce McCourt. This to be piloted from December 2012. The Workshop concluded that for CLA, the care plan must be updated following each CLA Review; this will require thorough completion of the CLA Review Part 1 form. In addition, specific or specialist assessments will be commissioned as required.	Much improved quality of care planning	-Review all available assessment materials (available locally and nationally) and develop an assessment tool which identifies the child/young person's needs to underpin planning. - Practice standards to be developed by Siobhan Burns by December 2012 and launched at team briefings. These will include clarification on when a Core Assessment is required and when and how it is updated.	Within existing resources	Gill Horrobin
15	Care plans are specific with clear intended outcomes, that these are recorded on the electronic recording system and that the implementation of the care plans is robustly monitored.	69 Care Plans audited in August and report completed 17 August, with 9 Recommendation. Quality and recording issues are being addressed through audit, and through additional training for Team Managers, Senior Practitioners and Social Workers through Oct/Nov / Dec 2012. In addition, the PARIS Trainer is working with IAT and PACT Managers to deliver bespoke training to ensure all current and new staff have done the half-day CLA and CP PARIS Modules by the end of November 2012; this is a significant challenge due to the number of new and agency staff. Pathways Team PARIS training needs to be reviewed. Care Plan implementation is monitored through supervision and ongoing audit. Care Planning Panel and Resources and Alternative to Care Panel have recently been established	The high percentage of CLA with authorised Care Plans remains high (90% +)	-Embed the new electronic Care Plan document onto PARIS -To complete identified training programme and carry out further audit to assess further improvements in quality and timeliness of care plans.	Training priority. PARIS costs to be confirmed. £ per social worker= £15k year 1 then as part of induction.	Gill Horrobin
15.1	Audit of care plans to inform remedial action and training as necessary.					

No.	Rec. Action	Progress	Impact	What do we still need to do	Cost	Lead person responsible
				Embed a regular cycle of audit of care plans on PARIS that includes monitoring the quality of the care planning against the outcomes for the child and the standards. This audit also to include monitoring to ensure that planning to move children into care		
				Review impact of these panels on improving outcomes for children. Review to include input from professionals and families.	Within existing resources	Gill Horrobin
				Ensure that there is a clear set of standards for care planning and that exemplars and training is given to social workers on applying these standards to their care planning practice. These standards will be child focussed (not process focussed) and will include ensuring that (see below):		
16	Legal planning meetings are timely and that actions from these meetings are robustly monitored and implemented.					
	16.1 Ensure that legal planning meetings take place on a regular basis, and actions are recorded and monitored	The Care Planning Panel now meets weekly, chaired by Senior Manager - Children Looked After, and is an embedded fixture in ensuring that actions identified in cases in proceedings are resourced and implemented	Cases are robustly monitored in order to ensure that actions to protect children are implemented in a timely way.	Continue to use the system to track cases following legal gateway meetings to enable any delay to be challenged at an early stage. Continue with weekly planning consultations with legal services.	Within existing resources	Mark Jowett
	Six Months					
17	Robust systems are in place that enable children looked after and care leavers to effectively contribute to developments in strategic planning, policy and practice					
	17.1 To build on the work of the Children in Care Council and the Corporate Parenting Group and to develop our ability to listen to the voice of the child to improve services.	The Children in Care Council continues to be supported in its development to improve the influence of children looked after over their care; e.g. Pathways team held a BBQ for looked after children in September. The views of CLA were canvassed and a number of young people have agreed to take part in further consultation. This will be made into a regular activity.	Children feel they are listened to and can influence service delivery.	Robust systems are in place that enable children looked after and care leavers to effectively contribute to developments in strategic planning, policy and practice.	Within existing resources	Gill Horrobin
				Social Workers, including residential workers, fosters carers, collect and record children and young people's views of service into the service redesign. Facilitate a range of regular opportunities for children looked after to participate in forums in which they are able to contribute or to influence policy and planning. Ensure that this approach gains the wider views of children and young people. All children looked after to be made aware of the Promise and to be kept informed of the progress against the promises - letter to go from lead member to all CLA		
18	Sufficient high quality accommodation is available to effectively meet the needs of care leavers					
	18.1 See above on the work on housing and homelessness	We have implemented a Southampton Staying Put policy to encourage young people to remain with their foster carers post 18.	Care leavers report consistently that their housing needs are being met with accommodation of sufficiently high quality	Evaluate the effectiveness of the Staying Put policy. -Analysis of cohort data to predict accommodation needs of care leavers. Implement the "Children looked after and care leavers placements commissioning strategy March 2012-2015". CSL to continue working with Supporting People and Housing to look at the wider needs. Review the city strategy for accommodation for young people along with colleagues from Housing and Supporting People to ensure it meets the needs of vulnerable young people aged 16-25, including care leavers. *Commission further supportive lodgings accommodation and accommodation for vulnerable care leavers. Continue working with the existing providers to develop transitional arrangements for care leavers e.g. setting up trial beds for young people to start preparing themselves for more independent living. • Developing flexible bespoke packages to ensure care leavers are supported at the levels they need within the existing contracts we have for accommodation. No Limits staff co located with Pathways will provide intensive packages of support for care leavers and care leavers coming out of custody.	Within existing resources	Gill Horrobin

No.	Rec. Action	Progress	Impact	What do we still need to do	Cost	Lead person responsible
19	NHS Southampton PCT should ensure that there is sufficient capacity within the children looked after health team to meet the health needs of children looked after					
	19.1 Develop service to ensure health outcomes continue to improve for children looked after. Key performance indicators sustained and further improved					
20	Develop the service provided by the children looked after health team to ensure that the health needs of care leavers are adequately addressed.					
	20.1 Health outcomes of care leavers are sustained and further improved.			Commissioning review of children looked after health team to identify current need against existing capacity to maximize effective use of resource and address resource needs. Recommendation and business case to be presented to CCG and MACH COCP board in early September 2012. Recommendation and business case to be presented to CCG Clinical Executive Group and Board in October for approval for investment. For implementation from December 2012.	TBC	Lindsay Voss

DECISION-MAKER:	OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE
SUBJECT:	ALTERNATIVE DELIVERY OPTIONS FOR ADULT SOCIAL CARE
DATE OF DECISION:	8 NOVEMBER 2012
REPORT OF:	CABINET MEMBER FOR ADULT SERVICES
STATEMENT OF CONFIDENTIALITY	
None	

BRIEF SUMMARY

This report provides an update on the findings of Pricewaterhouse Cooper which informed a final decision about the future delivery model for in house social care. A decision was made on the 25th September 2012 to retain the provision within the Council.

RECOMMENDATIONS:

- (i) That the Committee discuss the issues raised within the report.

REASONS FOR REPORT RECOMMENDATIONS

1. To respond to a request from the Overview and Scrutiny Management Committee at its meeting in December 2011.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. Different delivery options for the Council's directly provided adult social care were identified in the report that went to the OSMC in November 2011.

DETAIL (Including consultation carried out)

3. Following completion of the work identified to OSMC in February 2012, a further appraisal of the options was completed by members of the HR team, a senior manager of social care from the IOW, a local NHS commissioner, a member of the finance team and members of the policy team. This was led by the Senior Manager for Customer and Business Improvement. This appraisal found that a conclusive recommendation could not be made.
4. The Chief Executive, with agreement from the Deputy Leader of the Council as chair of the Change Programme Board, commissioned Pricewaterhouse Cooper (PwC) to undertake a short piece of work to provide the City Council with an objective external assessment of the strengths and weaknesses of the work that had been developed internally and of the best strategic and financial fit of future direction to our HASC services.
5. The work that was then undertaken by two members of PwC over two weeks concluded that the two main options that had been identified as viable in previous work were the same options that they felt could be considered, these being moving to a trading company or retaining the provision in house. However, they identified that the business case for the LATCo had been heavily reliant on having a two tier work force which this Administration was not prepared to implement and had not focussed on the added value that in house services provide. Furthermore they made it clear that making a decision about the future of provision must be based on greater clarity about the direction of commissioning and that a clear strategic direction was awaited by the end of the year. They considered that many of the reasons given for

moving to a LATCo could actually be achieved in house if the Council environment were to be more receptive.

6. The presentation given by PwC is provided as an appendix. This was presented to the Change Programme Board on the 25th September 2012 where it was decided that social care services would be retained in house. However, it was also clear that these services would be given support to change and develop to meet the changing national agenda and local demands. Further more the Change Programme Board committed to overcoming as much as possible the areas of the Council's processes that PwC had identified as barriers to flexible use of the service provision.
7. The future of the relevant services is now focussed on:
 - Working on delivering better outcomes for all users of social care services;
 - Creating and implementing a better commissioning strategy across all Council services; and
 - Shaping the social care market so the Council can have a stronger say over quality and outcomes, whoever the providers of those services are in the City.

RESOURCE IMPLICATIONS

Capital/Revenue/Property/Other

8. There are no direct financial implications of the recommendations in this paper. Access may be made to the Change Programme Board /Transition Board for some project support to maximise the development of in house care services.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

9. None required

Other Legal Implications:

10. None

POLICY IMPLICATIONS

11. Policy implications resulting from the national changes currently under focus for Adult Social care will be taken into account in future service development.

AUTHOR:	Name:	Jane Brentor, Head of Provider Transformation	Tel:	023 8083 3439
	E-mail:	jane.brentor@southampton.gov.uk		

KEY DECISION? No

WARDS/COMMUNITIES AFFECTED:	None
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SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	Presentation from PwC to Change Programme Board.
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Documents In Members' Rooms

	None
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Integrated Impact Assessment

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out?	No
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Other Background Documents

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	None	
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Southampton City Council

Alternative options for
delivering adult social care
provider services

September 2012

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- Deciding what to do next: the decision tree and our playback
- Our conclusions
- The future

Section two: responding to the key questions raised

- Responses to the key questions raised by the Council

Section one

Executive summary

Who we have met, and what we have seen and read

We have received a great deal of information and heard a number of different perspectives

We have met..

Cllr Rayment, Cllr Stevens, Cllr Noon, Alistair Neill, Margaret Geary, Dawn Baxendale, Andy Lowe, Jane Brentor, Carol Valentine, Stephanie Ramsey, Rob Harwood and Dave Cuerden.

Service managers/senior workers from the services listed below.

We have seen..

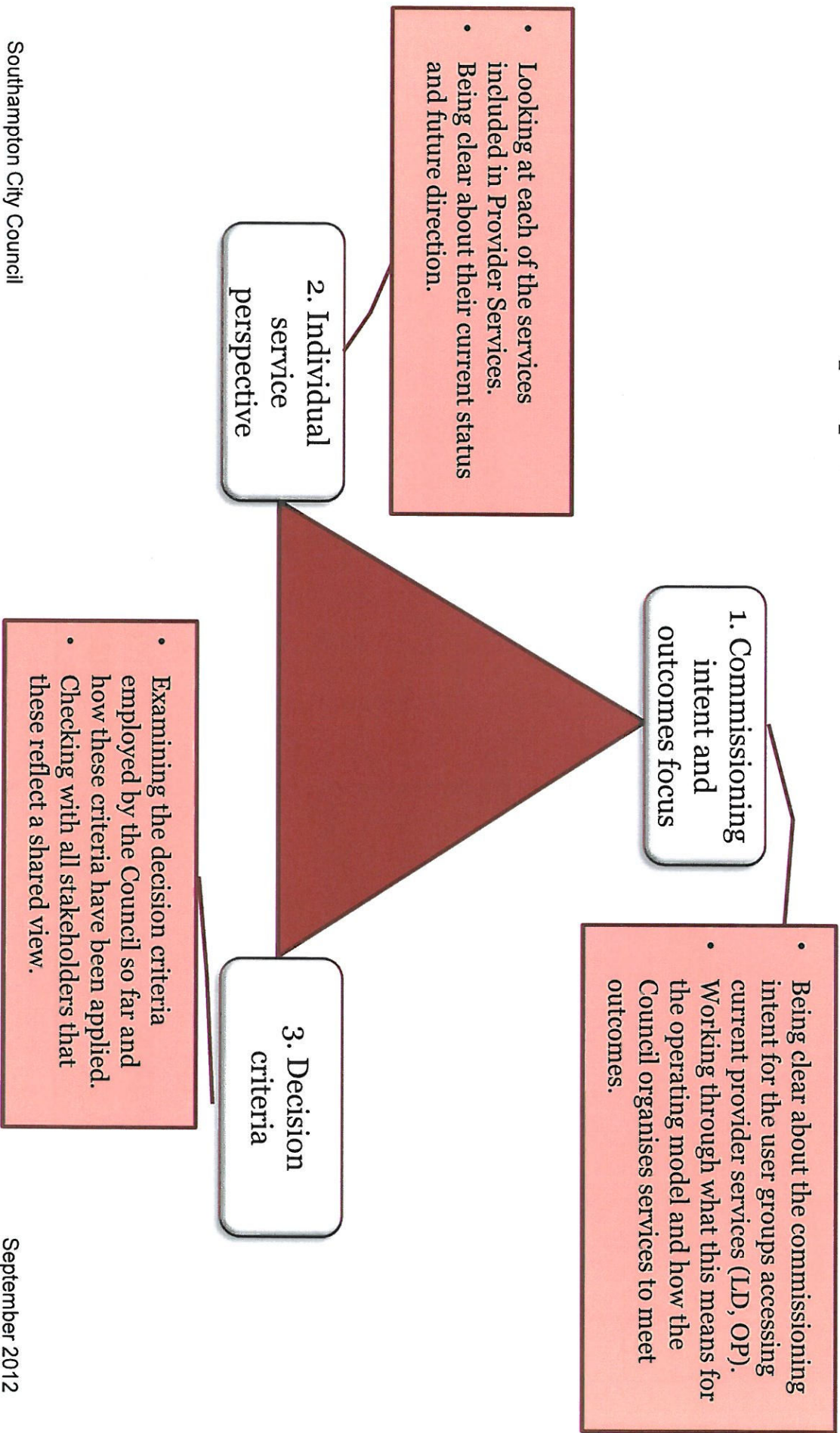
Brownhill residential rehab, Nuttfield horticultural day service, City Care reablement and Glen Lee residential service for people with moderate/severe dementia needs.

We have read..

Independent options appraisal (May 2011), continuing to provide within the City Council business case (Aug 2011), Care and Health LATCo business case (Sept 2011), draft Council report (Oct 2011), options appraisal (June 2012), best/worst case financial model (July 2012), provider services options appraisal (Aug 2012) and draft commissioning framework and project brief (Aug 2012).

How we have approached this work – our 3 lenses

We have approached this work by looking at the question from a commissioning, service and decision criteria perspective.



Lens 1: commissioning intent and outcomes

This is about following through the evidence basis for service development.

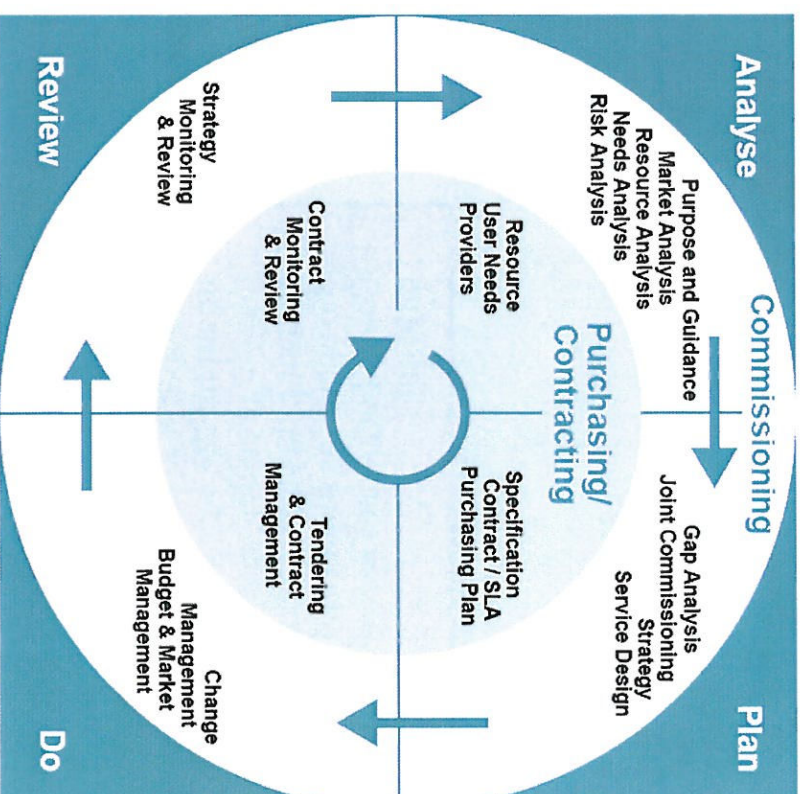
The Council already has work underway on this..

- An overall commissioning framework is being developed jointly with the NHS.
- When developed, the commissioning strategies will take a future view on which outcomes the Council and partners are looking to deliver in each target population (LD, OP).
- The strategies should take account of how services need to change, leading practice from elsewhere.

This work is due to conclude in the next 2-3 months..

- The work is already beginning to examine different models for delivering effective commissioning.

A commissioning framework



Lens 1: commissioning intent and outcomes

A perspective on a “typical commissioning journey”

From service led commissioning..

- Commissioners focus on contracting and procurement practices.
- Unit costs are driven down through occupancy, block contracting and inflationary negotiations.
- The market is largely unmanaged.
- Outcome-based commissioning is the exception rather than the norm.

PRESENT



FUTURE

To strategic needs-led commissioning..

- Commissioners focus on strategic market management.
- Markets are open and responsive.
- Relationships between commissioners, providers and users are well developed.
- All services are based on evidence of need and delivery of outcomes.
- Service users are able to access a range of different services across all statutory services to meet their needs.
- Service users co-produce throughout – designing outcomes and packages of support to deliver them.

Lens 2: the individual service perspective

The Council is already discussing different service priorities in each area

In older people's services for people with moderate/severe need and dementia..

Residential care

- Traditional model of delivery
- High cost per head
- High infrastructure costs/aged buildings

Extra care housing, floating support, assistive technologies

- Personalised, outcomes focussed
- Requires investment but delivers lower unit costs
- Innovative, sustainable in the face of increasing demand

In reablement and intermediate care..

Standalone reablement

- Niche not mainstream
- Variable results with variable costs
- Mostly single agency view
- Mix of skills and disciplines
- Roles and responsibilities sometimes unclear

Integrated intermediate care

- Mainstream, not ancillary
- Flexible, innovative, person-focussed
- Brings together full range of stakeholders
- Focuses on support planning rather than interventions

In day services for people with learning disabilities..

Buildings based support

- Individuals are given things to do
- Service for users vs carers
- Economies of scale
- Fixed populations supported

Person centred approaches

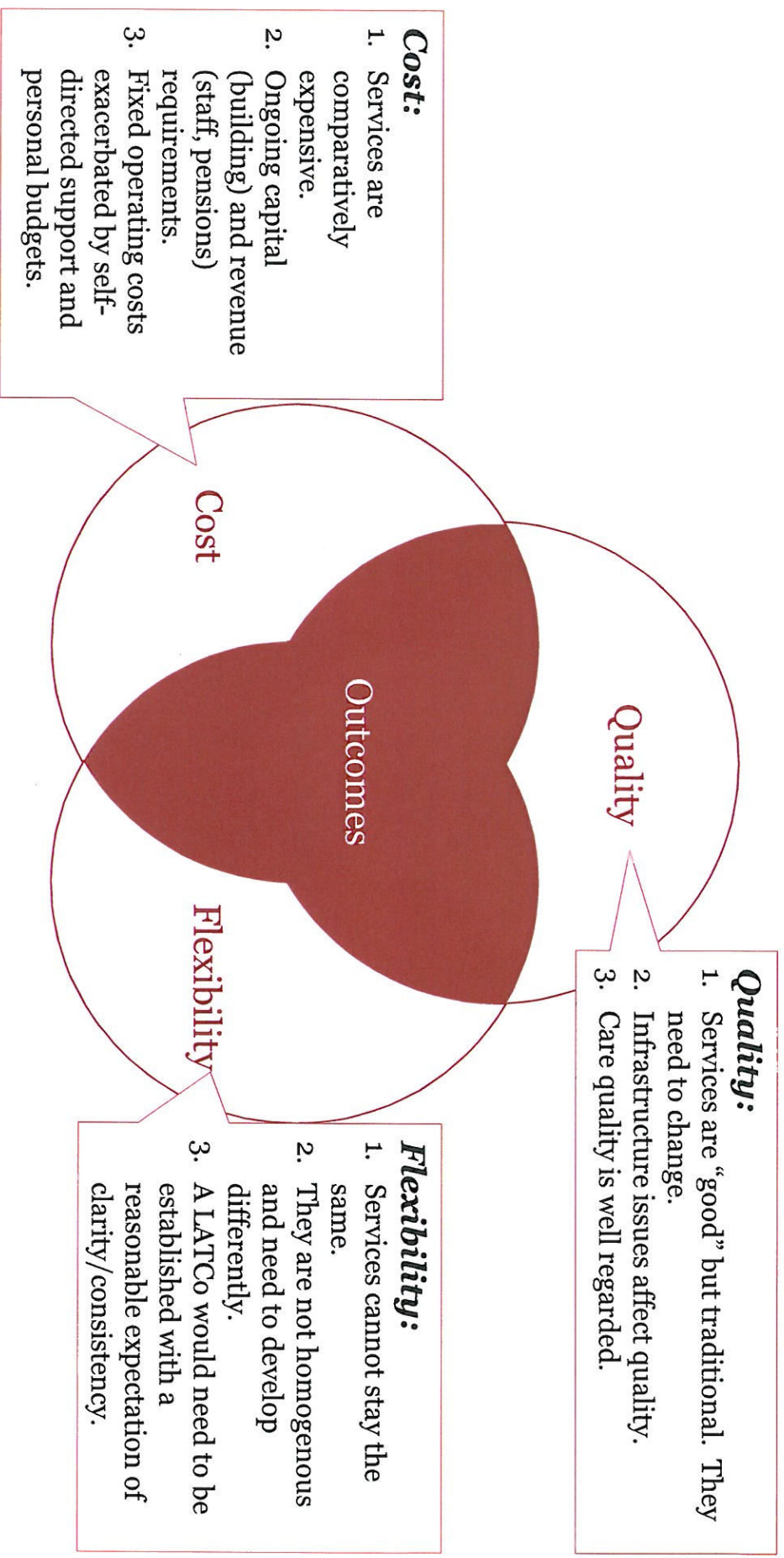
- Flexible and floating support for carers
- Person/outcomes-focussed support outside of traditional service boundaries
- Choice and control is exercised as part of maximising life choices/experiences

Dispute
Kline

We need to keep talking about the future of each service, rather than all of them together

Lens 3: the Council's decision criteria on the LATCo

There is broad agreement that the principal decision criteria for deciding whether or not a LATCo is the right option for the Council are quality, cost and flexibility – focussed on better outcomes.



Addressing the Council's business case for the LATCo

We have read and discussed the various business cases/options appraisals for the LATCo

We understand why the business case has been prepared in the way it has

- It has been prepared on the basis of direct cost assumptions and “known” elements.
- Negative costs (including through prevention) have been excluded.

The business case is really about how the current services would move into a LATCo model

- The business case takes the existing budget and projects this forward.
- The only real variable is how capacity in current services can be maximised, through unmet need and trading.

This means the business case is based on a series of underpinning assumptions

- One of the key assumptions is that LD clients will not be able to access services if they remain in-house. The next assumption is that they will continue to want to. In this cohort we are already seeing some movement away from direct provision.
- The business case also assumes some unmet demand – from clients currently excluded from service provision (eligibility) as well as from elsewhere (private clients, other local areas).
- Some financial elements are also potentially under-represented (e.g. redundancy costs, cost of change, cost of client function within the City Council).

The Council's business case for the LATCo

The result is a business case with an upside which is marginal at best

We have focussed our value for money discussions on the "Best Case" financial model

1. The business case assumes a continuing budget – in effect ringfencing current funding levels. This is not sustainable in a very high cost area.

2. It also makes assumptions that VAT will not be charged.

3. Costs of change are not included. These would be material for the Council

4. Redundancies do not include pension entitlements.

7. High occupancy levels are assumed but demand is not evidenced.

8. In the main savings are anticipated through two tier working – which assumes agreement on terms as well as staff turnover. In practice this is difficult to achieve within a reasonable period.

LATC - Best Case		12/13	13/14	14/15	15/16	16/17	5 year Total
Current Budget		£	£	£	£	£	£
Pressures		9,273,400	9,273,400	9,273,400	9,273,400	9,273,400	46,367,000
VAT Exempt inputs (From Model)		0	0	0	0	0	0
Additional Costs (From Model)		95,000	95,000	95,000	95,000	95,000	475,000
Additional Board costs (From Model)		8,000	8,000	8,000	8,000	8,000	40,000
Additional costs not in model		0	0	0	0	0	0
Cost of Day clients transferring to Direct Payments		93,852	375,408	809,474	1,055,835	1,055,835	3,390,404
VAT on Agency/ Staff not included in Model		0	0	0	0	0	0
VAT on Units Rent (if SCC Opt to Tax)		0	0	0	0	0	0
Community Centres Charge for hire LATC		0	0	0	0	0	0
Potential Redundancies		125,000	0	0	0	0	125,000
Set Up Costs Beyond Original Project evaluation		150,000	0	0	0	0	150,000
Total Pressures		471,852	478,408	912,474	1,158,835	1,158,835	4,180,404
Savings		0	0	0	0	0	0
Income from Private Clients Day Care (From Model)		0	0	(50,000)	(50,000)	(75,000)	(175,000)
Income from Private Clients Day Care / savings required to offset DP clients		(93,852)	(375,408)	(809,474)	(1,055,835)	(1,055,835)	(3,390,404)
Income from Private Clients OP Res Care (From Model)		(62,500)	(125,000)	(125,000)	(125,000)	(125,000)	(562,500)
Income from Private Clients LD Respite Care (From Model)		(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(200,000)
Income from private clients City Care (From Model)		(50,000)	(100,000)	(100,000)	(100,000)	(100,000)	(450,000)
Staff Savings (From Model)		(170,000)	(230,000)	(310,000)	(380,000)	(460,000)	(1,550,000)
Supply Savings (From Model)		(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(140,000)
City Limits Income		0	0	0	0	0	0
Total Savings		(404,352)	(908,408)	(1,472,474)	(1,788,835)	(1,893,835)	(6,467,904)
Net (Savings) / Pressure		67,500	(430,000)	(560,000)	(630,000)	(735,000)	(2,287,500)

5. The business case assumes new demand for services. Where from?

6. This demand is expected to equal movement away from the service.

9. A risk adjusted business case is unlikely to break even

Key messages from the business case analysis

We have discussed our headline conclusions drawn from this with the key stakeholders involved

The services need to change. Locking them into a LATCo is not the right option

- The Council need to accelerate the evidenced-based service development process.

In financial terms the business case is marginal at best once you remove the protected benefits of two tier working

- Two tier working makes up the majority of the savings potential. This is dependent on staff churn, as well as sign up from the Council.

The business case also rests upon assumptions about income maximisation

- There is no proven demand or investment built in to deliver on these additional income opportunities.

At present the case for a LATCo is not made on a typical value for money judgement

- There would need to be other, more subjective reasons for pursuing this option.

But the Council has initiated early work on commissioning and recognises the potential to do more for citizens

- This is about thinking from an outcomes perspective and doing the best the Council can for people in its care.

Deciding what to do next: the decision tree

There are broadly two options now – wait for the evidence based (commissioning) or press on anyway. Either way, the services need to be transformed

Now

Decision 1: Will commissioning drive service development ?

Decision 2: Do we want to maintain current services?

Assumption 1:
The commissioning strategies will define the Council's future requirements sufficient to enable future decision making

Decision 1:
Wait for the completion of the commissioning strategies and then revisit the options for Provider Services.

Assumption 2:
The Council wishes to deliver the same outcomes through the current set of services

Decision 2a:
Retain the services in-house

Decision 2b:
Pursue the LATCo

Next

Decision 3: Are we going to transform the services?

Assumption 3:
The Council wants to fundamentally transform services, requiring investment and active management of the transformation.

Decision 3a:
Retain the services in-house

Other decisions - eg:
Engage external partners
Manage the market
Drive the change
Engage staff and users

Deciding what to do next: our playback

From our discussions, we think there is a lot of clarity about what needs to happen next. Services need to change, and there are strong ideas for how and in what ways

We think you are clear about..

Services	Future thinking
<p>Residential services for older people</p>	<ul style="list-style-type: none"> • Continue to drive improvements in the current cost model (eg peripatetic managers) • Use current services as a platform to deliver extra care in the community, either in people's homes or using the capital to invest in new provision, increasing capacity (currently 8 beds for 3,000 population). • Make better use of technology – including through hub and spoke dementia support models. • Make more of opportunities across departments (eg children's services) and with partners (such as health).
<p>Reablement</p>	<ul style="list-style-type: none"> • Develop integrated working arrangements and look to mainstream the current approach – so that everyone (care managers, occupational therapists) has reablement at the centre of their work. • Develop a full, flexible spectrum of intermediate care provision – for step up and step down care.
<p>Learning disability day services</p>	<ul style="list-style-type: none"> • Focus on outcomes and the support required to deliver those outcomes (eg employment and volunteering support). • Focus current inputs on support planning for outcomes. • Consider inter-dependencies including with health providers (eg Horticultural Day Service) and alternative delivery models as part of "seeding" the market.

The conclusions we have reached

Working with you, we have reached some logical conclusions

- Applying the commissioning “lens” in particular our recommendation would be to leave the services in-house for the time being.
- The current services are not the delivery models you require going into the future. They are traditional, expensive and do not respond to the new policy agenda.
- The decision criteria as developed and applied by you have multiple dimensions for different stakeholders. However, the most common criteria described by everyone we met was the need to maintain a focus on outcomes and ensure that there was flexibility for the future.
- Moving to a LATCo would not prime facie meet your criteria for flexibility.
- The current business case for moving to a LATCo represents at best marginal savings with some downside risk for the Council and the LATCo.
- The transformation journey needs to be accelerated, with services retained in house and external partners engaged to support specific agendas (eg the development of extra care housing options).

The future – a potential route map

What might the future hold?

Now

December 2012

Clear, agreed evidence base for service development planning

September 2012

Commissioning approach confirmed

February 2013

Specifications developed
Structural commissioning models considered and decided upon

March 2013

Dementia strategy/extra care plans developed and decided upon
Delivery models clear for each user group
Cross-council bundling opportunities planned and implementation plans in place

May 2013

Choice and control in LD
Direct Payments up

June 2013

Reablement model "mainstreamed"

July 2013

Extra care unit comes on stream

August 2013 onwards

Flexible delivery models focussed on well-being, independence and choice

*From current budgets
vise? (with service)*

Future

Section two

Responding to the key questions raised

Executive summary: responses to key questions

The City Council raised 10 key questions at the outset of this work

No.	Question or area	Summary response
1.	In which ways would a LATCo be advantageous and disadvantageous to the Council?	Advantages: enable income generation, provide a market “underpinning”, enable a wider pool of individuals to access services (subject to demand). Disadvantages: ringfences budget, inhibits flexibility, does not develop market, requires new skills and change capacity, value for money, unclear expectations, staff and business change required.
2.	Is the current business case robust?	The business case does not currently fully address value for money considerations and is based on a set of questionable assumptions.
3.	Could a LATCo be made to work successfully with a workforce on equal terms?	If all assumptions are met, on the current financial model without changes to workforce terms cost savings of c.£786k could be delivered. The income assumptions look optimistic – this is a best case scenario.
4.	What alternative options would be appropriate?	The services in scope are very different. Different options might be appropriate for different services. The business case needs to be considered on this basis. Prime facie there appears to be a case for the Horticultural Day Service to consider becoming a social enterprise.
5.	Are there gaps in the current assessment of the LATCo?	One of the overriding priorities for everyone involved in this project was being able to maintain flexibility. The LATCo business case also makes assumptions about new demand for current services (including people with lower level needs). The key is compelling evidence to support the income assumptions.

Executive summary: responses to key questions

The responses continue below.

No.	Question or area	Summary response
6.	What are the risks and opportunities involved in retaining the service in house?	Risks: institutional issues (bureaucracy, risk aversion), income potential, political and staff buy in to LATCo proposal. Opportunities: maintains flexibility in budgets/quality/provision, easier to transform, reinvest, modernise, personalise, commercialise, invest in outcomes, take an evidence-led approach.
7.	What are the risks and opportunities in outsourcing?	Risks: political buy in, lack of knowledge of/under-developed market conditions, staff response to change, unclear specification for services, capital requirements. Opportunities: cost savings, shared risk, inward investment potential, catalyst for change.
8.	Would a partnership with a health provider be beneficial?	This needs to be tested further. Some services align well with health provider services (eg reablement); others less so (eg learning disability day services). The cost/benefit of a partnership of this kind has not been fully tested, and needs to be driven by citizen needs.
9.	Are health agencies a suitable partner for delivery?	This may be the case in some services (eg an integrated intermediate care service). No business case was provided as part of this review.
10.	Is the Council's approach to integrating commissioning across children's and adult social care a sound one?	Fundamentally the approach is sound. The key is to build capability and capacity in the Council and place the commissioning strategies at the heart of the strategic agenda. No business case for delivering this was put forward as part of this review.

Q1: In which ways would a LATCo be advantageous and disadvantageous to the Council?

Advantages

1. A LATCo will be able to generate surplus income for reinvestment in the service or the wider Council, and become, whereas in-house services are only permitted to recover full costs. The Council's financial projections assume that a LATCo would be able to increase income by over £4m over 5 years (worst case), which would overcome the circa £1m additional costs (over 5 years) required to establish a LATCo.
2. Establishing a LATCo for social care services would enable the Council to establish a clear commissioner-provider split, and to focus on commissioning the most effective service provision for the local population.
3. A LATCo would enable the Council to retain arms-length control over a set of strategically important services to the local community and ensure that services will continue to be provided in areas (under the existing Council brand if desired) where the market is insufficiently developed. Moreover, it would be legally possible to establish a LATCo under a Teckel arrangement, in which the authority could continue to commission services from the LATCo without the need for a full procurement procedure, provided that LATCo remained financially dependent upon the authority.
4. The new organisation would be less dependent upon local authority support and have the freedom and incentive to operate more commercially and innovatively to extend service provision and attract new customers, including in partnership with other providers (e.g. NHS).
5. Existing staff could be retained under TUPE in a new LATCo, but would have the opportunity to operate in a more flexible and rewarding environment, with more effective reporting and accountability arrangements. This option may also be more acceptable to trade unions as it falls short of outsourcing.

Disadvantages

1. Under a LATCo, the social care budget would effectively become ring-fenced, with the Council losing the ability to redirect this significant resource to other parts of the organisation as efficiencies are made and priorities change. The ability to pool resources flexibly with other services and other organisations to address needs more holistically may also be diminished.
2. With its increased operational autonomy, it may become more difficult to include social care in Council-wide shared service programmes, and the benefits case for Council-wide transformation could be eroded as a result.
3. Establishing a LATCo would still inhibit market development, as private and third sector providers would continue to find it difficult to compete with the resources and expertise of such a body. Establishing a LATCo under a Teckel arrangement would shield the new body from competition and reduce the incentive to make efficiencies.
4. A further opportunity cost of establishing a LATCo instead of fully outsourcing is that existing people, processes and technology are simply retained under a new banner, and it may take longer to lever in new expertise and thinking, and bring about more efficient ways of working.
5. Setting up a LATCo would involve significant investment and change for the service, and a strong business case and programme management approach will be required in order to implement the new service. In particular a separation of existing teams, assets and contracts would be required so that the new organisation had its own resources, and also VAT would become payable in relation to particular activities. The decision to establish a LATCo still represents a significant risk to the Council, particularly if the VAT impact cannot be mitigated as fully as anticipated.

Q2: Is the current business case robust?

The LATC business case prepared by CHS (September 2011) provides a good basis for considering the opportunities and risks associated with this option. It includes a detailed set of assumptions behind the income and cost projections. However, this only appraises a single option in detail – the establishment of a LATC covering all provider services – rather than a full set of options, and therefore there is a risk that this document lacks balance.

In addition, a separate internal business case (August 2011) found that the status quo was financially unsustainable, but that it was equally difficult to make a strong case for moving to a different model. This document is a briefer piece of work.

We have also reviewed the latest financial model and would highlight a number of key issues with the current financial model (September 2012 version):

1. The current financial model only considers two options, whereas there may be potential for more aggressive cost reduction and income generation under other options (eg engaging alternative providers).
2. It is unclear whether the model is underpinned with a detailed set of assumptions and supporting evidence.
3. It is assumed that current budget of £44.6m will remain the same over the following five years, however this will need to reduce in order to help meet the Council's efficiency savings as the service becomes leaner.
4. The model significantly understates the ability of the Council to transform its own operations. Staff savings for the LATC option (£1.5m best) are far in excess of the In-House option (£100k best), and also no supply savings are assumed for the in-house model. Also no redundancy costs have been included for the In-House option.
5. For the LATC option, there is no variation in staff or supply savings for

the LATC option between the best and worst scenarios.

6. In terms of income forecasts:
 - The model assumes that there will be a significant increase in income from private clients under the LATC option. What up to date evidence is there of this new demand, have all new sources of income (e.g. contracts with other public bodies) been taken into account, and would this type of income generation be permissible under a 'Teckal' arrangement?
 - Under the in-house option, it may be possible to generate additional income through ensuring full cost recovery across all discretionary service areas if this is not being achieved at present.

Q3: Could a LATCo be made to work successfully with a workforce on equal terms?

This is a difficult argument to make and is based on a series of assumptions which have not been fully tested as part of this short review – namely:

- There is an assumption that two tier working would not be permissible for the current administration, although the business case does not clearly set out the advantages and disadvantages of considering it.
- The majority of the cost savings identified in the current financial model supporting the LATCo option are, however, predicated on being able to deliver two tier working.
- However, the model does assume that, in a reportedly very stable workforce, there will be some movement of staff which will enable the Council to employ staff on new terms and conditions. This assumption does not appear to be borne out by the Council's own qualitative evidence about staff movement and churn in the service overall.

In addition, alternatives need to be considered further. For example, part of the transformation of the service could include an evaluation of the types and skills required of staff in the future. This would be aligned to evidence about what the Council's commissioning intelligence would specify the future services should deliver. For example, if users with learning disabilities are to be supported to make informed decisions about the choices available to them (exercising their own independence, choice and control) this may mean more of a focus on support planning activity within the current day services staff group. Equally the Council may take a decision that a support planning role should – as far as practical – be carried out by an arm's length organisation, and (in common with other areas) commission further independent support and advocacy from user led organisations based (and if necessary "seeded") in Southampton.

• Fundamentally, the question about equal terms is based on a premise that the

workforce required in the future will be similar in nature to the workforce required now. There are benefits to be realised for staff and users in understanding and embracing changes in adult social care – freeing staff up to focus on what matters to the people they are working with (and their carers) and potentially reducing the time spent on tasks which might be considered of lower value.

The other important factor to bear in mind is that the Council's workforce does not exist in a vacuum. The Council is already a major user of local agency staff, who are required in regulated services to maintain levels of care and are also used in non-regulated services to provide capacity and capabilities not currently employed in-house. Wider issues of recruitment and retention need to be considered. Southampton is, in a sense, operating in direct competition with other neighbouring boroughs for highly skilled and experienced social care staff. Pay, terms and conditions are important considerations to bear in mind in this competitive landscape – but they are by no means the only considerations potential and existing staff will have in mind when deciding on their employment prospects.

Q4: What alternative options would be appropriate?

The services in scope are very different, therefore different options might be appropriate for different services. We believe there are two alternative options that should be considered for some or all of the services currently within scope:

Transfer to a social enterprise

Services could either be transferred to an existing social enterprise specialising in social care or a new one would need to be created. In particular there appears to be a prima facie case for the Horticultural Day Service to consider becoming a social enterprise.

The main advantages of such a model would be that

- The organisation would have the agility to operate more commercially and implement efficiencies, however social enterprises are required to reinvest all surpluses back into the organisation and do require more capital start up than private sector endeavours.

- The Council could retain a degree of control over the new organisation through a governance or commissioning relationship. There are a number of legal models available depending on the objectives and functions of the new organisation.

- Many social enterprises and mutuals have succeeded in delivering a more rewarding working environment for staff, and achieved greater staff affiliation to their place of work and lower levels of absenteeism as a result.

The disadvantages are that:

- The distinctive set of management skills required to drive forward a social organisation successfully may be difficult to attract, and may not be currently available to the Council.

- It may be more difficult to implement transformational change in the new organisation, given that it could comprise existing managers and staff and there is a temptation in these organisations to hark back to established ways of working. New management would probably be required.

- A new social enterprise may struggle to compete with more established commercial competitors in procurement processes run by the Council (although it might be possible to avoid procurement processes through using the Teckal exemption).

Collaborate with neighbouring local authorities or local NHS partners

Adult social care services could be delivered in partnership with one or more neighbouring local authorities or NHS partners.

The advantages of such an arrangement would be that:

- Democratic influence would remain over the service, although local control would need to be reduced.
- Synergies in front and back office functions may be found, whilst front line service delivery teams could be brigaded more efficiently.

- The Council would be able to call on a larger resource pool when service pressures are greatest, and would be able to use shared specialist resources.

- If the service was established at arms-length of the sponsoring Councils, it would have the power to make surpluses for reinvestment in the service.

- It may be possible to bring a private sector organisation (e.g. professional services firm) into the partnership in order to modernise systems, processes and ways of working.

The disadvantages would be that:

- Local government collaborations are often slow to develop owing to differences in local priorities, changes in political control and the length of the decision making process. Agreeing a compelling case for collaboration with senior members and officers early in the process would be imperative.

- Transformation of service delivery and front and back office processes may be difficult to achieve without the involvement of an external third party

Q5: Are there gaps in the current assessment of the LATCo?

One of the overriding priorities for everyone involved in this project was being able to maintain flexibility. The LATCo business case makes assumptions about new demand for current services (including people with lower level needs).

Assessing the LATCo through the Council's decision criteria, we would highlight the following questions that may not have been considered sufficiently so far:

Cost

- Will the LATCo have sufficient skills and capabilities to transform the social care operations it will inherit and drive down unit costs?
- Will the LATCo have sufficient incentive to drive down costs when it will remain closely aligned to the authority, and well placed to secure large local authority and health contracts awarded through joint commissioning?

- There is a risk that the Council's ability to effect transformational change in social care has been under-estimated. The scope of the Council's wider change initiatives to make savings in social care has not been sufficiently considered.

Quality

- Is the current assessment of the LATCo sufficiently outcome-led, and focused on the way that service provision will need to change in future in response to changing need, the changing legislative content and reducing public funding? A clearer set of service drivers are required to determine the most appropriate service delivery model.
- Has the current performance of the service in terms of its ability to effect

outcomes and achieve high levels of customer satisfaction been sufficiently through use of benchmarking, reference to current customer research etc.

Flexibility

- The establishment of a LATCo would be likely to diminish the level of flexibility the Council currently has over adult social care resources, including its ability to pool resources with other services and partners to address needs more holistically.

- A LATCo may risk stifling rather than promoting local competition in social care services, and therefore constrain future commissioning options in particular service areas.

Evidence

- The LATCo business case makes several key assumptions about the ability to maximise capacity to drive additional income. This is not underpinned by compelling evidence or clarity about the marketing and business development strategies and costs that would be required to realise these opportunities.

Q6: What are the risks and opportunities involved in retaining the service in-house?

Opportunities

1. The Council would retain control over the strategic direction and operation of social care services, and can therefore ensure that resources can be fully focussed on achieving key outcomes. Services would still be clearly delivered under the SCC brand.
2. The Council would still be able to transform the service, and social care services would be able to take full advantage of pan Council shared services for front and back office. The Council would also pursue new delivery models in partnership with other providers (e.g. Health)
3. Retaining social care services in house would not necessarily preclude more parts of the service (e.g. residential care) being externally commissioned or delivered more commercially and collaboratively with other public, private and third sector providers.
4. Costs required to externalise the service further (e.g. legal, HR, procurement, property) would be largely avoided. Resources could be focused on maintaining service quality and continuity, rather than being split up and reallocated to an external body. Full recovery of VAT costs would continue.
5. It is likely that the Council would still be able to generate additional income under an in-house solution through ensuring that full cost recovery is achieved for all discretionary service provision
6. A good deal of staff uncertainty and potential union opposition would be largely avoided with an in-house option, making it easier for staff to be retained in key areas which are difficult to recruit.

Risks

1. There is a risk that the pace of transformation would not be as rapid compared to other more external delivery models, and as a result it would take longer for the Council to realise savings in a significant area of spend. Outdated processes, systems and HR practices would continue.
2. The service would continue to have limited incentive to operate more commercially, and would remain financially dependent on Council resources. Unit costs would remain relatively high, and the service would continue to be subsidised by taxpayers.
3. Whilst the service would be able to supply services to external organisations it would only be able to recover full costs from fees and charges, rather than generate a surplus with which to invest in improving the service. As the current financial case indicates, there is a significant amount of untapped revenue which would likely be forgone with this option.
4. Continuing with in-house provision would make it more difficult for the Council to establish a commissioning-provider split within social care, given that the same teams and individuals current deliver both of these functions. Such a split would be required, for instance, for service users to buy-back services with direct payments and reduce the doubling funding of services that currently persists.

Q7: What are the risks and opportunities in outsourcing?

Opportunities

1. An external provider would be able to deliver adult social care services more efficiently than the Council through more efficient front and back office processes, and more modern ways of working. An outsourced provider would be able to invest in the service in order to build capacity and generate more income. Also, experience within local government shows that successful outsourcing arrangements can often provide a catalyst for change for the wider organisation.
2. The Council can decide how much strategic and operational influence it wishes to retain over the service, and select an appropriate outsourcing model to deliver this. Critically outsourcing will enable the Council to share delivery risks with an external provider.
3. It is likely that the Council would be able to enter into an outcomes-based contract with an external provider, with built in incentives to increase personal independence, strengthen the amount of community-based care and reduce unit cost. It would also be possible to include a profit share arrangement so that the Council could benefit from additional income generated.
4. Existing staff and assets could be transferred to the new provider through established processes

Risks

1. The Council takes on a contract/performance management role in respect of the operations of the provider – which it may not yet be resourced to do.
2. An outsourced provider may not wish to take on all social care areas, meaning that the service may be split up. There was particular reluctance to splitting services up in this review.
3. If the contract agreed with a provider is unclear or commercially unfavourable, the Council and the local could be seriously disadvantaged until the contract could be renegotiated, or the service brought back in-house. However, this is a responsibility for the Council to take.

Q8: Would a partnership with a health provider be beneficial?

The costs and benefits of a partnership with a health provider would need to be tested further in a business case and need to be driven by evidence about citizen needs.

The opportunities and risks for partnering with a health provider would be similar as for outsourcing more generally, except that this would narrow down the range of possible providers, and the Council would need to confirm through a tender exercise that the health body selected had the required capacity and strength to deliver a contract.

In determining whether a partnership with a health would deliver net benefits, the key issues that need to be considered are:

1. What are the advantages of delivering in partnership? – commissioning strength, economies of scale, sharing of systems and processes, people utilisation. Are all key stakeholders (e.g. elected members) on board?
2. What is the scope of services to be included? – some services align well with health provider services (e.g. reablement), whilst others are less aligned (e.g. learning disability day services). What outcomes need to be delivered?
3. Is there a good understanding of the operational baseline in both the Council and NHS services?
4. What are the options for delivering in partnership?
5. How will the new partnership operate in terms of business functions, processes, people, systems and data?
6. What is the most appropriate governance model and legal structure for the partnership? What is permissible within current legislation?
7. How will the partnership be implemented, in terms of timescale (e.g. pilot, phased or big bang). What investment would be required?
8. What is the overall case for change? Would there be net financial and non-financial benefits, and over what timescale would they be required?

Q9: Are health agencies a suitable partner for delivery?

No business case or evidence was advanced on this point as part of this review. However we would pose the following questions in assessing the delivery suitability of health agencies, which would need to be addressed as part of a business case (see response to question 8):

1. Which adult social care services could be delivered by a health agency? For instance, there is a prime facie argument in support of integrated intermediate care services
2. What types of health agencies would have the required levels of capability and experience to deliver particular types of adult social care services? What does the Council perceive the main advantages of collaboration with a health body to be? Are these views shared by the health partner?
3. Are there particular types of health agencies that the Council would be interested in partnering with – Clinical Commissioning Groups, NHS Trusts, private sector bodies, social enterprises, third sector bodies?
4. What type of partnerships would the Council be willing to establish – joint commissioning, outsourcing, joint venture, joint committee etc?
5. Is the timing right in a period of intense uncertainty in the NHS?

Nationally, in other areas, partnering arrangements between health and social care are at different stages. Care Trusts are well established in some areas (eg Solihull) but the results of these partnerships are not well researched. There are also some cases where these arrangements have not worked and had to be unpicked.

Local authorities and NHS providers are looking anew at some of these questions and emerging evidence is being shared across the sector. Part of the prompting for this is the new models of delivery available through NHS reforms.

Qu 10: Is the Council's approach to integrating commissioning across children's and adult social care a sound one?

There is further work to do to fully understand this thinking and the underlying rationale and business case in support of it. The key challenge posed to the Council in this review has been in making structural change before deciding on the evidence base for service development and aligning this with the organisation and service departments' own visions of success.

This question is also dependent upon a number of factors, including definitions and scope. During this review different stakeholders had different definitions of commissioning. Some of the areas where there is prime face a case to be considered are in:

- The commonality of core capabilities and skills – in terms of forecasting, modelling, needs analysis, budget management, commissioning at the micro and macro scales.
- Other areas of commonality, such as performance management, performance reporting, the ability to move support staff across services and functions at points of acute stress or pressure.

However, there are also weaknesses in this outline argument, including:

- Children's and adult services work with fundamentally different cohorts of residents. The bulk of citizens supported in adult social care are older people with few familial connections. The majority of children and families supported in children's services departments are families with children at risk of harm. The circumstances, numbers and needs of each are quite different.

- There may be overlaps in some areas, and the government's Troubled Families agenda is exposing some of these. These areas of cross-over tend to focus on issues such as mental ill health, housing, substance misuse and child protection. These are core cost drivers for children's services and the NHS, but are less so for adult social care.

This argument can pre-suppose a focus on procurement skills, which are one part of the commissioning cycle. If the Council is looking to share skills around commercial negotiation, contract management and other similar areas, it may not need to consider structural alternatives.

Fundamentally there needs to be enough "tension in the system" to pull the right skills into play at the right points in the service delivery journey. This means deferring to skill sets around commercial relationships at the right point in the service delivery cycle. What is important is to be able to maintain an adeptness in commissioning – picking up local trends and being able to manage the market to meet these trends, maintaining budgetary control in typically very difficult demand-led areas and other benefits of effective commissioning.

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DECISION-MAKER:	OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE
SUBJECT:	MONITORING SCRUTINY RECOMMENDATIONS
DATE OF DECISION:	8 NOVEMBER 2012
REPORT OF:	SENIOR MANAGER – CUSTOMER AND BUSINESS IMPROVEMENT
STATEMENT OF CONFIDENTIALITY	
None	

BRIEF SUMMARY

This item enables the Overview and Scrutiny Management Committee to monitor and track progress on recommendations made to the Executive at previous meetings.

RECOMMENDATIONS:

- (i) That the Committee considers the responses from Cabinet Members to recommendations from previous meetings and provides feedback.

REASONS FOR REPORT RECOMMENDATIONS

1. To assist the Committee in assessing the impact and consequence of recommendations made at previous meetings.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. None.

DETAIL (Including consultation carried out)

3. Appendix 1 of the report sets out the recommendations made to Cabinet Members at previous meetings of the Overview and Scrutiny Management Committee. It also contains summaries of any action taken by Cabinet Members in response to the recommendations.
4. The progress status for each recommendation is indicated and if the Overview and Scrutiny Management Committee confirms acceptance of the items marked as completed they will be removed from the list. In cases where action on the recommendation is outstanding or the Committee does not accept the matter has been adequately completed, it will be kept on the list and reported back to the next meeting. It will remain on the list until such time as the Committee accepts the recommendation as completed. Rejected recommendations will only be removed from the list after being reported to the Overview and Scrutiny Management Committee.

RESOURCE IMPLICATIONS

Capital/Revenue

5. None

Property/Other

6. None

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

7. The duty to undertake overview and scrutiny is set out in Section 21 of the Local Government Act 2000 and the Local Government and Public Involvement in Health Act 2007.

Other Legal Implications:

8. None.

POLICY FRAMEWORK IMPLICATIONS

9. None.

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KEY DECISION? No

WARDS/COMMUNITIES AFFECTED:	None directly as a result of this report.
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SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	Monitoring Scrutiny Recommendations – 8 th November 2012
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Documents In Members' Rooms

	None
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Integrated Impact Assessment

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out.	No
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Other Background Documents

Integrated Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
None	

Overview and Scrutiny Management Committee: Holding the Executive to Account

Scrutiny Monitoring – 8th November 2012

Date	Portfolio	Title	Action proposed	Action Taken	Progress Status
12:07:12	Resources	Changes to existing revenue and capital budgets	<p>That the Cabinet Member requests details of the Capita Partnership's Senior Managers pay levels and circulates to OSMC</p> <p>Follow up 16th August: That the Cabinet Member requests details of the Capita Partnership's Senior Managers pay bands and the number of managers in each band and circulates to OSMC</p>	<p>This has not been requested at the current time. The Council is working positively with Capita to deliver savings, and this would only serve as a distraction.</p> <p>Officers have requested the information from Capita.</p>	
13:09:12	Resources	STEP	That the Cabinet Member provides information to the Committee on the IT system, including costings, that is to be developed to support the policy	<p>The use of 2 potential IT systems is being explored:</p> <ul style="list-style-type: none"> • A new intranet site which will be the main information site signposting employees to the various policies, training and support available • A simple database to manage the redeployment process. This will record details and skills of employees on the redeployment register and enable offers of redeployment and matching to be recorded <p>Further details of these systems will be made available when the work is further developed.</p>	
13:09:12	Efficiency & Improvement		That relevant SCC departments collaborate to agree an approach to service planning such that all use the same set of data sources, analyse and interpret the information derived in a consistent way and share information in order to produce the most effective and efficient results	<p>The Policy, Performance Management and Systems review completed in December 2011 recommended:</p> <ul style="list-style-type: none"> • The establishment of a data warehouse or a central point of access to information on policies, performance and systems including an agreed (reduced) list of policies, performance indicators and 	

Date	Portfolio	Title	Action proposed	Action Taken	Progress Status
				<p>systems in use</p> <ul style="list-style-type: none"> • Within this exercise, to identify the top high level strategies and policies and PIs that link to them (to form the core), setting out clearly the golden thread from strategy to practice and a council wide gateway process for reviewing and developing these in the future • Identify ways in which officers can shift resources and focus from scanning data to analysis and problem solving to improve the overall product and outcomes from data. <p>The implementation of the review is about to commence and will take on board this OSMC recommendation.</p>	
11:10:12	Communities	Youth Justice Plan	That the Youth Offending Service explores options for external funding from businesses in the city	<p>The YOS has started to seek out opportunities to involve the local business community in working with and on behalf of young offenders, for instance:</p> <ul style="list-style-type: none"> • Since April 2012 funding has been secured from Southampton Rotary Club and Network Rail to fund the sporting activities that form part of the Youth Offending Service offending behaviour programme. The YOS Manager has delivered a presentation to the Rotary Club summarising how the funding has been used to benefit young people's supervision and diversion from further offending and to thank the Club for its contribution • In addition, the Youth Offending Service has worked in partnership with the Hansard Gallery to secure funding for its new Arts Programme (accredited at 	Completed

Date	Portfolio	Title	Action proposed	Action Taken	Progress Status
				<p>GCSE level). The Youth Offending Service also works proactively with the Construction Youth Trust to explore local placement opportunities for young people in the construction industry.</p> <ul style="list-style-type: none"> The total amount of funding brought in is £10,250. The funding for the arts course forms the lion's share of this (£9,500) – this was an arts grant applied for and held by the Hansard. We contribute staff to the programme and have agreed to participate in the evaluation process. <p>The YOS will continue to seek out opportunities to engage with the whole community for the benefit of all.</p>	
11:10:12	Leader's	A Citywide approach to Energy	That the Leader seeks to ensure that the energy agenda is taken forward on a cross party basis	This will be considered alongside the proposed December cabinet report covering the Strategic City Wide Approach to Energy.	
11:10:12	Environment & Transport	Increasing Recycling Rates	That the Cabinet Member looks again at increasing the range of aluminium items collected at the kerbside	The Project Integra Waste Technical Group chaired by Southampton City Council is currently looking at the feasibility of adding aluminium foil and packaging to the kerbside collected dry recyclables. Initial findings are that the value paid for any aluminium packaging would not cover the additional sorting and transportation costs. A full update will be provided when the feasibility study is complete in early 2013.	
11:10:12	Housing and Leisure	Petition – Redbridge Hill undergrowth	That a site visit is organised with the petitioners to ensure that the work that has been undertaken to clear the undergrowth is satisfactory	<p>The works arising from this petition took place in three phases:</p> <ol style="list-style-type: none"> 1. Tree works carried out by the Council's appointed Tree Contractor 2. Under-storey pruned by District 'Green Team' 3. Soil encroachments removed by Community Payback Team 	Completed

Date	Portfolio	Title	Action proposed	Action Taken	Progress Status
				The third and last phase of this work took place as part of a Street Cred day within the area and the job is now complete as far as we understood the petitioners' request. However, we will meet on site to ensure all is as petitioners hoped and expected.	
11:10:12	Environment & Transport	Petition – Cemetery	That the Council identifies the number of Council employees whose accommodation is tied to their employment with the council and develops appropriate policies to address this matter	Information will be provided to the Committee in advance of the 8 th November meeting and circulated at the meeting.	
			That the Council contact these employees to reiterate their status and seek to ensure that when their term of office ends that they are not left out of pocket through investing in property improvements	Information will be provided to the Committee in advance of the 8 th November meeting and circulated at the meeting.	
			That the Cabinet Member provides the family with a breakdown of the savings the proposal will generate	Information will be provided to the Committee in advance of the 8 th November meeting and circulated at the meeting.	
			That appropriate screening is erected to screen the property	Information will be provided to the Committee in advance of the 8 th November meeting and circulated at the meeting.	
			That the Cabinet Member, in compliance with the Council's allocations policy, looks to ensure that the sensitivity of the location is taken into consideration when tenants are identified for the property	Information will be provided to the Committee in advance of the 8 th November meeting and circulated at the meeting.	