

TO: THE LEADER AND MEMBERS
OF THE EXECUTIVE

Please ask for:

Direct Line:

E-mail:

Your ref:

Our ref:

Mrs Durham

01228 817036

MoragD@carlisle.gov.uk

MD

14 January 2014

Dear Member

EXECUTIVE

WEDNESDAY 15 JANUARY 2014 AT 4.00 PM

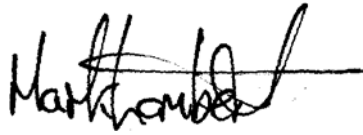
I refer further to the Agenda and papers recently circulated for the meeting of the Executive to be held on **Wednesday 15 January 2014 at 4.00 pm in the Flensburg Room.**

Please find enclosed the undernoted documentation which was marked "to follow" –

- | | |
|--------------------|---|
| Agenda item A.1(a) | Minutes of Budget Consultation Meeting with Large Employers Affinity Group |
| Agenda item A.1(b) | Minutes of Budget Consultation Meeting with Trade Union Representatives |
| Agenda item A.1(c) | Minutes of the Resources Overview and Scrutiny Panel in respect of the Budget |
| Agenda item A.4 | Minute Excerpt COSP.06/14 |
| Agenda item A.5 | Minute Excerpt COSP.07/14 |

Also enclosed is an amended table 16 which replaces the table shown at pages 103 – 108 of the Local Plan (pages 240 – 245 of the Agenda Document Pack), together with an additional housing site at Burgh by Sands which was omitted from the Document Pack – Agenda item A.6 refers.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mark Chamberlain', with a long horizontal stroke extending to the right.

Director of Governance

**NOTES OF BUDGET CONSULTATION
LARGE EMPLOYERS AFFINITY GROUP
WEDNESDAY 8 JANUARY 2014 AT 1:00PM**

PRESENT: Councillor Mrs Bradley, Economy and Enterprise Portfolio Holder
Councillor Glover, Leader of the Council
Councillor Mrs Martlew, Environment and Transport Portfolio Holder
Councillor Tickner, Finance, Governance and Resources Portfolio Holder
Jason Gooding, Town Clerk and Chief Executive
Peter Mason, Director of Resources

Representing Large Employers Affinity Group:
Mr P Ashley – Clark Door
Mr R Johnston – Cumbria Chamber of Commerce
Mr M Wood – Dodd & Co

1. WELCOME

The Leader welcomed the representatives of the Large Employers Affinity Group and stated that whilst it had been a difficult time for everyone the Council were keen that they were seen to be using resources to deliver front line services and economic growth in the longer term. The Leader believed that Carlisle was doing well compared to the national economic position. He appreciated the members of LEAG attending the meeting which had been useful in the past.

The various parties then introduced themselves.

2. BUDGET

The Director of Resources explained that the Council had to deliver a balanced budget over a 5 year period which would fund services and the Council's commitments and maintain reserves in case of emergencies.

The Director of Resources advised that financial reports were presented to Members on a quarterly basis which explained reasons for any changes such as significant shortfalls in income. Income was not picking up at present but if the housing market picked up that would lead to an increase in income from services such as Land Charges. There was also a shortfall in car parking income which had been reviewed three years ago when it was agreed that charges would be reduced. It was anticipated at the time that while income would be reduced usage would increase. In fact usage was maintained and there was no increase in income. The current charges had been maintained for the fourth year which the Executive believed would help business communities.

Council Tax had been frozen in the past and a recommendation to increase Council Tax by 1.99% was currently out for consultation.

A budget pressure of £1.6million would be required by 2018/19 as interest rates had not increased and were not likely to increase significantly in the near future.

With regard to asset management the Director of Resources explained how the Council were managing their assets and advised that all future acquisitions had been taken out of the MTFP. The Pensions Auto Enrolment would require £127,000 and as a result of the Pensions Auto Enrolment all employees were now in the scheme.

The RSG reductions would require £250,000 across the MTFP and the Council had been advised that that would increase to £600,000 from 2016/17 as a result of New Homes Bonuses being paid from the Revenue Support Grant. The Council had been advised that they would receive the New Homes Bonus set at £269,000 per annum. That income stream was not yet included in the draft budget papers

The additional National Insurance Costs of £250,000 would have a big impact on Council resources.

With regard to non-recurring costs the Director of Resources explained that income had reduced as a result of the market dropping out of recycling income. The Rapid Response Team funding was important to the Executive in meeting the Clean City priorities which was important to residents and businesses. A lot of events were planned for the coming year which would bring people into the City. There was a one off cost as a result of a Local Plan inquiry. As a result the recurring revenue pressures were £3.5 million and non-recurring £1 million.

Major reviews were being undertaken in respect of car parking and events and funding would be necessary while the reviews were taking place. As a result some of the non-recurring income may be moved to recurring in future years.

In respect of the revenue budget there would be massive implications to the Council as a result of the Welfare Reform Act. However the start date was being put back and the Council would look at it again when the date for implementation was known.

Transformation savings had been identified for 2014/15 and 2015/16 but savings would also be needed up to 2018/19.

There had been no increase in pay awards for 2-3 years and the Government had advised that a pay award of 1% would be appropriate. Inflation costs were smaller as the organisation was smaller and therefore there was a non-staffing saving. The target for transformation savings was £1 million for 2014/15 and it was anticipated that there would be a £3.1 million reduction over the MTFP in the longer term. Bring sites had been brought back in-house allowing the Council to sell recyclates and raise income. The Retained Business Rates replacing the Non-domestic Business Rates, provided Carlisle grew in line with current trends would realise £500,000 per annum. However that growth could depend upon decisions made by the Chancellor.

The Council had allowed a year to bed down previous cuts to enable Officers to review services following savings made in previous years. It had been agreed that £1 million needed to be saved in 2014/15 on a non-recurring basis and Officers were looking at areas where cuts would not affect services in 2014/15. In 2015/16 the Council would need to save £1.839 million and a major review of Waste Services, currently being undertaken, was one of the issues being looked at to achieve savings.

The reduced funding to Tullie House would bring it in line with other cuts that the Council had been obliged to make. There had been a call for voluntary redundancies and Officers and Members would need to look at the potential impact on services once final figures were known.

Officers were also looking at ways for members of the public to make payments digitally. For example people registering for the first time for Council Tax would make payments and receive accounts on-line with the option for hard copies if required. It would take some time for existing customers to change to on-line payments but savings would be made from 2015/16. It would also be possible for payments of business rates to be made digitally.

The Director of Resources further advised that many of the areas included in the capital budget were in last year's budget. Items such as IT equipment and vehicles had to be replaced on a regular basis and therefore had been added to the capital programme. With regard to CCTV the Director of Resources explained that the police had agreed to pick up the running costs and the Police Commissioner and District Councils would pick up the remaining costs which would equate to £89,000 for Carlisle.

There was discussion about the £15 million loan taken out in 1995. The Director of Resources advised that he reviewed the situation and updated Members every six months. The Leader outlined the options available. In response to a query about the Sands Centre swimming pool the Chief Executive advised that there was no business case at present and that discussions were ongoing.

The Finance, Governance and Resources Portfolio Holder advised that Members were aware that the budget would be challenging but believed that the savings could be delivered and would still promote growth. The Council tried to protect direct services and was of the opinion that if the City looked good people would want to come which would help businesses.

With regard to the £15 million load, the Finance, Governance and Resources Portfolio Holder explained that when the loan was taken up the interest rates were high so the loan was a good deal at the time. The Council could cope with the significant cuts being made provided the City's economy continued to grow. He believed that house building produced a variety of jobs for residents and provided stability. It was in the Council's interest to build new homes but the growth had to be managed as houses would not be built if developers could not sell them. Several pockets of land had been identified on which to build 893 rentable properties.

The Council had seen an improvement in youth employment and the Council currently had two apprentices. The Member hoped that businesses would also provide apprentices for young people.

With regard to Council Tax the Finance, Governance and Resources Portfolio Holder explained that the increase would equate to approximately £4 per household for properties in Band D. Vulnerable people would be supported and safeguarded.

Overall the budget had been reduced by 38% which took expenditure back to the figure of 2003. It was acknowledged that there would be difficult times ahead but over the last few years the Council had made savings and still had a policy of making non-staffing savings where possible.

Car parking charges would be frozen again in 2014/15 and car park usage was linked to a number of other areas such as the way people shop eg through the internet and the use of public transport both of which would result in a reduction in car parking income.

The capital programme included a number of stand alone projects. The proposed Arts Centre would indicate to people that Carlisle was still growing and people liked non statutory services such as events which would bring people into the City.

Clean Up Carlisle was a project that helped the City as a whole. Tullie House would still receive almost a £1 million grant which equated to a 30% reduction. Members were working closely with Officers and businesses and looking at grants that were reliant on partnership working.

Mr Johnston reminded the Group that it had been requested last year the layout of the information could be presented in a manner that would be easier for a member of the public to understand. The Director of Resources stated that a summary had been appended to the report which would be easier to read.

Mr Johnston believed that the Council and businesses could work well together and discussions around income streams were useful. He suggested that the Council should think of innovative ways to manage their assets. The Chief Executive agreed and added that Officers and Members wanted a dynamic way to look at issues such as car parking that would reflect demand and maximise usage. There was flexibility in respect of asset management.

There was some discussion around car parking looking at a number of options and the need for improved signage. The Group acknowledged that internet shopping had an impact on the retail sector of the City and suggested various options. It was also suggested that the members of LEAG could be involved in discussions with the County Council who were currently looking at on-street parking charges. It was agreed that the infrastructure and dynamics needed to be looked at and the members of LEAG would try to work with the County Council. If there were more businesses in the City the income from business rates would increase which could offset the reduction in car parking charges. Modelling of the City Centre would be part of the Carlisle District Local Plan and the City Centre Masterplan. Early indications were that businesses wanted to come into the City if there were the right opportunities. Mr Johnston believed that the issues were not just about parking charges but also about the perception of accessibility and people from outside the City believed it was difficult to park in Carlisle. Carlisle had a good base and Officers and Members needed to look at how that could be developed.

The Economy and Enterprise Portfolio Holder explained that the Carlisle District Local Plan and the City Centre Masterplan made provision for how businesses in Carlisle could expand and recognised that the City did not necessarily yet have the retail floor space and locations which larger national retailers sought. Part of the Masterplan would be to offer the opportunities for the Council to do as much as it could to make those available.

Although it was acknowledged that there were issues in respect of internet shopping Mr Ashley believed that there should be a Carlisle based solution as businesses wished to maintain the vibrancy of the City. The City was trying hard to keep up with trends and there were a number of cafes in the City Centre. However people were not aware of the unique history of the City and that had to be enhanced and augmented by events such as the pageant. Mr Johnston stated that people love Carlisle and that the basics were

in place but work was needed on signage particularly in terms of the history of the City. Visitors from all over the world came to Carlisle and Carlisle's history had to be promoted.

It was agreed that there was no need to wait until the next round of budget consultation for discussions to take place and that it would be useful for the Executive and representatives from LEAG to meet on a regular basis.

Mr Johnston queried why the information on the pensions review was not included in the budget documents. The Director of Resources explained that when the documents were prepared that information was not available to Officers. Since preparation of the report it had been determined that there would be no impact on the Council. It was suggested that the Council could introduce a new pension scheme for new employees which could be cheaper than the existing scheme. The options of a new scheme could be part of a recruitment package. The Chief Executive did not believe that it would be possible for the Council to opt out of the national scheme.

It was agreed that it would be useful to have further discussion on issues such as the Carlisle District Local Plan and the City Centre Masterplan as well as other areas such as the Enterprise Centre and car parking. Mr Johnston believed that the Council were doing a good job and gave credit for what had been achieved with the budget available. Finance, Governance and Resources Portfolio Holder explained that Carlisle needed high skilled, high paid jobs and would work with businesses to ensure that would happen.

The Leader thanked the representatives from LEAG for their input into the meeting and looked forward to meeting more frequently in the future.

(The meeting closed at 2.30pm)

**BUDGET CONSULTATION – TRADE UNION REPRESENTATIVES
WEDNESDAY 8 JANUARY 2014 AT 3.00 PM**

PRESENT: Councillor C Glover (Leader)
Councillor Dr L Tickner (Finance, Governance and Resources Portfolio Holder)
Councillor Mrs E B Martlew (Deputy Leader; and Environment and Transport Portfolio Holder)
Councillor Mrs H Bradley (Economy and Enterprise Portfolio Holder)

Mr C Lexa (UNISON)
Mr M Richmond (UNISON)
Mr D Gow (GMB)

OFFICERS Town Clerk and Chief Executive
Director of Resources

1. APOLOGY FOR ABSENCE

No apologies for absence were submitted.

2. WELCOME

The Finance, Governance and Resources Portfolio Holder welcomed the Trade Union representatives and thanked them for taking the time to attend the meeting and respond to the Executive's draft Budget Proposals 2014/15 issued for consultation.

3. CITY COUNCIL BUDGET 2014/15

The Director of Resources gave a brief presentation highlighting main issues set out in Executive Budget Proposals.

He outlined the background to and context of the 2014/15 budget, emphasising that the Council was facing many financial challenges over the next five-year planning period, and forecast resources were not anticipated to cover the expenditure commitments without major 'transformational' savings being identified in accordance with the Council's Savings Strategy.

The Director of Resources gave a further explanation of the following main issues:

- Government Finance Settlement – RSG and NNDR
- Welfare Reform Act
- Triennial Revaluation of the Pension Fund
- Transformation

As part of next year's budget, the Executive was proposing a Council Tax increase of 1.99% for the City Council for 2014/15 (Parish Precepts would be an additional charge in the parished rural areas).

Details of the main changes to the budget for 2014/15 (as set out within the consultation document) reflected the need to make savings of £3.936 million over the next five years. Those would require the Senior Management Team and the Executive to review the services provided by Council and look at where those savings could be found.

The Finance, Governance and Resources Portfolio Holder reported that the budget proposals assumed that significant savings must be found within the next five year period, with £1.839million to be found by 2015/16 with £2.1million in later years.

Despite having to make these savings, which included an approximate 38% reduction in Government grant, due to prudent financial management, the Council had a sound financial base upon which to set its 2014/15 budget. The Executive was still able to deliver on their proposals despite savage cuts.

The Executive's budget:

- Had frozen car parking charges for the third year running
- Maintained the Council's ambitious capital programme including the Arts Centre
- Provided additional funding for Council events in promoting Carlisle
- Maintained the popular 'Clean Up Carlisle' initiative, which had been well received by businesses and the community
- Supported the recruitment and development of four new apprentices for a two year period

He reiterated the Executive's commitment to make non staffing savings first and that compulsory redundancy would only be used as a last resort. The Executive continued to invest in training and development for staff to ensure that the Council could grow their own staff as they were the key resources in delivering services as efficiently as possible.

Although substantial savings had to be met, the Carlisle Plan's main theme was to enable Carlisle to grow. There was a need for more housing of all levels in Carlisle and to address this need nineteen sites had been identified to develop housing with partners, this would increase job and training opportunities within the City and encourage investment.

The Finance, Governance and Resources Portfolio Holder added that it was with some reluctance that the Executive required to recommend a 1.99% increase in Council Tax for 2014/15 after four years of maintaining a council tax freeze.

Discussion arose, during which the following questions and issues were raised:

Mr Gow asked if there was any opportunity for the City Council to increase the number of apprentices within the authority given the current youth unemployment figures.

The Finance, Governance and Resources Portfolio Holder responded that the Executive was keen to continue the apprentice scheme but they also felt that there was a balance to be achieved between increasing apprentices and the current Voluntary Redundancy initiative. There would be changes to the funding of apprentices and this may result in opportunities to increase the numbers in the future.

The Town Clerk and Chief Executive added that three apprentices had been previously placed within the authority and had since all found full time permanent positions. The scheme had been a good development opportunity for young people but it had also been very useful to develop better managers within the organisation.

There was funding for four more apprentices and managers within the authority had been asked to submit proposals for the placement of the apprentices to ensure they received a good quality and well planned opportunity.

Mr Richmond was very aware of the financial pressure being placed on local government and asked at what point the aspirations of the Council would be under threat and only statutory services remained?

In response the Director of Resources recognised that there would be some changes to services in the future but felt confident that, with good and prudent financial planning, the authority would be well placed for the future.

The Town Clerk and Chief Executive agreed that he was not concerned with regard to the financial viability of the Council in the next decade but there was concern regarding the role the City Council would play in public services as a whole. Changes were happening within the County Council and the Health Service that would affect the City Council and it was not known what the impact of those changes would be.

The Finance, Governance and Resources Portfolio Holder added that the changes to public services would also affect economic growth. The City Council worked closely with partners to help local employment to encourage growth.

The Environment and Transport Portfolio Holder highlighted the growing confidence that the Large Employers Affinity Group had in the City Council and how they had supported the Council's plans and were keen to be partners in development that would manage growth in the City.

The Economy and Enterprise Portfolio Holder informed the group that work had begun on the next Local Plan. The Plan would identify employment land with an emphasis on the M6 corridor and it would also identify potential housing sites, in particular land owned by the City Council for the development of social housing.

Mr Lexa commented that the proposal that the City Council would look to borrow internally was prudent given the current low interest rates.

The Director of Resources explained that the potential internal borrowing was for the replacement of refuse vehicles. This may not be required as a review of Waste Services was being undertaken and it was hoped that this would result in savings that would cover the purchase of the vehicles.

Mr Lexa noted the shortfall in recycling income and asked if this was due to the reduction in the price for recyclates or a reduction in the amount being recycled.

The Finance, Governance and Resources Portfolio Holder responded that recycling was a volatile market and the reduction in the amount being recycled and the low price being given was a national issue.

The Environment and Transport Portfolio Holder explained that kerbside recycling could not be offered to new properties and this would be looked as a part of the wider Waste Review alongside the contracts and service on offer to make it more efficient and to make some financial savings.

In closing the meeting, the Leader emphasised that the Executive would always look at the option to provide services in house and create potential revenue streams where ever possible. The priority for the Executive was to retain committed, talented and dedicated staff to build for the future. He agreed that there were still some difficult decisions to be made but the Council also had to plan for the future.

(The meeting ended at 4.00pm)

**EXCERPT FROM THE MINUTES OF THE
RESOURCES OVERVIEW AND SCRUTINY PANEL
HELD ON 6 JANUARY 2014**

ROSP.06/14 BUDGET 2014/15

(1) Executive Draft Budget Proposals 2014/15

There was submitted the Executive draft Budget proposals 2014/15 which had been issued for consultation purposes.

The draft Budget proposals comprised –

Section	Detail
A	Background and Executive Summary
B	Revenue Budget 2013/14 to 2018/19 <ul style="list-style-type: none"> • Schedule 1 - Existing Net Budgets • Schedule 2 - Proposed Budget Reductions • Schedule 3 - Recurring Budget Increases • Schedule 4 - Non-Recurring Budget Increases • Schedule 5 - Summary Net Budget Requirement • Schedule 6 - Total Funding and Provisional Council Tax
C	Capital Programme 2013/14 to 2018/19 <ul style="list-style-type: none"> • Schedule 7 - Estimated Capital Resources • Schedule 8 - Proposed Capital Programme • Schedule 9 - Summary Capital Resource Statement
D	Council Reserves Projections to 2018/19 <ul style="list-style-type: none"> • Schedule 10 - Usable Reserves Projections
E	Budget Discipline and Saving Strategy
F	Statutory Report of the Director of Resources
G	Glossary of Terms

The draft Budget proposals were based on detailed proposals that had been considered by the Executive over the course of the last few months. In particular, reports of the Director of Resources considered at the Executive meeting of 16th December 2013.

The Finance, Governance and Resources Portfolio Holder reported that the budget proposals assumed that significant savings must be found within the next five year period; £3.939million in total, with £1.839million to be found by 2015/16 with £2.1million in later years.

The Executive had a history of achieving savings, having identified and achieved approximately £6million since 2010/11. That was due to cuts in funding from central Government.

Despite having to make these savings, which included an approximate 38% reduction in Government grant, due to prudent financial management, the Council had a sound financial base upon which to set its 2014/15 budget. The Executive was still able to deliver on their proposals despite savage cuts.

The Executive's budget:

- Had frozen car parking charges for the third year running
- Maintained the Council's ambitious capital programme including the Arts Centre
- Provided additional funding for Council events in promoting Carlisle
- Maintained the popular 'Clean Up Carlisle' initiative, which had been well received by businesses and the community
- Supported the recruitment and development of four new apprentices for a two year period

It was with some reluctance that the Executive required to recommend a 1.99% increase in Council Tax for 2014/15 after four years of maintaining a council tax freeze.

(2) Background Information reports

(a) Revenue Estimates: Summary of Overall Budgetary Position 2014/15 to 2018/19

The Director of Resources submitted report RD.62/13 summarising the Council's revised revenue base estimates 2013/14, together with base estimates for 2014/15 and updated projections to 2018/19. The report had been updated since the Executive meeting in November 2013 and set out the potential impact of new savings and new spending pressures currently under consideration, together with the potential impact on the Council's overall revenue reserves.

He added that it was clear, even at this stage of the budget process, that all of the pressures currently identified could not be accommodated without identifying additional savings. Decisions would need to be made to limit budget increases to unavoidable and high priority issues, together with maximising savings and efficiencies.

The Director of Resources informed Members that there were still a large number of significant issues affecting the projections that were not yet known, but which were nonetheless key to the Council's budget process including the Government Finance

Settlement – RSG and NNDR; Welfare Reform Act; Triennial Revaluation of the Pension Fund; and Transformation.

The decision of the Executive on 16 December 2013 (EX.151/13) was:

“That the Executive:

1. Noted the updated budget projections for 2013/14 to 2018/19, and made recommendations in the light of the budget pressures and savings submitted to date, together with the potential use of balances and reserves, in order to issue a draft Budget for consultation purposes.
2. Approved, for recommendation to Council as part of the budget process, the 2014/15 Local Support for Council Tax Scheme.”

(b) Provisional Capital Programme 2014/15 to 2018/19

The Director of Resources submitted report RD.65/13 providing revised details of the capital programme for 2013/14, together with the proposed method of financing. He informed Members that a Corporate Programme Board of senior Officers continued to take the lead on the prioritisation of investment and the monitoring and evaluation of schemes, with a view to improving performance monitoring and business case analysis of capital projects.

The report also summarised the proposed programme for 2014/15 to 2018/19 in light of the capital pressures identified; and summarised the estimated capital resources available to fund the programme.

The decision of the Executive on 16 December 2013 (EX.152/13) was:

“That the Executive:

1. Noted the revised Capital Programme and relevant financing for 2013/14 as set out in Appendices A and B of Report RD.65/13.
2. Recommended that Council approve reprofiling of £710,000 from 2013/14.
3. Made recommendations on the Provisional Capital Programme for 2014/15 to 2018/19 in the light of the capital bids submitted to date, together with the estimated available capital resources for budget consultation purposes.
4. Noted that any capital scheme for which funding had been approved by Council may only proceed after a full report, including business case and financial appraisal, had been approved.”

(c) Treasury Management Strategy Statement, Investment Strategy and Minimum Revenue Provision Strategy 2014/15

The Director of Resources submitted report RD.63/13 setting out the Council's Treasury Management Strategy Statement for 2014/15 in accordance with the CIPFA Code of Practice on Treasury Management.

He informed Members that the Investment Strategy and the Minimum Revenue Provision Strategy for 2014/15 were incorporated as part of the Statement, as were the Prudential Indicators as required within the Prudential Code for Capital Finance in Local Authorities.

The decision of the Executive on 16 December 2013 (EX.153/13) was:

“That the Executive approved the draft Treasury Management Strategy Statement for 2014/15 incorporating the Investment Strategy and Minimum Revenue Provision Strategy, together with the Prudential Indicators for 2014/15 for draft Budget consultation purposes as set out in Appendix A and the Treasury Management Policy Statement as set out at Appendix D to Report RD.63/13.”

In considering the Executive's draft Budget proposals 2014/15 and supporting reports Members raised the following comments and questions:

- The Executive's budget proposals stated that “the consultation responses will be considered by the Executive and Resources Overview and Scrutiny Panel in January”. The Resources Overview and Scrutiny Panel did not get the opportunity to scrutinise the consultation responses as stated in the document. The Panel Members felt that they should be given the opportunity to scrutinise the responses to enable them to give accurate advice on the budget to the Executive or the document itself should be changed to accurately reflect the actual process.

The Director of Resources agreed that the wording in the document was incorrect and that the text actually referred to the scrutiny of the budget documents at this meeting. He explained that the timetable did not allow for the consultation responses to come back to Overview and Scrutiny before the Executive meeting in January. He reminded the Panel that they would have the opportunity to see the consultation responses alongside the Executive's final budget proposal at full Council.

The Town Clerk and Chief Executive added that a special meeting of the Panel could be arranged to consider the consultation responses if the Panel so wished or the Chairman of the Panel could attend the consultation meetings.

- What was the difference between the 1.99% increase in Council Tax and the Council Tax Freeze Grant settlement?

The Director of Resources explained that the Council Tax Freeze Grant was non-recurring and when it stopped there would be a shortfall in income as the Council had not increased the Council Tax for four years

- A Member asked for clarity with regard to the funding for the moving of the swimming pool.

The Director of Resources clarified that it was proposed that the Council would take a 25 year mortgage to move the swimming pool into the Sands Centre so that there was one leisure facility to run. It was hoped that this would result in a saving on the leisure contract that would pay for the mortgage. The business case would also look at the best way of borrowing the £5m and would include looking at internal borrowing.

The Town Clerk and Chief Executive reminded Members that the swimming pool was subject to a business case and approval by Members. If it was possible to borrow the money over 25 years and reduce the management fee by at least £250,000 to off set the mortgage then it would be a feasible business case. If this could not be achieved alternative solutions would have to be considered.

- A Member asked for clarity with regard to the Voluntary Redundancy initiative, the Transformation savings and the Council's reserves.

The Director of Resources reported that there was a saving of £1.89m to be achieved in 2015/16 which was addressed by the 2014/15 budget reports. It was proposed that up to £1m would be achieved through the Voluntary Redundancy initiative, £250,000 achieved from the reduction in grants and further savings achieved by initiatives such as Digital by Default. The Transformation Board would then look to make the necessary savings to achieve any shortfall in the £1.89m savings.

The Director added that Appendix 1 of the Budget proposals gave a detailed overview of how the Council's minimum reserve provision was calculated.

The Finance, Governance and Resources Portfolio Holder added that it was difficult yet necessary for the Council to find creative ways to deliver services and to keep an ambitious capital programme scheme to help Carlisle grow.

- Members valued the Small Scale Community Fund but it had not been included in the Executive's budget proposals.

The Finance, Governance and Resources Portfolio Holder confirmed that the Fund had not been included but it was being considered.

- Was the Voluntary Redundancy initiative on target?

The Director of Resources responded that there had been several applications submitted and significant savings were expected. Some of the applications would impact on services so the £1m target would not be reached. There would be a special Senior Management Team meeting on 13 January and Joint Management Team meeting on 20 January 2014 to discuss the applications.

- A Member asked for clarification with regard to Note 4 of Schedule 8 of the Executive's budget proposals which stated that the provision for acquisitions had been removed from the budget.

The Director of Resources reminded the Panel that the original Asset Management Plan had intended to sell and purchase assets. The Council had sold some assets but had not had the opportunity to make acquisitions which had a good return. The acquisitions had been removed from the Capital Programme until the opportunity to make good acquisitions arose.

- A Member asked if the Business Rates growth was still estimated at £600,000 as set out in Schedule 6 of the budget proposals.

The Director of Resources explained that the estimated additional £600,000 growth from Business Rates had been calculated before the Autumn Statement and this figure had now been amended to £500,000.

- Was the Existing Non Recurring Commitment Approval for the Lanes Income as set out in Schedule 5 a shortfall?

The Director of Resources reported that the £138,000 Lanes income was a shortfall but the Lanes management were negotiating good deals with tenants to keep the units full.

- Did the £170,000 shortfall in car parking income reflect a reduction in usage?

The Director of Resources explained that, on the advice of consultants, the car parking charges had been reduced with the intention that the use of car parks would increase. The changes had stopped the decline but had not resulted in an increase in usage. The Director of Local Environment was to review the car parks charges and usage again in 2014.

The Finance, Governance and Resources Portfolio Holder highlighted national issues with regard to car parking because of the change in patterns of retail.

RESOLVED – 1) That the Director of Resources make the necessary changes to the Consultation Responses section of the Executive's Budget Proposals to accurately reflect the budget consultation process.

2) That the comments and concerns of the Committee as set out above regarding the Executive draft Budget Proposal be forwarded to the Executive for their consideration.

3) That reports RD.62/13, RD.65/13 and RD.63/13 be welcomed.

EXCERPT FROM THE MINUTES OF THE COMMUNITY OVERVIEW AND SCRUTINY PANEL HELD ON 9 JANUARY 2014

COSP.06/14 CARLISLE SPORTS AND PHYSICAL ACTIVITY STRATEGY

The Deputy Chief Executive submitted report SD.11/13 presenting the City Council's overall Sports and Physical Activity Strategy for 2013-17.

The Deputy Chief Executive informed Members that the Sports and Physical Activity Strategy, attached at Appendix A, proposed the City Council's vision for Carlisle to become more active, healthy and successful by creating opportunities and overcoming barriers to the taking part in sport and physical activity. The Strategy was underpinned by and dependent upon specific work around the provision of indoor and outdoor facilities and pitches.

Turning to the Carlisle Sports Facilities Strategy 2013-23, attached at Appendix B, the Director explained that it proposed a framework for the development of indoor facilities across the City to successfully support and enable the Sport and Physical Activity Strategy. The Carlisle Sports Facilities Strategy 2013-23 was therefore also included for approval and adoption by the Executive.

Whilst the two documents were stand alone texts, they were co-dependent and together formed a platform for an integrated sports development, participation and investment programme in future years. There was a third element to the Sports Development Strategic Framework, namely a Playing Pitch Strategy, which outlined the development needs and provision of outdoor pitches and facilities across Carlisle over the same period. The Playing Pitch Strategy was in draft format, but was currently subject to final consultation with Sport England (who had offered some strategic planning related lessons learned from other authorities and were keen to offer that advice in direct relation to Carlisle's playing pitch strategy). The finalised Playing Pitch Strategy would be brought before the Executive as soon as that advice had been reviewed.

The Deputy Chief Executive emphasised that the Sports and Physical Activity Strategy had been developed following a considerable amount of partnership working across the City. The associated health benefits and need to focus existing Council resources on areas of greatest need; bring partners together; and align resources towards shared and explicit resources were particularly important.

The Executive had on 18 November 2013 (EX.141/13) considered the report and decided:

"That the Executive had considered the proposals arising from both the Carlisle Sports and Physical Activity Strategy and the Sports Facility Strategy, appended to Report SD.08/13, and sought the views of the Community Overview and Scrutiny Panel on those plans."

The Sports Development Officer explained the reason for three strategies. The Sports and Physical Activity Strategy was an overarching strategy that would maintain participation in sports and recreation. The Sport Facilities Strategy and the Playing Pitch Strategy focussed more on the sport, recreation and activity but all were linked. Sport England had recommended that the Council had those documents in place as they gave greater confidence when applying for grants and/or funding.

In considering the report Members raised the following comments and questions:

- *The Council had to ensure that the standard of facilities matched those expected by Sport England.*

The Deputy Chief Executive explained that the Sports and Physical Activity Strategy provided a vision of how the Council could support people who took part in sports or who volunteered at and ran sports clubs. The Sports Facilities Strategy looked at facilities across the City including those in the private sector. Sport England tried to order how local authorities saw facility development to make it easier to see how funding could be allocated. Sport England had recently changed how funding would be administered in future.

- *Did the consultants, KKP, look at the condition of playing pitches as part of their review?*

The Sports Development Officer explained that the Playing Pitch Strategy looked at the condition of each site. The strategy looked at the area of grass, the condition of the grass and the drainage of the site, how many pitches were available and the standard of those pitches. The Officers also liaised with governing bodies in respect of the pitches as well as working with the Council's Green Spaces team and individual clubs who use the sites. The information from the strategy would be discussed with the Green Spaces team and national bodies to see how best to take the strategy forward.

- *The report stated that Sport England regarded Carlisle as a priority area. Would that open doors to funding from Sport England?*

The Contracts and Community Services Manager advised that Sport England now looked at larger scale projects. There was no bidding process. Instead Sport England approached the authority and invited them to bid for funding for projects. Informal discussions had been held with Sport England and once the strategies were approved more formal discussions would take place. Sport England had been consulted on the strategies and had provided positive feedback. That would be critical in the next round of funding.

In response to a query from a Member the Sports Development Officer informed Members that Sport England had a strategy to look at voluntary organisations and club development as well as playing pitch development and therefore different pots of money would be available at different times. Funding would help to deliver the Sports and Physical Activity Strategy the aim of which was to deliver sports provision in hard to reach groups in deprived areas. That would be a three year programme starting in June 2014.

The Contracts and Community Services Manager explained that Sport England provided a larger scale funding stream between £0.5 million and £2 million.

- *There was a lack of reference to rural areas in the Sports and Physical Activity Strategy. Many people in rural areas could not afford the costs of coming into Carlisle for activities such as holiday programmes.*

The Sports Development Officer explained that the strategies did not go into that level of detail but was overarching. Events were held in William Howard School and in Longtown and summer schemes were delivered by Parish Councils. They would not be included in the report but were part of the monitoring process.

- *The report stated that a firm commitment and vision was needed from all partners. Was the City Council giving that same commitment and vision?*

Resources had been allocated in the current and previous budgets and in the Medium Term financial Plan. The Council was working with partners on the redevelopment of the Sands Centre as a hub. The partners would then go through their own mechanisms to gain funding.

- *Voluntary clubs would have limited opportunities and finances.*

The Deputy Chief Executive advised that if voluntary clubs wished to develop their own facilities Carlisle City Council would continue to do what it could to support them. They would be welcome to consult with the Contracts and Community Services Manager and the Sports Development Officer to explore how those strategies could support an individual club's development. Direct support would also be provided through the Sports Development Officer and the Carlisle and District Sport and Physical Activity Alliance Foundation (SPAAF).

- *Was the dedicated arts and entertainment hall, part of the upgrade to the Sands Centre, still required in light of the Council's intention to develop the Arts Centre in the former fire station?*

The Deputy Chief Executive explained that the proposed arts centre would be a smaller dedicated venue for events that would be too small for the Sands Centre A dedicated entertainment hall would still be desirable to hold larger events without having an impact on sporting provision. Carlisle Leisure Limited were looking at the possibility of expanding their entertainment programme over the coming years.

- *The report talked about access yet stated that charges for sports facilities would increase.*

The Sports Development Officer advised that that applied only to Council owned sport pitches. Pitches were still cheap to hire and season tickets were available for junior teams. Balanced against the cost of maintenance and running of the pitches the Council were providing a subsidy for their pitches. Clubs were a major part of the delivery of the strategy and many clubs had several teams which used the pitches.

The Deputy Chief Executive informed Members that there was ongoing debate in respect of fees and charges. In respect of playing pitches the Council were trying to recover some of the costs of maintenance and running of the facilities. However Councillors were aware of the issues in deprived areas. Fees were set according to the standard of the pitches so if a pitch had been available for some years it was difficult for clubs to accept increases. Newly constructed pitches had better drainage and were therefore charged a higher fee. The

council try to ensure that there was a good spread of facilities across the district but acknowledged that some were of a better quality than others.

- *When would the Playing Pitch Strategy be finalised?*

The Sports Development Officer explained that it was currently in the process of being finalised and that it was essential that the strategy was right before being taken through any funding streams.

- *The report stated that £5 million would be borrowed to finance the redevelopment of the Sands Centre. With current interest rates at around 5% that would have a revenue implication of £250,000 per annum to the Council. The Council had not borrowed for the last 20 years. How could borrowing be avoided?*

The Deputy Chief Executive advised that there would be more detailed debate before any settlement. The proposals for redevelopment were considered an Invest to Save opportunity. Discussions were taking place with the current provider of the Sands Centre and if the Council borrowed to redevelop and improve the Sands Centre a net revenue saving would yield sufficient savings to cover the loan. However that theory remained to be tested, discussed and debated before a final decision was made.

- *Current savings from Tullie House and the Community Centres were put into the pot to cover the Council's current revenue situation. A Member asked for clarification that any savings as a result of the redevelopment of the Sands Centre would cover the cost of the loan.*

The Deputy Chief Executive stated that the idea of redevelopment of the Sands Centre had been thought of as part of the budget plans. Whether there would be additional savings would need to be tested as circumstances around savings may change in the future. More work on the proposal was needed as well as more discussion.

- *The KKP report recommended a new eight lane pool with a smaller teaching pool. Where were talented swimmers currently training?*

The Sports Development Officer advised that if a person showed to be talented in a particular field, that person would be part of the systems in place by the governing body of that sport and may have to travel outside of the City. Part of the new strategy would provide free training for talented and gifted people. Sports clubs and coaches were vital to that training as well as training coaches for the future.

- *National governing bodies have strategies that have to be adhered to and people have to travel outside of the County for additional training. Could the training not be provided in the City?*

As partners with other organisations the Council provided training regarding first aid and safeguarding. Higher qualifications required more qualified coaches and there were not enough coaches in the area. Courses were not fully subscribed in the area therefore people had to travel to Manchester or Newcastle.

- *The report refers to a 1km closed road for cycling. Where would that be and what other provisions were being considered for cycling?*

The Sports Development Officer advised that cycling was one of the priorities as it can be undertaken competitively or as an activity with family and/or friends. Funding through the strategy could achieve £100,000. Free family cycle rides led by instructors would be available from April 2014 provided by British Cycling. Ride leaders and route planners would be trained up for the events. That would link to the provision of safer facilities for people to cycle. Some areas would be a closed road which could be a loop around a sports field. Officers were currently considering the options available.

- *Would there be a facility for families to hire bikes?*

The Contracts and Community Services Manager advised that Carlisle Leisure Limited had a cycle hire scheme and issues around subsidised rates and expansion of the scheme could be discussed with Carlisle Leisure Limited. Cycles were also available for hire from Impact Housing.

Some years ago Morton Academy stated that they would be hosting events. Was there any further information available?

The Council was working with other partners including Morton Academy. They did have developments planned which were still logged but the Deputy Chief Executive was not sure how they would be progressed.

- *The development of the strategies was a result of ambitious consultation over a number of years. When would the Council get together with partners to realise their commitment to the strategies?*

The Deputy Chief Executive stated that the strategies gave the opportunity to look at partnerships. Following discussions with the Panel there would be a report back to the Executive requesting that they accept the report and the strategies and move forward. The focus would then be on the contractual relationship with Carlisle Leisure Limited which was due to end in 2017. If the Council moved now into an implementation phase there would be contractual implications with Carlisle Leisure Limited.

The Contracts and Community Services Manager explained that subject to comments from the Panel and the Executive Officers would work on the business case and work with Carlisle Leisure Limited without prejudice.

- *The report stated that issues around funding remain to be addressed.*

Officers were clear in the strategy what was required but not clear on how the work would be funded. There were ideas which would be tested as well as the contract with Carlisle Leisure Limited. There would be planning implications, governing body implications and compliance with standards which would be looked at in detail. The higher level strategic issues needed to be dealt with and the Council's Resource Planning Manager was currently re-evaluating previous plans for facilities.

The Contracts and Community Services Manager explained that to deliver the Council's full aspirations would cost more than the £5 million allocated in the budget. Officers were investigating additional funding and would work with operators in respect of savings. The Council would want to test the potential of savings made by partners. As the cost of the scheme increased the amount of money being put into the budget would diminish.

- *There was a changing pattern in women's sport such as football, rugby and cricket. That would have an impact on facilities such as changing rooms. There would also be an impact in respect of people with disabilities using the facilities.*

The Contracts and Community Services Manager stated that it was taken as read that facilities would be used by women and people with disabilities and it was not yet clear whether funding would come from the Council or from Sport England. There would be debate about the size and location of changing facilities.

RESOLVED: 1) That report SD.11/13 – Carlisle Sports and Physical Activity Strategy – be noted

2) That the Panel were concerned about the lack of clarity in respect of financial implications of the strategy.

EXCERPT FROM THE MINUTES OF THE COMMUNITY OVERVIEW AND SCRUTINY PANEL HELD ON 9 JANUARY 2014

COSP.07/14 PRIVATE SECTOR HOUSING ENFORCEMENT

The Communities, Housing and Health Manager presented Report ED.03/14 and introduced the Private Sector Technical Team Manager. She reminded Members that the City Council had in 2011 commissioned a Private Sector Housing Stock Condition Survey. The results of that survey, in 2012, revealed that 86% of the district's housing stock was in the private sector, with 14.5% of the total stock owned and managed by private sector landlords. That was up from 9.7% in the 2001 census.

There was estimated to be a total of 7160 private rented dwellings in the district, with around 21% of those properties containing a Category 1 hazard under the Housing Health and Safety Rating System, and 34.3% classed as non Decent under the Decent Homes Standard revised 2006.

The Communities, Housing and Health Manager reported that the Housing Act 2004 introduced the Housing Health and Safety Rating System (HHSRS) as a statutory system for assessing housing conditions in England and Wales. The system placed a duty on the Council to take statutory action where any Category 1 hazard was identified in a property.

The Government was actively encouraging Local Authorities to look more to the private rented sector to fulfil their housing obligations, and meeting Carlisle's housing needs was a key priority within the Carlisle Plan. The 2011 Housing Need and Demand Survey noted that part of the gap between the likely future need for affordable housing and future supply was likely to be met by the Private Rented Sector. The study also noted that in 2009 and 2010, the Private Rented Sector housed 463 households in housing need per annum, supported by Local Housing Allowance (LHA). As that pattern looked set to continue, there was a clear role for the Council to engage private sector landlords and institutions to ensure that the standard of housing met legal obligations and the supply continued to be available to meet housing need.

Members' attention was then drawn to the draft Enforcement Policy attached at Appendix 1, in addition to which Appendix 1a outlined how the Council proposed to utilise fairly and consistently all the powers contained within the Housing Act 2004 to achieve improvements to housing, health and the environment in the City. The policy would ensure that the authority protected vulnerable occupants and provided the foundation for strategic targeted enforcement.

The Executive had on 16 December 2013 (EX.160/13) approved the draft Enforcement Policy for Private Sector Housing comprising Appendix one of Report ED.42/13

The Communities, Housing and Health Manager advised that the policy consolidated what Officers were already doing. The Council recognised the contribution made by the private sector housing within the City and the growth in private sector housing. There were many good landlords in the City and the policy would ensure those standards continued which would reduce the amount of enforcement required.

In considering the report Members raised the following comments and questions:

- *Could the Council determine discretion in respect of Houses in Multiple Occupancy (HMO) or was the service mandatory?*

The Communities, Housing and Health Manager explained that the Council had a mandatory duty to licence certain types of HMOs and stressed that it was the landlord that was licensed and not the property. The Council also had the powers to be selective over which licenses were granted. The Communities, Housing and Health Manager described the various types of HMO.

The Private Sector Technical Team Manager advised that there would not be many licenses granted in an area where demand was low. All landlords were compliant with the guidance and accredited. Some providers such as the University were exempt from being licensed.

In response to a query from a Member the Private Sector Technical Team Manager advised that the cost for a new license was £330 with a cost of £25 for each additional unit, over 5 units. The cost of re-licensing was £191, every additional unit over 5 incurring a charge of £12.50. The Communities, Housing and Health Manager further advised that the Council could set the license fee and they were reviewed and based on work undertaken.

- *As the license was linked to the landlord rather than the property there could be difficulties if the property changed hands. Was there any data sharing between the Housing department and Revenues and Benefits?*

The Communities, Housing and Health Manager informed Members that Officers could request and use a list of private sector housing properties but that would only advise who paid the Council Tax and not who owned the property. The Council were looking at an accreditation scheme which would be common across all districts in Cumbria. Officers had attended a meeting in Lancashire regarding such schemes. However it would be resource intensive to inspect all private sector properties as there were presently 100 licensable properties with a minimum of five households in each. Officers were focussing on larger properties where standards were likely to be poorer.

- *Would it not be possible to increase the license fee to fund that work?*

That was being looked at as part of the annual charging review and Officers were looking at charges across other districts. The Deputy Chief Executive advised that Officers had looked at directing some work to other teams/agencies to raised standards in the worst affected places. Enforcement was generally a supportive mechanism.

The Communities, Housing and Health Manager advised that a review of a landlord accreditation scheme was underway. There were currently 132 accredited landlords with 500

properties. Surveys had been carried out across the county which indicated that nineteen landlords were currently members of the national Landlords Association. They had been asked to assess the benefits of an accreditation scheme.

The Private Sector Technical Team Manager explained that the main reason for having an accreditation scheme was to recognise good landlords. As an example she stated that the University would only use accredited landlords.

The Deputy Chief Executive explained that the Council were able to set fees for provider services but could not make a profit to fund other services. The cost of fees would be monitored and if it was necessary to increase the fees that would be brought back into the budget process.

- *How easy was it for tenants to find out information about standards, etc? Was there any information on the Council's website?*

The Communities, Housing and Health Manager explained that the Government was about to launch consultation and develop a form of Tenants' Charter which would provide that information. The response of the Government Select Committee on the Private Rented Sector had been positive. That information was not linked to the policy but Officers were aware of it.

The Deputy Chief Executive advised that the information contained on the Council's website was detailed and helpful but may be complicated to new tenants. A Member had looked on the website for information about hazards but found that the 29 hazards that constituted Category 1 were not listed in the information regarding the two Categories. The Deputy Chief Executive agreed to check the information that was available.

- *A leaflet would be better than the internet as not all tenants had access to the internet. It would also be useful for the leaflet to be available to letting agents.*
- *Fire regulations were high priority. Did the Council work with other agencies such as the Fire Service and Police?*

The Private Sector Technical Team Manager explained that it was the Council's duty under the Housing Act to liaise with those authorities but the Council would consult with them even if it was not part of the Act. If a fire occurred in a rented property the Council would again liaise with the Fire Service to determine whether regulations had been breached.

- *Who provided the funding to bring properties to the required standard? Was it the landlord or through grants?*

The Communities, Housing and Health Manager explained that the investment in the property was the responsibility of the owner and that the Council did not provide such grants. Assistance was available through Disabled Facilities Grants as well as grants for certain types of properties in certain areas.

The Private Sector Technical Team Manager advised that the Council worked in partnership with the Home Improvement Agency and would look at energy efficient improvements for tenants on benefits. Advice on Green Deal was also available.

- *The report indicated that 21% of rented properties contained a Category 1 hazard. Was that figure similar to other authorities?*

The figures were obtained from the 2012 House Conditions Survey. The Communities, Housing and Health Manager advised that she could circulate information on the county wide figures and advised that Carlisle's stock was better than other districts.

- *Had the survey contacted all landlords?*

The Communities, Housing and Health Manager explained that she did not have the data to the level of areas/streets but was a measure of conditions overall of the housing stock.

- *A Member was encouraged by the number of landlords approved by the Council and hoped that the standards would continue.*
- *What human resources were available to undertake the current work and that in the future?*

The Private Sector Technical Team Manager advised that there were seven people in her team who dealt with housing enforcement 70% of their time and Disabled Facilities Grants the remaining 30%.

The Communities and Housing Portfolio Holder stated how much she valued the hard work undertaken by Officers in that section. The Portfolio Holder also expressed appreciation for the work of the Panel who had highlighted issues and gaps. She believed that the strength of scrutiny was that it was non-political and that scrutiny would be difficult if the non-political nature was lost.

RESOLVED – 1) That Report ED.03/14 – Private Sector Housing Enforcement – be noted.

2) That the Executive be requested to re-examine the current charges for HOM registration fees to ensure enough income was generated to enable Officer to carry out the necessary functions.

Policy 16 - Housing Strategy and Delivery

Planning permission will be granted for housing proposals that will:

1. Contribute to achieving an average annual district housing target of 550–650 665 houses per year;
2. Seek to achieve 70% of all new housing development will be located in the urban area of Carlisle, and 30% in the rural area;
3. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities;
4. Provide specialist housing for vulnerable people including for the ageing population such as extra care accommodation in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care; (moved to Policy 30)
5. Contribute to the development of brownfield sites which are in sustainable locations;

The following table sets out allocated housing sites in the urban and rural areas. These sites are also shown on the Local Plan policies map. The sites make provision to deliver the housing target to 2025. From 2025 onwards, development will be in the broad location of Carlisle South, (as detailed in Policy S3), which will include a sustainable urban extension and delivery of the strategic rural requirement.

Current Position Statement

	Urban Carlisle	Rural	Total
Housing required 2015 to 2030 [split as per criteria 2]	6,975	3,000	9,975
Backlog from 2008 to September 2013 [actual split]	827	66	893
Delivery required 18 months from Sep 2013 to 2015	540	135	675
TOTAL NEED FROM SEP 2013 TO 2030	8,342	3,201	11,543
Existing Permissions as at 30 September 2013	3,023	496	3,519
Windfall [18 months @ 50 per annum plus 15 year @ 100 per annum [historic split 64/36]	1,008	567	1,575
Authority to Issue permissions [* in allocation list]	384	260	644
Less Permissions unlikely to be delivered [see 5 yr supply]	-100		-100
Permissions contributing to total need	4,315	1,323	5,638
18 Months Delivery to 2015 @ 450 per annum 80/20	540	135	675
Permissions contributing to Plan Period	3,775	1,188	4,963
Need to be met from Allocations	4,027	1,878	5,905
DELIVERY			
5 Years 2015 to 2020			
Requirement including backlog	2,600	1,022	3,622

Permissions contributing to Plan Period adjusted for known phasing (see 5 yr supply Sep 2013 for reduction figs)	2,539	1,188	3,727
50% Total Allocations excluding Authority to Issue urban = 3,035/2 - 384 rural = 1,428/2 - 260	1,134	454	1,588
C/F to next period	1,073	620	1,693
5 Years 2020 to 2025			
Requirement including backlog	2,601	1,022	3,623
B/F from last period	1,073	620	1,693
Known Phasing 50% remaining Crindledyke & Morton	618		618
Remaining Allocations [see table]	1,517	714	2,231
C/F to next period	607	312	919
5 Years 2025 to 2030			
Requirement including backlog	2,601	1,022	3,623
B/F from last period	607	312	919
Known Phasing 50% remaining Crindledyke & Morton	618		618
Development Required From Strategic Sites	1,376	710	2,086

Housing Allocations for Carlisle District

District Target:	Urban	Rural	Total
	(Carlisle)		
Overall District target	-550/650 per year		
Windfall allowance @ 50/year	-750		
Net planning permissions outstanding:	3 471		
Less 2 year's potential completions:	900		
Allocated sites Urban Carlisle: Total 3,035	Area: (hectare)	Yield:	
Land to the south east of junction 44 – CARL1	8.03	217	
Land north of California Road, east of CARL2	6.54	200	
Land east of Lansdowne Close/Lansdowne Court CARL11	2.50	75	
*Land bounded by Hammonds Pond, Oaklands Drive and Durdar Road (12/0793) – CARL26	12.5	318	
Site of Pennine Way Primary School – CARL2-CARL3	3.57	112	
Land south of Edgehill Road, adjacent to former NCTC – Carl 03- Withdrawn – site no longer available, (Cumbria County Council).	4.37	130	

Land north of Moorside Drive/Valley Drive – CARL4	4.96	140
Land between Carleton Road and Cumwhinton Road – CARL5	1.47	204
Land at Garden Village, west of Wigton Road – CARL6	5.05 6.08	139 169
Land at Newhouse Farm, south-west of Orton Road – CARL7	30.19	509
Land north of Burgh Road – CARL8	2.83	66
Former Belah School site, Eden Street – Carl 09 Withdrawn - site no longer available, (Cumbria County Council).	2.34	59
Land off Windsor Way – CARL10	10.60	300
*Former Dairy site, Holywell Crescent, Botcherby, (13/0655) – CARL25	1.51	66
Site of former Morton Park Primary School, Burnrigg – CARL9	1.67	54
Site to the rear of Border Terrier, Ashness Drive/ Ellesmere Way – CARL12	0.4	15
Land off Raiselands Road- CARL13	0.4	12
Land to the rear of Reeth Road/Queensway- CARL14	0.65	20
Land off Tree Road, south of Chertsey Mount- CARL18	0.53	20
Land at Greta Avenue- CARL15	0.4	8
Former Printworks, Newtown Industrial Estate – CARL16	1.4	40
Land east of Beverley Rise- CARL17	1.01	30
Land north of Carleton Clinic, east of Cumwhinton Drive – CARL19	6.80	150
Allocations carried forward from previous Local Plan		
Laings site, Dalston Road – Carl 11. 13/0778 application for foodstore on 0.68ha of site – CARL24	2.56 1.88	99 60

Harraby Green Road – CARL22	1.05	45
Durranhill Road – CARL23	3.32	65
Land at Carleton Clinic – CARL20	4.19	100
Land to rear of Hilltop Hotel, London Road/Tree Road – CARL21	1.18	40
Allocated sites Rural Area: Total 1,428	Area:	Yield:
<u>Brampton</u>		
Land south of Carlisle Road – BRAM1	10.9	200
Land west of Kingwater Close – BRAM2	2.31	65
Land east of Gelt Rise – BRAM3	0.77	25
Land north of Greenfield Lane – BRAM4	5.66	153
<u>Longtown</u>		
Site of former Lochinvar School – LONG1	5.04	136
Site available amended by Cumbria County Council	3.56	106
<u>Burgh by Sands</u>		
Land to the west of, and including, Highfield – BURG1	0.59	10
<u>Cummersdale</u>		
Land east of Cummersdale Road – CUMM1	0.38	14
<u>Cumwhinton</u>		
*Land adjacent to Beech Cottage, (12/0856) – CUMW3	0.6	15
Land west of How Croft – CUMW1	0.76	25
Land north of St John's Hall, B6263 – CUMW2	0.6	20
<u>Dalston</u>		
Land at Buckabank – Dals 1 Site deleted following grant of pp for 121 houses central Dalston. PP considered sufficient allocation for Dalston, and preferable site.	2.68	15
*Land between Station Road/Townhead Road –	5.4	121

DALS1		
<u>Houghton</u>		
*Land at Hadrian's Camp, (12/0610) – HOUG1	5.1	96
<u>Harker</u>		
Kingmoor Park Harker Estate – HARK1	10.7	300
<u>Moorhouse</u>		
Land east of Monkhill Road – MOOR1	0.8	10
<u>Linstock</u>		
Linstock North – LINS1	1.28	10
<u>Rockcliffe</u>		
Rockcliffe East – Rock1 Withdrawn following objections from County Highways. Access severely constrained. Highly unlikely to be resolved.	0.89	20
<u>Rickerby</u>		
Land at Tower Farm – RICK1	0.8	10
<u>Scotby</u>		
Land to the west of 37-65 Scotby Road – Scot 1	1.26	44
Land east of Scotby Road – SCOT1	1.30	44
*Land at Broomfallen Road, (12/0790)- SCOT2	1.5	28
<u>Warwick Bridge</u>		
Warwick Bridge/Little Corby North – WARW1	1.55	66
<u>Wetheral</u>		
Wetheral South – WETH1 New site proposed, opposite side of road. More balanced extension to village could potentially be achieved through development on both sides of road.	3.49	98 50

Land west of Steele's Bank – WETH2	1.6	50
Wreay		
Land west of Wreay School – WREA1	1.16	10

The sites allocated under this Policy are detailed in Appendix 1.

Those sites denoted with * have Planning Committee authority to issue planning permission subject to the signing of a S106 agreement.

The backlog is spread over the whole of the Plan period. Allocations and windfalls will be monitored closely and if supply from either declines, additional allocations will be brought forward.

Burgh by Sands

BURG1 – Land to the west of, and including, Highfield:

