



COUNCIL MEETING – 2 April 2014

Question under Council Procedure Rule 14

QUESTION 1

From: Councillor Nelmes

To: The Portfolio Holder for Finance and Organisational Development

“As we all know the stock of smaller homes is not great and that, therefore, a number of people would be financially disadvantaged under the new rules.

We also know now that the financial/transitional allowances are being reduced by central Government. We also hear that the level of rent arrears is growing.

All this is rebounding on some of our most vulnerable tenants.

Can we be advised how many are in trouble in Winchester District and if there is anything we can do to ease their problems?”

Reply

“348 customers have been affected by the Social Sector Size Criteria (SSSC) restrictions. 229 of these are our own tenants and 119 rent from a Registered Social Landlord.

The Government allocated the Council Discretionary Housing Payments (DHP) of £105,155 for 2013/14. A further bid for an additional £17,000 was successful. We have currently awarded a DHP to 212 customers.

Of the City Council housing tenants affected by the SSSC, approximately 90 are in arrears with their rent (38%).

However, not all of those in arrears are purely in arrears because of the reduction in Housing Benefit. Many were already in arrears (approximately 80%) before the SSSC was introduced although their arrears situation is not helped by the increased rent charge they now have to pay.

To date, no tenant who has arrears purely as a result of the SSSC has been referred to court although a number of Notices Seeking Possession have been served.

Council officers are working with all Council tenants affected by the SSSC offering advice and options particular to individuals circumstances. Measures have included:

- Appointing a new 'Wise Move' officer to assist/encourage tenants to downsize (31 tenants affected by SSSC have moved to date and a further 24 are actively bidding)
- Appointing a new 'Money and Benefits officer' to assist tenants who need help with budgeting, particularly those in arrears due to the Size Criteria HB reduction
- Implementing a new incentive scheme for tenants wishing to downsize, offering more financial and practical assistance
- Publicising the downsizing and mutual exchange schemes to all tenants, including organising mutual exchange events for tenants
- Reviewing our Allocations Scheme and awarding a high priority to tenants wishing to downsize
- Allowing tenants in arrears to downsize
- Working in partnership with the Credit Union to provide drop in centres on two of our estates where tenants can access these services
- Paying the set up and monthly charges for tenants who open accounts with the Credit Union
- Working in partnership with Employment Agencies to get tenants to local employment/training events
- Informing tenants of vacancies within the Housing Service which they may wish to apply for
- Holding training courses around employment, training, IT, budgeting and cooking on a budget
- Working in partnership with the Winchester and District CAB, referring tenants who are having difficulty managing their finances
- Organising events specifically aimed at raising awareness and providing assistance with Welfare Reform"



Winchester
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QUESTION 2

From: Councillor Cook

To: The Portfolio Holder for Finance and Organisational Development

“Is the Portfolio Holder satisfied that the IT Service provided to the Councillors is entirely satisfactory at the present time?”

Would the Leader agree that the IT Service to the Council provided under the joint contract with Test Valley DC is not as satisfactory as those that were originally provided by Winchester City Council?”

Reply

“I do not agree. The joint service with Test Valley has not only offered financial savings to the City Council, it has also enabled us to put our IT services on a more robust footing. As a result of that partnership we have been able to invest in new equipment which have given us a resilience lacking under our old arrangements.

The joint service has given us a firm base on which to build and improve our IT for both staff and Members. A key part of the changes has been introducing Citrix, which enables us to work more flexibly, and has facilitated homeworking across the Council. A number of other improvements have been made to both software and hardware.

I accept that there is still more can be done to further improve the service to both Councillors and Officers, but believe that the IT Team have a clear plan to do that and a firm base to build on, which was not the case before we entered our joint agreement with Test Valley.”



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QUESTION 3

From: Councillor Read

To: The Portfolio Holder for Business Services

“Could the Portfolio Holder let me know when Abbey Mill will open and has the timetable for this been affected by the bad weather and flooding issues in the City?”

Reply

“During the floods water levels in the Mill stream required all three sluices in front of the Mill to be opened. The water level adjacent to the Mill rose to five feet in depth and the speed and pressure of the flow resulted in water entering the building at the same level as Colebrook Street. The Contractors fitted a sump and pumped the water out of the building, but the rate of entry was such that urgent repair works were necessary if the construction works were to continue. Initial attempts to deal with the problem proved to be ineffective and the team identified that a process used by Oxford Hydrotechnics was capable of preventing the ingress of water very quickly. The company were engaged and within two days they had dealt with the water leaks and the construction works were able to continue.

The landlords works to Abbey Mill will be completed by 2nd May ready for River Cottage to begin their fit out of the building. The works were delayed by the bad weather earlier in the year, but the recent arrival of more clement weather has allowed the contractors to make substantial progress with the external works.

Internally the major structural works which were necessary to save the building have been completed and the new grand entrance staircase has been installed. Work on the construction of the toilets and the new rear extension is at an advanced stage, the new bridge across the Mill Stream has been opened for public use and all trades are focused on the completion of this prestigious project.

River Cottage are in the process of tendering their fit out works and are discussing their programme with contractors. At this stage while the fit out programme is being developed, it is anticipated that the tenants works will be completed no later than mid August.”



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QUESTION 4

From: Councillor Hutchison

To: The Portfolio Holder for Built Environment

“What planning fee income did the City Council receive in 2012 and 2013 for the planning applications for the major solar PV farms at Raglington, Shedfield; Funtley; Whitehill Lane, Alresford; and the Southwick Estate?

What level of business rates are payable on each of these four solar farms?

And what percentage of the business rates on these developments does the City Council expect to retain?”

Reply

“The planning fees paid for the four solar farm applications in question were:

- Raglington Farm (12/00923/FUL) c£24k.
- Funtley Landfill site (13/01247/FUL) c£40k.
- Whitehill Lane (13/01805/FUL) c£39k.
- Southwick Estate at Belney Lane (13/02304/FUL) – c£109k.

This gives a total of around £212k.

The four solar farms have not yet been valued for Non-Domestic Rates purposes – Raglington is with a Valuation Office specialist unit at present and the other 3 farms have not yet been completed.

The rates which may be retained by the City Council will depend on the certification from the Valuation Office on the proportion of rateable value (RV) relating to the plant and machinery of the solar power together with any associated land and buildings and the proportion of RV not related to these areas.”



Winchester
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QUESTION 5

From: Councillor McLean

To: The Portfolio Holder for Economic Development

“Is the Portfolio Holder thrilled at the progress of the Town Team Manager, Heidi Isa, and the effect this Winchester City Council initiative is having on trade in Bishops Waltham, Wickham, and Denmead.

Reply

“I am indeed thrilled at the success of the Council’s market towns development programme. Clearly, the good news has already travelled from our southern parishes: only last week, I attended a meeting with Alresford Chamber of Commerce to discuss the possibility of extending the scheme.

The market towns programme was inspired by the Government’s review of the country’s high streets, commissioned at the height of the recession. Since last May, a dedicated officer – backed by teams across the Council - has helped to produce tailored action plans for each village. These are designed to support business success and also to make the three high streets vibrant and sociable places for all.

The villages have already benefited from a range of special events, marketing and PR activities, training for retailers and village enhancements. Retailers have reported a rise in footfall, and are happy to make financial contributions up front to enable new ideas to be put into action. Overall, we have seen increased collaboration between traders and greater cohesion between previously disparate community groups.

Funded initially by Government, by our Council and by the three parish councils, the market towns programme has drawn in additional project funding from Hampshire County Council and in-kind sponsorship from local businesses and The Hampshire Chronicle.

As we head into the second year of the project, I hope you will agree that this is clear evidence of a Council committed to supporting the economy – in our rural areas as well as in the city.”



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QUESTION 6

From: Councillor Hiscock

To: The Portfolio Holder for Housing

“What impact assessments have been made to understand the social effects of the reduction in supporting people funding for vulnerable non-elderly clients in Winchester?”

Reply

“Hampshire County Council is responsible for funding a range of Supporting People services. As part of the 2014/15 budget process, it has announced funding reductions for projects across the County, including over £500,000 which currently funds projects assisting vulnerable non-elderly clients in Winchester.

The County Council is undertaking a strategic review of Supporting People services for “the socially excluded” sector. A detailed County wide Equality Impact Assessment of the whole Supporting People programme will be completed as part of this process and final decisions and outcomes will be announced in July.

Some providers have been notified of likely outcomes ahead of the final decisions due to the requirement to give 6 months notice of financial changes within existing County contracts. More information on the changes is provided in report CAB2574(HSG) dated 26 March 2014.

The County Council will continue to work with the City Council, Service Providers, Service Users and other stakeholders throughout the rest of the Strategic Review process to identify impacts of any decisions/changes planned, before these changes are made and also to allow districts to shape the short/medium term of the strategic review process.

City Council Housing officers are also in the process of meeting with all Housing partners to determine how vulnerable non-elderly clients in Winchester can best be supported in the future.”



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QUESTION 7

From: Councillor Ruffell

To: The Leader

"Can you give us an overview of the Council's finances and how manageable is the predicted deficit?"

Reply

"In February this year, the Council set a balanced budget for 2014/15 without increasing council tax or reducing any of the Council's essential frontline services. This is being achieved by continued focus on transforming the way the Council operates, whilst continuing to maintain and develop the economic prosperity of Winchester.

Looking forward there is a steadily increasing forecast gap in the General Fund Revenue budget of £2.2m in the 5 year period. It is expected that the Revenue Support Grant will continue to reduce and that the Council will need to continue to grow locally generated income and to reduce expenditure.

The Asset Management Plan will help deliver our objectives of transforming the Council's assets and the local economy, delivering year-on-year improvements, bringing long term financial stability for the Council while Government support reduces."



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QUESTION 8

From: Councillor Banister

To: The Portfolio Holder for Neighbourhoods and Environment

“Thank you for the recent information about road sweeping and leaf clearance. I would like to know how the ‘Priority List’ is drawn up as my ward is particularly affected by leaf fall.

Every year my colleague and I have to ask for work to be done, as we do not appear to be on the list. At present local residents are not getting an equitable service although they are all paying Council tax.

Please will you provide Councillors and Parish Councils with clear information about what is supposed to happen within their area and when so it will be easier to monitor?”

Reply

“The ‘Priority Leafing List’ is a list of roads where leaf fall in the autumn is a considered to be significant issue. The list at the start of the current contract was the one previously operated by Serco prior to 2011. I have arranged for a copy to be placed in the Member’s area of the City Council’s intranet so that they can check which roads in their ward are covered.

Since the start of the current contract the list has been revised with input from the Contract Monitoring Officers based on complaints received from councilors and the public and observations on the ground.

A further review is to take place this April based on the experience of leafing work carried out last autumn. If councilors have particular concerns about parts of their area I would be happy to pass them onto the Team to add to the review. However, I would make clear that we have to control costs and we cannot expect to include on a ‘priority’ list every road or street onto which some leaves fall in the course of the year.”



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QUESTION 9

From: Councillor Mather

To: The Portfolio Holder for Economic Development

“Could the Portfolio Holder update me on the Independent Retailers' Study and its conclusions?”

Reply

“Members will agree that it is the independent retailers across our District that give the streets their character and appeal. As a Council, we want to ensure that they thrive.

I was therefore concerned last year when one retailer came to Cabinet and proposed that we were not doing enough to support the city's independents, and asked officers to commission an Independent Retailing Healthcheck. The draft report has recently been presented to me, and I am delighted to have this opportunity to share the findings with you at this early stage.

Winchester has one of the healthiest independent retail populations of any that our consultants had seen across the UK. 70% of our retailers are serving more customers than they were a year ago. 56% are trading up, and 16% have maintained their trading performance. 26% say that their transaction values have increased and 25% are employing more staff. The 'churn' in businesses is also at a healthy level.

The retailers cite Winchester's social experience – the quality of the shopping environment, the dining offer and the street markets – as key factors in bringing shoppers to the city. In fact, the consultants said that Winchester's market was 'one of the best around'. The Council should be proud of its role in helping to create this attractive trading environment, working our partners at the Business Improvement District and County Council. But I can guarantee you that we will not become complacent.

Our next step is to produce a shared action plan, in partnership with the BID and the retailers themselves, to ensure that our speciality shopping offer goes from strength to strength – and that we learn lessons for our market towns in the process. But in the meantime, fellow Members, don't forget to stock up on Easter treats at the city's excellent range of independent sweet and chocolate shops.”



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QUESTION 10

From: Councillor Learney

To: The Portfolio Holder for Built Environment

“Recent reports have confirmed that Winchester is one of the least affordable places to live in the UK and highlighted the importance of this Council's approach to affordable housing to ensuring that those brought up in our district can continue to live here.

Questions at January Council confirmed that a small fraction of sites are providing the full financial or on-site contribution to affordable housing required by City Council policies.

What action is the Portfolio Holder taking to ensure that the level of affordable housing provision in the district meets the undoubted need?”

Reply

“The Council's planning policies ensure developments deliver the maximum amount of affordable housing they can support whilst remaining economically viable. Quite properly, and in accordance with the National Planning Policy Framework, this means if a scheme is able to show that it cannot meet the full policy requirement a reduced level of contribution is accepted. The Council will want to note the achievement in delivering the full 40% affordable housing requirement at major schemes including Pitt Manor (80 units), Barton Farm (800 units) and Swanmore College of Technology (28 units).

Viability is more of an issue for smaller developments. There is nothing whatsoever to be gained by insisting on 40% affordable housing in cases where this is not deliverable. A lower contribution would be approved on appeal in accordance with the evidence, and if developers are put off entirely by a refusal to discuss financial issues then it would mean that some schemes never get built at all. That would mean no homes of any description.

Members will be aware that Government is currently consulting on a proposal which will unilaterally exempt schemes of 10 or fewer homes from making any contribution to affordable housing because it is concerned that this requirement is making smaller schemes undeliverable.

For the time being our approach means that developments are able to proceed whilst still delivering the amount of affordable housing they can afford to sustain.

In response to the challenge of increasing the supply of affordable housing in the District, Cabinet (Housing) Committee agreed last week to investigate alternative and innovative ways to build more homes. Officers will report back in September on a range of emerging initiatives after seeking the necessary legal and financial advice, in addition the Council will be bidding to Local Enterprise Partnerships for a share of the £300M for new council homes announced by the Chancellor in his 2013 autumn statement.

The Council is on track to build 150 new council homes for the period 2012 – 2017 and will pursue every opportunity to increase this figure further.”



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QUESTION 11

From: Councillor Stallard

To: The Portfolio Holder for Neighbourhoods and Environment

“Can the Portfolio Holder reassure Members that items placed in the new WCC Textile collection banks will be re-used and recycled and not end up in land-fill sites?”

Reply

“The clothing collected from the new collection banks is sorted into 400 grades, the highest level of ‘sorting’ anywhere in the world.

The current distribution of uses achieved from the recycling stream into which textiles from Winchester are fed is:-

Reuse 62%

This comprises of 52% re-use as clothes and 10% as cleaning wipes

Recycle 32%

Textiles which cannot be reused are recycled into insulation materials for the automotive and building industry

Paper and Concrete Production 6%

A small percentage of very low grade material is used as part of paper making processes or incorporated into building materials

Only a residual fraction of otherwise unprocessable material (less than 1%) is sent to be burnt as fuel. None is sent to land-fill.”



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QUESTION 12

From: Councillor Power

To: The Portfolio Holder for Built Environment

“How can the Denmead Neighbourhood plan be compatible with LPP2 if G&T sites are not identified?

How can we expect other settlements to accommodate 5 G&T pitches if Denmead will not make similar provision?

What action will she be taking to ensure that a site is identified for Denmead, and those sites included in the Denmead Neighbourhood plan that is issued for the necessary referendum?”

Reply

“The Pre-Submission Denmead Neighbourhood Plan (DNP), currently out for public consultation, includes a draft policy for travellers accommodation. This needs to be in conformity with Local Plan Part 1 and Government policy, including the Planning Policy for Traveller Sites. The 2013 Travellers Accommodation Assessment for Hampshire (TAAFH) identified and need across the non-National Park part of the District for 26 gypsy pitches from 2012 - 2027 and about 9 travelling showperson's pitches in the same period. Projecting this forward to the end of the Local Plan period (2031) would give a need of about 33 gypsy pitches and 11 travelling showpeople's pitches (44 total).

The approach taken so far in developing the Local Plan Part 2 is that traveller sites should be located close to facilities and services, like other housing, so the total requirement was split between the 8 larger villages (those with a housing target in Local Plan Part 1) and Winchester itself, giving a target of about 5 pitches for each of the 9 settlements.

Where it has been possible to identify possible sites this has proved a very contentious issue and the opportunity has been taken to join with work being commissioned by the South Downs National Park Authority to appoint

consultants to assess potential traveller sites (also including East Hampshire District Council). The results of this work, along with the public consultation responses on potential sites, will be taken into account in reviewing what approach should be taken and sites allocated.

I can understand concerns that the draft DNP policy on travellers' accommodation does not identify a specific site or propose the number of pitches previously suggested. The results of the site assessment work currently being commissioned and public consultations will be taken into account in considering how the identified need for traveller sites should be accommodated.

The City Council has been consulted on the draft DNP and will make appropriate representations. These will relate to the Plan's conformity with LPP1 and the requirement for it to meet the objectively-assessed needs of Denmead through effective and justified proposals.”



Winchester
City Council

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QUESTION 13

From: Councillor Gemmell

To: The Portfolio Holder for Finance and Organisational Development

"Which is likely to be the first procurement for the City Council that requires a prospective contractor to pay their staff at least the Living Wage and secondly what will the contract require of the contractor in relation to the Living Wage?"

Reply

"The Council is still working towards full accreditation for the Living Wage. A working group is currently reviewing the Council's Procurement Strategy and how we can best apply 'Living Wage' conditions on our contractors. Recommendations on how the Living Wage conditions can best be applied to all contractors will be brought to Cabinet in June.

Whilst there are no significant procurement processes underway at the moment, there will be a number of property maintenance and new build projects tendered later in the year which will take account of the approved policy.

In the short term, two commissions will be advertised in the coming month which will both test the response of potential contractors to such a requirement. One will be the Jobseeker Mentoring Scheme, recently approved by Cabinet. The second will be for an Economic Framework for Winnall, the specification for which will be the subject of a Portfolio Holder Decision this month. Bidders will be asked to meet Living Wage standards and to demonstrate this clearly on their submissions. Their responses will be considered in developing the June Cabinet paper."



Winchester
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COUNCIL MEETING – 2 April 2014

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QUESTION 14

From: Councillor Byrnes

To: The Leader

"Can the Leader update us on the outcome of his recent meeting with the Chair of Stanmore Community Centre and the Carroll Centre?"

Reply

"Following the completion of the Stanmore Planning Framework last autumn, I have been keen to ensure that we follow through our promise to help make improvements in the Stanmore neighbourhood.

Last autumn, we included three schemes from the Framework in our new homes delivery programme and work on the New Queen's Head site is progressing well. We have been talking to local groups about uses of the former Stanmore Library building which would bring new opportunities to people living in the area. We have also resurfaced the entrance to the Somers Close 'campus' where three of the key community buildings are located, improving access for all. And we have also supported the Carroll Centre in their successful bid to secure County Council funding which will enable them to adapt their premises and deliver a new, much-needed pre-school service from this autumn.

But one of the most promising developments to come out of the Framework project was the increasingly close working between the Community Centre and the Carroll Centre. I have been impressed to see the trustees developing plans to ensure that the local community has access to even better facilities in the future. To this end, I have stayed in touch personally with the Chairs of both groups, and have discussed a variety of ways in which we might be able to support their endeavours.

My most immediate intention is to provide a small amount of revenue funding over the next two years which will secure a paid member of staff to build a programme of income-generating raising events across the two centres. I am committed to providing this help, and to continuing to support these two excellent organisations wherever it is in the best interests of the Stanmore community."



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QUESTION 15

From: Councillor Gottlieb

To: The Portfolio Holder for Neighbourhoods and Environment

“It says in the recently adopted 2014-2018 Parking Strategy (at page 3) that its aim is ‘to provide a sufficient number of suitably located and managed car parking spaces to sustain the long term economic, social and environmental well being of Winchester Town and District’.

It also notes, by the way, on page 11 that ‘there is limited opportunity to support retail or commercial expansion or the take up of empty employment space in town’.

Can the Portfolio Holder please confirm that for so long as the Administration stays in Conservative hands and for so long as she is able to influence the matter, that the provision of sufficient and suitably located car parking to suit workers, visitors and the residents of the city and of the whole Winchester district, will remain a firm commitment?”

Reply

“The City Council’s recently approved District Car Parking Strategy was based on a comprehensive assessment of car parking usage within Winchester together with consideration of future needs and growth pressures. The Strategy sets out an approach which recognises that sufficient parking provision remains vital to a healthy economy whilst acknowledging the importance of social and environmental considerations in decision making.

It establishes a principle that car parks do not operate in isolation from one another, and that the quantity, location and management of car parking provision will need to be flexible in order to achieve the overall goal, especially in Winchester Town.

The Strategy provides a framework within which to take individual decisions which ensure suitable levels of overall parking provision, as well as pricing and management policies which support our local economy and environment.”



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QUESTION 16

From: Councillor Tait

To: The Portfolio Holder for Neighbourhoods and Environment

“Further to my question of the 17 July 2013 (Question 14) could the Portfolio Holder detail what progress has been made in respect of dealing with commercial waste bins being left on the public highways? Could she also clarify the legal position over how long refuse bins can be left on the highway and does she feel that leaving waste bins permanently on the highway enhances the street scene of the City Centre?”

Reply

“The City Council has been working hard on this issue over the last few months as part of a broader approach to issues affecting the public realm of the City Centre led by the Assistant Director (Neighbourhoods and Environment). Working with the Winchester BID, a team has been examining ways to deal with not only with the location of commercial waste bins but also fouling by pigeons, the maintenance of historic buildings, the renovation of St Maurice’s covert, additional street cleansing and removal of unnecessary street furniture.

A joint approach has been taken to address the commercial bin issue on a case by case bases supported by Hampshire Fire & Rescue Service because of the arson incident experienced previously. Businesses are being asked to remove bins from outside and store waste within the premises and, if necessary, change bin collection frequencies so that this is possible. Options for alternative bin store locations are also being developed in conjunction with staff from the Historic Environment team from the City Council.

Several specific problems have already been resolved and it is hoped that further progress will be made over the forthcoming months.”



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QUESTION 17

From: Councillor Southgate

To: The Leader

“Members have acknowledged the supreme efforts made by City Council officers and all the other agencies to help to reduce the impact of the recent significant flooding across our area. A great illustration of how in difficult times everyone pulls together.

However, what guidance can we give to residents and businesses about how the government compensation money will filter down to affected areas such as Hursley in my ward? In addition what is the process for learning from communities about this experience and ensuring that we are even better prepared next time the storms come?”

Reply

“Councillor Southgate is right to draw attention to the very effective and efficient way in which the City Council, County Council and agencies (in particular the Environment Agency and the Hampshire Fire and Rescue Service) coordinated their response to the recent flooding events. I would also like to pay tribute to the local communities which worked together to support themselves with the support of their parish councils, and responded shoulder to shoulder with public service providers.

The Government has put in place a number of measures to provide assistance to householders and businesses which were affected by flooding. The last meeting of Cabinet received a report on the local arrangements for accessing these schemes and full details are available on the Council’s website. In addition we have arranged:

- regular liaison with parish councils and Ward Members and with MPs to spread the word;
- joint flood recovery ‘clinics’ with the Winchester District Citizens Advice Bureau to provide face to face information for householders and business in affected areas (arrangements for these are currently being finalised – including one for Hursley – and the first to be confirmed will take place at the Victoria Hall in Sutton Scotney on 10th April from 4.30pm to 7pm);

- one to one advisory support for businesses from our economic development team who are phoning and/or visiting all those we know have been affected;
- regular updates to the Council's comprehensive web-based information, and simple application processes for each of the schemes.

Obviously the content and criteria of the schemes established by the Government are not matters over which we have direct control, but insofar as we have flexibility or discretion over the way in which we operate them we will use this to be as helpful as possible to legitimate applicants.

We are arranging formal debriefing meetings for the professional teams involved in the flooding response and will be following this up with sessions with local communities to discuss improvements in how we work with them in responding to this type of event.”



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QUESTION 18

From: Councillor Tait

To: The Leader

“I was hoping that the Leader may have had a chance to visit the recently completed Barron Close housing scheme undertaken by the Winchester Housing Trust in Micheldever where five new Council homes have just been handed over to the Council.

I am certain that the Leader will share my absolute delight at the very high quality of this exemplar development and will extend the thanks of this Council to Leanne Smith, the Chief Executive of the Trust who has delivered a brilliant project on time and to budget.”

Reply

“The completion of new affordable housing in Micheldever is an excellent first step for the Council’s New Homes Delivery programme and an example of what can be achieved through working with our partners. I agree that the Winchester Housing Trust should be congratulated on the quality of housing provided.

It is interesting to note that plans for this scheme were well advanced when the Council first approved funding for New Homes Delivery. We will continue to work with our partners to bring forward new affordable housing schemes, although clearly, good development takes time.”