



Doncaster Council

Agenda

To all Members of the

CABINET

Notice is given that a Meeting of the Cabinet is to be held as follows:

Venue: Virtual Meeting via Microsoft Teams

Date: Tuesday, 15th September, 2020

Time: 10.00 am

The meeting will be held remotely via Microsoft Teams. Members and Officers will be advised on the process to follow to attend the Cabinet meeting. Any members of the public or Press wishing to attend the meeting by teleconference should contact Governance Services on 01302 736716/ 737462/ 736712/ 736723 for further details.

BROADCASTING NOTICE

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Damian Allen
Chief Executive

Issued on: Monday, 7 September 2020

Governance Services Officer for this meeting:

Andrea Hedges
01302 736716

Doncaster Metropolitan Borough Council

www.doncaster.gov.uk

1. Apologies for Absence.
2. To consider the extent, if any, to which the public and press are to be excluded from the meeting.
3. Public Questions and Statements.

(A period not exceeding 20 minutes for questions and statements from members of the public and Elected Members to the Mayor of Doncaster, Ros Jones. Questions/Statements should relate specifically to an item of business on the agenda and be limited to a maximum of 100 words. As stated within Executive Procedure Rule 3.3 each person will be allowed to submit one question/statement per meeting. A question may only be asked if notice has been given by delivering it by e-mail to the Governance Team no later than 5.00 p.m. on Thursday, 10th September 2020. Each question or statement must give the name and address of the person submitting it. Questions/Statements should be sent to the Governance Team, Floor 2, Civic Office, Waterdale, Doncaster, DN1 3BU, or by email to Democratic.Services@doncaster.gov.uk).

4. Declarations of Interest, if any.
5. Decision Record Forms from the meeting held on 1st September, 2020 for noting (previously circulated).

A. Reports where the public and press may not be excluded

Key Decisions

- | | | |
|----|---|---------|
| 6. | Green Homes Grant - Local Authority Delivery Scheme. | 1 - 14 |
| 7. | Disposal of the former Truman Street depot and Cooke Street office site for the development of affordable housing for older people. | 15 - 28 |
| 8. | Doncaster Culture and Leisure Trust (DCLT) Covid-19 Support September 2020 - March 2021.
<i>(The appendix to the report is not for publication because it contains exempt information by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, as amended, information relating to the financial or business affairs of any particular person (including the authority holding that information)).</i> | 29 - 44 |

Cabinet Members

Cabinet Responsibility For:

**Chair – Ros Jones, Mayor of
Doncaster**

Budget and Policy Framework

**Vice-Chair – Deputy Mayor
Councillor Glyn Jones**

Housing and Equalities

Councillor Nigel Ball

Portfolio Holder for Public Health, Leisure and
Culture

Councillor Joe Blackham

Portfolio Holder for Highways, Street Scene
and Trading Services

Councillor Rachael Blake

Portfolio Holder for Adult Social Care

Councillor Nuala Fennelly

Portfolio Holder for Children, Young People
and Schools.

Councillor Chris McGuinness

Portfolio Holder for Communities, Voluntary
Sector and the Environment.

Councillor Bill Mordue

Portfolio Holder for Business, Skills and
Economic Development

Councillor Jane Nightingale

Portfolio Holder for Customer and Corporate
Services.

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Doncaster Council

Report

Date: 15th September 2020

To the Chair and Members of the Cabinet

GREEN HOMES GRANT – LOCAL AUTHORITY DELIVERY SCHEME

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Cllr Glyn Jones	All Wards	Yes

EXECUTIVE SUMMARY

1. Following the Chancellors announcement of a £2 billion Green Homes Grant (GHG) in July 2020, all Local Authorities have now been given the opportunity to enter a competitive bidding process for a share of £200m to improve energy efficiency standards in the homes of low-income households, to help both reduce fuel poverty and reduce carbon emissions.
2. The £200m (for delivery by 31 March 2021) is phase 1 of 2 phases for which Local Authorities can bid for funding, with a second phase of £300m for delivery in 2021-22.
3. The Local Authority Delivery (LAD) scheme can provide funding up to £5,000 and £10,000 for qualifying tenanted and privately owned properties respectively.
4. Although part of the £2bn GHG, the LAD is described as running parallel to the main scheme and will act as a stimulus and demonstrator to support and encourage applications to the main 'longer term' GHG scheme.
5. The Government is looking for bids which are both responsive and give confidence of delivery as the first phase of the LAD will commence on the 1st October 2020 and conclude on the 31st March 2021. Consortium bids are particularly welcome; and so Doncaster will lead a bid which includes Barnsley Council and South Yorkshire Housing Association as partners.
6. With an award notification of the 28th September and scheme start date from the 1st October, such timescales do not allow for a key decision process to be followed if the Council was to take a decision at the point it is notified of

the bid outcome. This decision is therefore being sought ahead of the funding bid outcome to allow delivery to commence immediately after award.

7. The Council's proposed bid will demonstrate;
 - a. the ability to respond rapidly to the call for an urgent start;
 - b. confidence of delivery by integrating with past and present schemes;
 - c. compliance through the use of an appropriate framework contract;
 - d. appropriate measures required to reduce fuel poverty and move towards net zero targets;
 - e. support for residents pre, during and post works to support our residents; and
 - f. the use of intelligence from recent crises to help target those most in need.
8. Following the Council's declaration of a Climate and Biodiversity Emergency, Doncaster's Climate Commission has started to identify the necessary interventions we need to take action on. With 'deep retrofit' (high performing insulation) having the single biggest impact on our pathway to net zero, it is proposed to focus on this measure. In particular, to focus on helping our most energy inefficient housing to receive wall, loft and floor insulation. Such measures will also raise the property standards to the level necessary to receive a low carbon heating solution, such as an air source heat pump, in the future.
9. With around 80 homes (30 in Doncaster) being targeted with a package of energy efficiency measures worth up to £10,000 per home, the LAD scheme presents a good opportunity to support and complement the wider GHG scheme and take the first small steps towards a long term net zero housing retrofit programme.
10. The scheme will be focussed on privately owned homes. This is because the Council's previous significant investments in improving the heating, windows and insulation of its own housing stock means it already has an EPC rating of D or above, and although we will look to improve the energy efficiency of these homes further in our drive to tackle climate change and help people keep their homes warm affordably, the Council's housing isn't therefore eligible for this scheme.

EXEMPT REPORT

11. N/A

RECOMMENDATIONS

12. For the Council to lead a bid for funding of £690k from the governments first phase of the LAD scheme, working with Barnsley Council and South Yorkshire Housing Association (SYHA).
13. For the Council to agree to accept funds from government, to deliver home

energy saving improvements in the homes of Doncaster and South Yorkshire residents, should the bid be successful.

14. To appoint a provider through a framework to deliver the works permitted by the funding, as well as other Council and externally funded energy efficiency works projects.
15. For the Section 151 Officer to approve the receipt of funds being awarded and allocation of that award.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

16. Residents, tenants and landlords who own and rent their homes can benefit from grants via the GHG and LAD schemes.
17. Our most vulnerable residents will be supported to take appropriate decisions on improving their home and reducing their energy costs. Residents will be supported pre, during and post works to ensure they fully benefit from the works and take advantage of fuel savings and increased comfort; giving an improved outlook on household finance and health.
18. Reduced heating and energy bills allow more disposable income for residents, which can be spent locally as opposed to being paid to energy companies.
19. Residents will feel more included and able to contribute towards local and national targets to reduce carbon emissions. They can feel proud that they 'are doing their bit'.
20. A warm and more comfortable home will be welcome in such times where more time is spent at home. Such improvements will help limit the impact of conditions households may experience during time of crisis and pandemic.

BACKGROUND

21. On 8 July 2020, the Chancellor announced a £2 billion Green Homes Grant scheme to upgrade homes across England. The fund will be broken down as follows:

a. LAD Scheme – £500m Phase 1 of LAD –

1. £200m of this will be for delivery directly through local authorities, to be spent between October 1st 2020 and 31st March 2021.
2. This is a competitive bidding process for which the minimum bid threshold is £500,000.

b. Phase 2 of LAD –

1. £300m will be available in 2021-22 and will be co-ordinated through the five government Energy

Hubs, for which Doncaster sits in the North East Yorkshire & Humber (NEYH) Energy Hub.

c. GHG voucher scheme – £1.5 billion (starting September 2020)

- i. £1 billion will be available to all households, with a maximum of £5,000 per household and will require the household to contribute 33% of the cost of works.
 - ii. £500m will be available to homeowners receiving income or disability related benefits for which a maximum of £10,000 per property can be claimed, with no contribution required from the homeowner.
22. On the 4th August 2020 the government opened the bidding completion for Phase 1 of the LAD, with a closing date of the 1st September 2020.
23. Successful bids will be notified by the 28th September and can commence delivery from the 1st October. All works have to be complete by the 31st March 2021. This is a very tight timescale for the creation of a programme of works and the subsequent completion of those works.
24. A copy of the Memorandum of Understanding funding offer is [available here](#) and in Appendix 1.
25. Although the Council can respond and position itself to deliver something useful in Doncaster, the urgency of this response has highlighted to the need for an up to date Private Sector Housing Stock Condition Survey as this would add a great deal of value to support the evidence and reasoning for our approach to targeting and delivery of works.
26. The LAD scheme aims to raise the energy efficiency of low income households who have a total income less than £30,000 per annum, and have a low energy performance rating (those rated at EPC Band E, F or G), including off-gas grid homes and residential park homes.
27. The energy efficiency measures being supported through this scheme include all that improve the SAP (Standard Assessment Procedure) and Energy Performance Certificate (EPC) 'energy rating' of a property, but it excludes fossil fuel heating. The funding cannot be used to install or replace gas boilers.
28. The timing of this scheme, with a very tight timeframe for marketing, signing up customers, mobilisation and delivery, presents a significant challenge but not one that seems unachievable.
29. Ahead of receiving the scheme qualifying criteria from the Government, the intention was to include some of the Council's social housing stock as this would act as a base for reaching the minimum bid threshold of £500k, allow much needed capital to be directed elsewhere and give greater confidence of delivery. However, due to the Council's own housing stock all being of an EPC rating of D or better, it does not qualify for scheme funding. The focus must now turn to delivering works on privately owned and rented homes.

30. To de-risk underperformance and give greater confidence in delivery, discussions were held with Barnsley, Rotherham and Sheffield Councils as well as South Yorkshire Housing Association (SYHA) to consider a consortium bid. Although Sheffield and Rotherham Council's withdrew their interest, Barnsley Council and SYHA have confirmed their inclusion and will be welcome partners.
31. A consortium bid, led by Doncaster Council would allow each of the partners to take some responsibility, especially a share of the customer numbers and the customer engagement role, which is likely to have the most impact on resources and time and to reduce the risk of the scheme underspending far as is possible. The Council will also seek support with customer engagement from the preferred contractor delivering the scheme and such added value will be sought through the procurement process.
32. A preferred contractor will be required to have PAS 2035 registration and have the Trustmark quality award. PAS 2035 is the over-arching document in the national retrofit standards framework. Within this framework, Trustmark holders will be required to comply with this standard when carrying out any domestic housing retrofit work.
33. The project timeframe does not allow for an open tender process to be undertaken. The Council will review and select an appropriate existing EU compliant procurement framework that can deliver its objectives within the constraints of the project. One objective being to support a range, albeit limited number, of residents across the borough and South Yorkshire, which will require a contractor who can respond and give confidence in delivery.
34. The recent floods and COVID-19 pandemic has brought to our attention, and enabled ongoing communications with, some of our most vulnerable residents and this grant gives great opportunity to support them when they are most in need. The Council will need to draw upon resources from a number of Service areas to not only help with engaging residents but also help ensure those households benefit from such a generous and impactful package of home energy efficiency improvements.
35. While delivering the LAD, there is opportunity to blend the scheme with the wider GHG. To support this, it is proposed to use benefits data to identify homeowners who can qualify for the GHG funding. This approach will allow for a more inclusive scheme. A Data Protection Impact Assessment has therefore been submitted to the Information Governance Team for approval to access and use benefits data.
36. Both Doncaster and Barnsley Council have proposed to target a minimum of 25 homes each and take a budget share of £250k each. SYHA have proposed to target 20 homes and take a budget of £100k, therefore making up a capital spend of £600k. With 15% of the capital being available for contract management and ancillary costs, the total bid will be worth £690k.
37. Each party will be responsible for identifying qualifying households and will be supported by the contractor appointed by Doncaster Council. Doncaster Council will administer the grant on behalf of all parties, through the contractor.

38. In summary, residents could benefit from a package of home energy efficiency improvements worth up to £10,000, with no contribution required from many of the residents. Where the costs of a package of insulation works exceeds this £10,000 maximum, the homeowner would be required to contribute the excess amount. Landlords can access up to £5,000 but will be required to contribute 33% of the costs. Savings of £300 p.a are likely to be made by having wall insulation, floor insulation and loft insulation top up. Carbon dioxide will reduce by 1 tonne per home (based on a semi detached house).

OPTIONS CONSIDERED

39. Option 1 – No bid is submitted for Phase 1
- a. Of the £2 billion being made available, £200m is being made available via local authorities to spend by 31 March 2021 as the Government understand we have an opportunity to direct this funding in a more effective and strategic way.
 - b. Excluding the Council from this funding opportunity limits the potential for the Council to take its fair share for Doncaster residents.
 - c. Although the wider GHG scheme of £1.5 billion gives opportunity to access funds for all Doncaster residents, it does not allow for a customer journey to be supported all the way from engagement through to works completed as residents will be made to choose a contractor themselves. This is a process many vulnerable households will struggle to navigate and take decisions on, and gives greater reason for Council involvement and support in the LAD
40. Option 2 – Plan for bidding in Phase 2
- a. Phase 2 will allow delivery of the same type of works and qualifying homes from April 2021, with an end date of 31st March 2022, with £300m being available for competitive bids.
 - b. Although this gives a greater lead in time to prepare and to deliver, the funding bids will be led by each of the 5 Energy Hubs, for which Doncaster is part of the NEYH.
 - c. The NEYH Energy Hub services 6 City Regions and the 25 or more Council's within them, for which there are some large Councils, including Leeds, Newcastle, Sheffield and Hull.
 - d. Phase 2 will certainly be a bidding opportunity we want to take part in, but so will every energy hub and city region, and there can be no guarantee on the scale of resources we could secure.

REASONS FOR RECOMMENDED OPTION

41. A successful bid will enable the Council to direct resources in the most impactful and beneficial way and maximize the outcomes for some of Doncaster's most vulnerable households.
42. This will be the first of many housing retrofit schemes which helps move the borough towards its net zero carbon emissions objectives.

43. A very tight timeline for delivery means a consortium bid will allow minimum bid thresholds to be met while limiting the risk of under delivery, and is the safer option compared to bidding alone.
44. A successful bid will enable the Council to seek social value from its contract and create job and apprentice opportunities.
45. The Council will seek to take and maximise inward investment and seek its share of the £2 billion national fund and commence one of many projects that will support a green and just recovery.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

46.

	Outcomes	Implications
	<p>Doncaster Working: Our vision is for more people to be able to pursue their ambitions through work that gives them and Doncaster a brighter and prosperous future;</p> <ul style="list-style-type: none"> • Better access to good fulfilling work • Doncaster businesses are supported to flourish • Inward Investment 	<p>A successful bid will bring inward investment and potential for job creation.</p>
	<p>Doncaster Living: Our vision is for Doncaster's people to live in a borough that is vibrant and full of opportunity, where people enjoy spending time;</p> <ul style="list-style-type: none"> • The town centres are the beating heart of Doncaster • More people can live in a good quality, affordable home • Healthy and Vibrant Communities through Physical Activity and Sport • Everyone takes responsibility for keeping Doncaster Clean • Building on our cultural, artistic and sporting heritage 	<p>The homes of residents can receive a package of energy efficiency measures which improves comfort, reduces fuel bills; therefore improving health and financial outlook for residents.</p>
	<p>Doncaster Learning: Our vision is for learning that prepares all children, young people and adults for a life that is fulfilling;</p> <ul style="list-style-type: none"> • Every child has life-changing learning experiences within and 	

	beyond school <ul style="list-style-type: none"> • Many more great teachers work in Doncaster Schools that are good or better • Learning in Doncaster prepares young people for the world of work 	
	Doncaster Caring: Our vision is for a borough that cares together for its most vulnerable residents; <ul style="list-style-type: none"> • Children have the best start in life • Vulnerable families and individuals have support from someone they trust • Older people can live well and independently in their own homes 	
	Connected Council: <ul style="list-style-type: none"> • A modern, efficient and flexible workforce • Modern, accessible customer interactions • Operating within our resources and delivering value for money • A co-ordinated, whole person, whole life focus on the needs and aspirations of residents • Building community resilience and self-reliance by connecting community assets and strengths • Working with our partners and residents to provide effective leadership and governance 	

RISKS AND ASSUMPTIONS

47. The timing and criteria for a Phase 1 scheme makes it very challenging to deliver by 31st March 2021.
- The Council will utilise an existing EU compliant procurement framework to select a preferred contractor. A number of frameworks are available to us, for which Fusion21 is being considered.
 - The installation of external wall insulation is the most important part of the proposed bid, and key to securing the fuel poverty and carbon reduction outcomes. However, the works programme will have to run through the autumn and winter period, and it is possible that bad weather will delay the installation of this external insulation

- c. Planning permission may be required for the external wall insulation. If so, that may make delivery within the extremely short time allowed impossible
 - d. In addition to our strong community connections and use of intelligence data, we have Neighbourhood Energy Officers whose job is to target and support households through the grant application process and so our resident liaison resource can ensure residents are fully engaged and supported pre, during and post works.
 - e. A consortium approach with Barnsley and SYHA will spread the risk of under-delivery, and although this may mean less delivery in Doncaster it would reduce the risk of any clawback of funds should the project underspend.
48. Where a home owner or a private landlord is topping up a grant payment to allow a full package of works to be installed, there is a risk that they fail to provide that match funding.
- a. Householders will be consulted ahead of any works commencing, with works quoted for and either approved or rejected by the home owner
 - b. There will be a contingency fund available, which can be included with the 15% of project management costs, but this would only assist with survey costs and small remedial works. It would not allow for costs above the grant maximum where the householders choice has influenced the price ie. A higher specification or additional works.
49. Not everyone will benefit.
- a. The Council has a strong record of delivering home energy efficiency improvements, but there are some who missed out on previous schemes that could be revisited.
 - b. The Council can seek to blend the LAD and GHG schemes to enable a more inclusive scheme, but there will still be some homes that cannot benefit from a full package of works due to the qualifying criteria limiting a totally inclusive scheme.
50. Works are not completed and monies are not defrayed by the 31st March 2021.
- a. The question has been asked of BEIS about what happens if despite the Council's best efforts the grant we secure is not fully spent by 31.3.21. The response we have received from BEIS is: *In the event that there are unforeseen impacts on the delivery of projects (e.g. poor weather, COVID-19) as set out in the draft MOU published on gov.uk, BEIS and the Local Authority will work together to agree how the Local Authority will spend any unspent Grant funding in line with the expected outcomes of the GHG LAD. If BEIS and the Local Authority are unable to reach an agreement, the Local Authority can either*

request an extension in writing to the BEIS Secretary of State or agree to repay the unspent Grant within 30 days of 31 March 2021.

LEGAL IMPLICATIONS [Officer Initials NJD Date 20/8/20]

51. Section 1 of the Localism Act 2011 gives the Council a general power of competence to do anything that individuals may generally do. Section 111 of the Local Government Act 1972 gives the Council the power to purchase goods and services.
52. The Council has been provided with a draft memorandum of understanding which sets out how the funding must be spent.
53. The memorandum of understanding requires the section 151 officer to sign a declaration to accept the grant; to confirm that the evidence supplied by the Council is true and ensure that the delivery of the scheme is in accordance with the Councils proposal and in accordance with the memorandum of understanding.
54. The Council must comply with all laws and regulatory requirements when delivering the scheme (including, without limitation compliance with all laws and regulatory requirements relating to public procurement and state aid) when administering the funding. Failure to comply with such terms may lead to claw back.
55. The Council is the lead authority for the purposes of making a consortium bid for funding for itself, Barnsley Council and SYHA. The Council will need to enter into agreements with each consortium member to document the arrangement.
56. The provider of the works will be appointed by the Council via a framework. Frameworks are arrangements set up in accordance with the Public Contracts Regulations 2015 which allow the Council to purchase works without the need to run a separate tender.
57. The Council must adhere to strict compliance with the rules of the framework if the appointment of the provider is to be compliant with the Public Contracts Regulations 2015.
58. Following contract signature, the scheme manager should be completely familiar with the contractual terms in order to protect the interest of the Council and enforce any terms as and when necessary.
59. Further legal advice and assistance will be given as the scheme progresses.

FINANCIAL IMPLICATIONS [Officer Initials AT Date 18/8/20]

60. The expected cost of the scheme has not yet been confirmed and will be determined by the level of funding available to the Council and the consortium, but will not be below £500k. Further approval will be required to confirm a number of elements set out in the body of the report including the

expected costs and this should take the form of an Officer Decision Record (ODR). This should also confirm how payments to contractors will be made and the management arrangements of this consortium bid in line with Financial Procedure Rules.

- a. This scheme will be added to the Housing Capital Programme on approval of the ODR. The funding allows up to 15% of revenue costs to be capitalised with the grant guidance referencing professional fees, evaluation costs and marketing as examples of what can be capitalised. The salary of staff on existing projects is specifically set out as not being eligible for funding, along with a number of other costs and it is the responsibility of the delivering team to ensure these conditions are met, along the requirements for document retention.
61. It is expected that the Energy team will co-ordinate the bid, manage the project and make the relevant returns. Costs that meet the funding guidance will need to be transferred to the capital programme.
 62. A monthly return is required to be submitted. 50% of the funding will be provided within ten days of providing a number of documents set out in Appendix 1 of the guidance and subject to the month 3 monitoring return being submitted on time and does not report poor performance, the remaining 50% will be provided. The funding has to be used by 31st March 2021. The BEIS have confirmed if this is not possible attempts will be made to reach a solution that is in line with the principles of the funding. This reduces the risk of unused balances of the funding being returned but does not remove it entirely.

HUMAN RESOURCES IMPLICATIONS [Officer Initials AA Date 17/8/20]

63. There are no direct HR Imps in relation to this ODR, but if in future staff are affected or additional specialist resources are required then further consultation will need to take place with HR.

TECHNOLOGY IMPLICATIONS [Officer Initials ET Date 14/8/20]

64. There are no Technology implications associated with this proposal.

HEALTH IMPLICATIONS [Officer Initials KH Date 19/8/20]

65. Embedding sustainability into our existing housing stock is an important part of creating a cleaner and greener borough and improving the health and wellbeing of the local population. Retrofitting for energy efficiency can improve people's homes and make them cheaper to keep warm, dry and healthy.

66. Poor housing conditions have a detrimental impact on physical and mental health and cost the NHS at least £600 million per year. In Doncaster, it is estimated that 10.8% of households are in fuel poverty (BEIS, 2018). According to the most recent National Energy Action (NEA) UK Fuel Poverty Monitor (2018) 30% of excess winter deaths can be attributed to cold housing.
67. Being in a cold, damp home can make people seriously ill. The populations most at risk are: people with heart or respiratory conditions, people on a low income, people with mental health conditions, people with disabilities, people in large or old housing or private rented housing, older people and people who have recently left hospital, pregnant women, recent immigrants, children under five, homeless people and people with addictions.
68. There is a clear link between climate change and health; there is also evidence that climate change will impact most on those with the poorest health and those who already experience inequalities (NHS HUDU, 2017). In order to improve health and wellbeing and address inequalities in health we must ensure that as many properties as possible are energy efficient and that those who are most at risk are prioritised and proactively targeted.
69. It is vital that preventative work is undertaken to ensure that our poorest residents, and those with the poorest health, are not left vulnerable to cold-related illness and disadvantage. Retrofit projects form part of the long-term solution to this issue and by increasing energy efficiency and reducing consumption we can enable our residents to be part of efforts to become a cleaner and greener borough. For this reason, the proposed work to improve the homes of those most vulnerable to make them more energy efficient is recommended, not only because of the health impacts, but also for the positive impacts that could be achieved in relation to tackling climate change.

EQUALITY IMPLICATIONS [Officer Initials RJS Date 14/08/2020]

70. The targeting and delivery of the LAD and GHG will have something for everyone, albeit some will benefit from more energy efficiency works and greater value than others. This is the nature of the scheme as it has a qualifying criteria and some homes will require more improvements than others depending on how the home has been improved and maintained in the past.

CONSULTATION

71. Cllr Glyn Jones – Deputy Mayor and Portfolio Holder for Housing and Equalities.

BACKGROUND PAPERS

72. Further information on the funding offer can be found [here](https://www.gov.uk/government/publications/green-homes-grant-local-authority-delivery-scheme-entering-a-bid).
<https://www.gov.uk/government/publications/green-homes-grant-local-authority-delivery-scheme-entering-a-bid>

GLOSSARY OF ACRONYMS AND ABBREVIATIONS

LAD – Local Authority Delivery scheme
GHG – Green Homes Grant
NEYH – North East Yorkshire & Humber energy hub
EPC – Energy Performance Certificate
SAP – Standard Assessment Procedure
SYHA – South Yorkshire Housing Association
BEIS – Department for Business, Energy & Industrial Strategy

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Karen Lythe – Assistant Director of Strategic Housing
Peter Dale – Director of Economy & Environment

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Doncaster Council

Cabinet Report

Date: 15th Sept 2020

To the Chair and Members of Cabinet

Disposal of the former Truman Street depot and Cooke Street office site for the development of affordable housing for older people.

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Councillor Glyn Jones	Bentley	Yes

EXECUTIVE SUMMARY

1. This report is to seek approval to dispose of the former depot and offices at Cooke and Truman Street, Bentley to Housing21 (Hsg21). Disposal will be to facilitate the development of c.20 units of purpose built affordable housing for older people. The disposal will be on a freehold basis, with Hsg21 paying £5,000 per plot, resulting in a capital receipt to the council of £100,000.
2. The site is presently held within the General Fund, however remains vacant. Demolition was undertaken as part of the Corporate Asset Disposal Programme undertaken by DMBC Assets and Property (Cabinet Decision U0421, Dec 2014). Demolition for both sites completed March 2017.
3. As part of the ongoing Affordable Housing Programme, Hsg21 were approached to consider the site for development as the site is located directly adjacent to the current Hsg21 scheme at Minden Court. Hsg21 have deemed the site a viable development prospective, despite a number of challenging and costly site constraints, and has resulted in the proposal outlined within this report.
4. In terms of land values, prior to demolition Cooke Street was valued at £205,000 and Truman Street Depot at £93,000 totalling £298,000. Post demolition the value of the combined site is estimated to be £195,000 (Provided by Assets & Property Team, April 2018).
5. It is anticipated the scheme will deliver a number of socio-economic benefits:
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- c.£3.23m investment into the locality/borough
 - Delivery of an 100% affordable rented housing development
 - c.20 units of affordable housing (8x2b bungalows, 6x1b apartments and 6x2b apartments)
 - New housing designed specifically and purpose built for older people
 - Contributing to improving Doncaster's housing offer for older people
 - The council will receive 100% nominations, which will help towards reducing waiting list numbers.
6. If the Council were to sell the land with a view of using the receipt to fund additional new homes, the value would only facilitate approx. 1-2 homes (typically c. £100k per home), or 3-4 homes if matched by Homes England grant.

EXEMPT REPORT

7. Not exempt.

RECOMMENDATIONS

8. Cabinet are asked to:
- i) Approve the freehold disposal of land to Hsg21 at £5,000 per plot for the development of older people's affordable housing.
 - ii) Approve the contribution of £350,000 affordable housing commuted sums s106 monies to aid scheme viability, and to include this provision within the Council's capital programme.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

9. Disposing of the land will facilitate the provision of much needed older people's accommodation. Good quality, modern accommodation designed to meet the needs and aspirations for all Doncaster's residents, including older people is a key Mayoral priority.

BACKGROUND

10. Doncaster, along with the majority of every other local authority is faced with the national challenge of a rapidly increasing ageing population and a decreasing resource envelope. The Council must ensure that, in order to meet this challenge, it can provide a strong housing offer. The underpinning policy objective of the Councils Housing Strategy 2015-25 is the provision of good quality affordable housing for all sections of the community, including older people.
11. Evidence from the recent Housing Needs Study (HNS - 2019) indicates overall Doncaster has a net Affordable housing Need of 209 units per year over the next 5 years. The HNS findings suggest there is a net affordable housing need for both general needs and older person's accommodation in the Bentley area. This evidence is further confirmed by the modelling work recently undertaken by Adults Commissioning looking at specialist older person's accommodation, which again confirms Bentley as an area of need. Furthermore, specifically for older person's affordable housing, the study

indicates evidence of need for 1 and 2bed bungalows. This evidence is confirmed from St Leger Homes bidding data that indicates there is strong demand for both bungalows and apartments within this locality.

12. Choice in accommodation is central to the prevention agenda and is proven to be cost effective. It is also a preventative health issue because having a fulfilling older life promotes good physical and mental health. Without this approach older people are more likely to become increasingly dependent on care and health services which will become more challenging to deliver financially and will represent a decreased quality of life and increased dependency. New housing schemes help to maximise older peoples independence and choice so that an independent life remains the ambition for as many people as possible for as long as possible.
13. The council recognises that increasing housing choice helps to divert the need from residential care to helping people to remain independent for longer. Self-contained apartments enable people to live more independently but also with the comfort that access to the community is close by. Suitable accommodation not only improves choice but also contributes towards improving the health and wellbeing of residents. There is a strong evidence base on the relationship between housing and health. Older people living in poor housing tend to be more at risk from falls, excess winter deaths, cardiovascular diseases, and poor mental health.
14. Hsg21, whose core business model is the delivery of bespoke retirement living, were approached to appraise the site for its potential development suitability. Approaching Hsg21 was deemed reasonable as they already have an operational older people's housing scheme on land directly adjacent to the proposed site (Minden Court). Linking both sites would enable operational efficiencies in service delivery, care provision and access to services for residents. The intention would be for this development to become part of an established community providing support and an established social environment for the new residents which will also contribute to reducing loneliness and isolation.
15. From carrying out an initial feasibility appraisal Hsg21 deemed the site a practicable option for new housing delivery. In summary the scheme presents:
 - 8 x 2 bed bungalows, 6 x 1 bed apartments and 6 x 2 bed apartments
 - 100% affordable rent units
 - Scheme cost: **£3.23m** met by:
 - Homes England Grant - £1.1m
 - Hsg21 Capital Finance - £1.78m
 - S106 Commuted sum - £350,000
 - The scheme costs include £100,000 payment to the Council for the site.
 - Site plan attached (**Appendix A**)

The scheme will be subject to a satisfactory Planning approval

16. Despite being deemed a positive opportunity, the site does however present a number of challenging and costly site constraints:
 - I. Site remediation - part of the site was a former council depot, and has very poor ground conditions so either piled or raft foundations are

likely to be required, both of which are more expensive than the usual foundations needed.

- II. Flood mitigation - the most challenging constraint is the flood mitigation measures required on site. The site is allocated through residential policy area and sits within flood zone 3, as such, planning applications for housing need to be in line with national and local flood risk policy and the Councils flood risk SPD. Hsg21 have worked closely with both the Council's Senior Flood Risk Engineer and the Environment Agency (EA) through the formal pre-application process to develop an agreed approach to reducing the risk of flooding. Sites are designed on their own merits when working with the EA and solutions reached on a site by site basis providing different outcomes in each case. This proposal has resulted in the requirement for the finished floor levels to be raised significantly (by 600mm) above existing ground levels, along with the provision of additional flood resilience construction measures into the build. The requirement for a pumping station or similar has not been identified as part of this process. Had this been the case this would have been identified within the abnormal costs.

Abnormal costs associated with flood mitigation and ground condition measures:

Retaining wall	£79,200
Import of inert capping to make up ground level	£57,500
Piling works for bungalows and apartments	£92,000
Bitmac removal and disposal off-site	£9,375
Further flood resilience measures	£12,000
Additional prelims as a result of the above (c.6wks)	£15,000
Total:	£265,075

These measures have added an additional **£13,254** onto the cost of building each new home.

17. Affordable housing schemes often have marginal viability, and these abnormal site constraints/factors have had a significant negative impact on this scheme, causing a £350,000 viability shortfall, with £265,075 of that viability deficit is due to the abnormal/challenging site constraints detailed above. This leaves a remaining capital shortfall of £85,000 (i.e. £350,000 - £265,075 = £85,000 shortfall). This means the total scheme cost estimate is £3.231m which includes the £265,075 of abnormal costs. This results in a total capital shortfall of £350,000, over and above the funding available from the Homes England SOAHP grant of c.£1.1m and capital investment of £1.781m from Hsg21. This scale of shortfall cannot be designed out with changes to specifications etc., and without additional investment the scheme will not be able to proceed. It is proposed that the Council helps to unlock this development with a contribution of £350,000 from existing accumulated Affordable Housing s106 Commuted Sums, monies which are specifically ring-fenced for the provision of new affordable homes. The costs of the scheme have been reviewed against comparable schemes via The Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors (RICS) database which has indicated both the scheme costs and the s106 contribution is fair and reasonable.

18. Hsg21 aim to maximise the amount of grant available to this scheme, and are looking to obtain £55,000/unit. The cost per unit type is based upon a cost of £2,243/m² (modular build), and the size of the units being 1beds 51m², and the 2beds are similar (both flats and bungalows) at 61m². As such cost per unit type is:
 - 1b flat - £114,393
 - 2b flat - £136,823
 - 2b bungalow - £136,823This cost doesn't include features such as communal corridors, stairwells, communal entrance area, and the lift.
19. Hsg21 are planning on utilising a modern methods of construction (MMC) approach for this particular scheme. This method enables developers to benefit from efficiencies in terms of delivery programme, cost effectiveness, less disruption for surrounding residents/local community with less time on site, less site traffic and environmental benefits. Hsg21 are currently evaluating whether to install PV's on the bungalow roofs in order to achieve an EPC Band A rating. This will lead to lower running costs for residents and lower CO₂ emissions.
20. The MMC units will give the appearance of traditional buildings. Hsg21 and their MMC Contractor M-AR try to ensure wherever possible they actively recruit businesses and people in the communities they operate as wherever possible their chosen supply chain partners employ 20% local people. Supply chain partners already include a Doncaster based Mechanical & Electrical contractor, and Ground working firms.
21. Rents have been calculated in line with Homes England's Capital Funding Guide. Hsg21 have profiled the following (per week calculated over a 52 week period):
 - 2 bed bungalow - £122.62
 - 1 bed apartment - £95.55
 - 2 bed apartment - £122.62
22. Rents on this scheme are higher than LHA rates, however this is specialist housing with additional features to meet the needs of older people. These include adaptable bathrooms, digital alarm call system, communal lobby area, sprinkler systems to apartments, and buggy store.
23. Disposal will be at £5,000 per plot, which is the maximum amount Homes England will allow for disposal. Therefore a disposal on a freehold basis will result in a capital receipt of £100,000 to the council. However, the council will ensure the most appropriate contract methods of disposal are utilised to maximise the certainty of delivery of the new homes.
24. Disposing of the land to Hsg21 has the potential to lever in c.£3.23m investment into the locality along with the associated socio-economic benefits; including Council Tax revenues, New Homes Bonus, removal of management and maintenance costs to the council whilst the site is vacant; and the creation of local construction jobs/apprenticeships, opportunities for local supply chains, and an enhanced local area.
25. The Affordable Housing Programme has within it a number of legacy sites which have been in progress with Housing Associations for a number of

years. This is one of those sites, and Hsg21 have dedicated a significant amount of time and resource towards working up a viable development proposal despite the significant site constraints.

26. The Councils Assets and Property Team valued the combined cleared site at £195,000 (April 2018 and reviewed 2019/20). The higher existing value results from the site consisting of two separate assets and combination of those respective book values. Cooke Street offices was valued at a capitalised rent basis for an operational building and Truman Street was valued as a cleared site. If the Council were to sell the land with a view of using the capital receipt to fund additional new homes, the value would only facilitate approx. 1-2 units (typically c.£100k per home), or 3-4 homes if matched with Homes England grant.

OPTIONS CONSIDERED

27. **Option 1 - Freehold disposal of the land and £350,000 s106 commuted sum contribution.**

This option will enable the development of 20 affordable housing units designed specifically for older people. Furthermore, it will also enable a £100,000 capital receipt to the council through Hsg21 purchasing the land at £5k per plot, which lessens the amount of land value the council is foregoing to enable this site to be brought forward. As such this option will mean the council is to forego £95,000 in land value (est.value £195k).

28. **Option 2 - Sell the land for a capital receipt.**

If the Council were to sell the land with a view of using the capital receipt to fund additional new homes, the estimated value received of £195,000 would provide fewer new homes than the proposed scheme.

29. **Option 3 - Alternative use.**

If the site is not transferred to Hsg21, it will remain within the Corporate Asset Disposal Programme and options for its future use / or an alternative disposal route will be determined via the Assets Board. One option could be the site is taken forward as part of the future Council House Build Programme, but however the site comes forward it would still have the same abnormal development costs.

REASONS FOR RECOMMENDED OPTION

30. This option enables the council to work towards its aspirations for providing suitable older peoples accommodation for which there is a current and expected future demand. Modern accommodation contributes to help older people to remain independent for longer and less reliant upon services.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

- 31.

	Outcomes	Implications
	Doncaster Working: Our vision is for more people to be able to pursue their ambitions through work that gives	Creation of new sustainable affordable housing for older people. During the development process additional jobs will be

	<p>them and Doncaster a brighter and prosperous future;</p> <ul style="list-style-type: none"> • Better access to good fulfilling work • Doncaster businesses are supported to flourish • Inward Investment 	<p>created for local people and local trades / suppliers.</p>
	<p>Doncaster Living: Our vision is for Doncaster's people to live in a borough that is vibrant and full of opportunity, where people enjoy spending time;</p> <ul style="list-style-type: none"> • The town centres are the beating heart of Doncaster • More people can live in a good quality, affordable home • Healthy and Vibrant Communities through Physical Activity and Sport • Everyone takes responsibility for keeping Doncaster Clean • Building on our cultural, artistic and sporting heritage 	<p>Modern older peoples housing to enable older people to maintain their independence for longer, along with health and wellbeing benefits.</p> <p>New housing is designed to be more cost efficient for residents.</p> <p>The scheme will be designed in line with a range of industry best practice design guidance, to ensure a quality development is built.</p>
	<p>Doncaster Learning: Our vision is for learning that prepares all children, young people and adults for a life that is fulfilling;</p> <ul style="list-style-type: none"> • Every child has life-changing learning experiences within and beyond school • Many more great teachers work in Doncaster Schools that are good or better • Learning in Doncaster prepares young people for the world of work 	
	<p>Doncaster Caring: Our vision is for a borough that cares together for its most vulnerable residents;</p> <ul style="list-style-type: none"> • Children have the best start in life • Vulnerable families and individuals have support from someone they trust • Older people can live well and independently in their own homes 	<p>New homes will enable older people to remain close to existing family, friends and local community.</p>
	<p>Connected Council:</p> <ul style="list-style-type: none"> • A modern, efficient and flexible workforce • Modern, accessible customer 	<p>Modern older people's accommodation support older people to live more independently unlike traditional sheltered /</p>

	<p>interactions</p> <ul style="list-style-type: none"> • Operating within our resources and delivering value for money • A co-ordinated, whole person, whole life focus on the needs and aspirations of residents • Building community resilience and self-reliance by connecting community assets and strengths • Working with our partners and residents to provide effective leadership and governance 	<p>residential provision which is more costly.</p>
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RISKS AND ASSUMPTIONS

32. Asset management implications are present. Vacant sites require regular maintenance and security. If left unused for a long period of time the site could potentially attract periodic anti-social behavior; causing a nuisance to the surrounding residents, which in turn would increase costs to the Council.
33. If the site is not transferred to Hsg21, the site is to remain within the Corporate Asset Disposal Programme and options for its future use / or alternative disposal routes will be determined via the Assets Board.

LEGAL IMPLICATIONS [AB Date 21/08/20]

34. Section 1 of the Localism Act 2011 provides the Council with the general power of competence, meaning that “a local authority has power to do anything that individuals generally may do.”
35. The land in this report is presently held within the General Fund and under s.123 of the Local Government Act 1972 the Secretary of State’s consent is required for the disposal of general fund land for less than the best consideration reasonably obtainable. Under Circular 06/03 the Secretary of State has given their consent to the disposal of non-housing/HRA land by local authorities for less than the best consideration reasonably obtainable provided that
 - (i) The difference between the consideration being received and full open market value does not exceed £2 Million, and
 - (ii) The Council is satisfied that the purpose of the disposal will contribute to the promotion or improvement of the economic, environmental or social well-being of the area.

The delivery of social housing would be considered to be for the social well being of the area and the undervalue is less than £2m so the general consent applies here.

36. Section 25 of the Local Government Act 1988 requires the consent of the Secretary of State to be obtained before any local authority supplies any person with financial assistance for the purposes of, or in connection with, the acquisition, construction, improvement or maintenance of any property

which is to be privately let as housing accommodation under Section 24 of that Act. Paragraph A1 of the General Housing Order (S.25 LGA1988) made in 2010 gives consent to the Council for the provision of financial assistance to a registered social landlord (RSL) (such as Hsg21) consisting of:

- (a) the disposal to that RSL of land for development as housing accommodation and other facilities intended to mainly benefit the future occupiers of that housing accommodation
- (b) the grant to that RSL of any easement for the benefit of land to be developed by the RSL as housing accommodation on various conditions set down in paragraph A2 thereof

On condition that:

- (i) any housing accommodation on the land at the time of disposal must be vacant and the terms of the disposal must include that the housing accommodation (other than any housing accommodation which has been developed by the buyer pursuant to the terms of the disposal) shall be demolished rather than used again as housing accommodation
- (ii) completion of the disposal must be by way of transfer of freehold or grant of a lease for a term of 99 years or more
- (iii) the terms of the disposal must include that the development of any housing accommodation must be completed within 3 years after the completion of the disposal
- (iv) the terms of the disposal include that any housing accommodation developed on the land by the RSL shall be let by the RSL on a periodic tenancy or shared ownership lease or lease for the elderly or used as temporary accommodation for homeless persons
- (v) the aggregate value of the financial assistance or gratuitous benefit and any provided by the Council to that RSL in the same financial year must not exceed £10 Million

The provision of financial assistance may be given here as the requirements and conditions associated with Paragraph A1 of the General Housing Order (S.25 LGA1988) made in 2010 can be satisfied.

- 37. The provision of Social Housing by a registered social provider is classified as a Service of General Economic Interest and as such does not constitute notifiable state aid.

FINANCIAL IMPLICATIONS [AT Date 24/08/20]

- 38. Disposal of the former Truman Street depot and Cooke Street office site to Hsg21 will result in a capital receipt of £0.100m to the council. This is £0.095m lower than the estimated open market value of £0.195m, which is how the site appears in the Council's asset register and the value has been reviewed in 2019/20 financial year. Financial Procedure Rules (FPR's) allow the Property Officer to approve a disposal at less than best

consideration where the estimated disposal value would otherwise have been at less than £0.250m.

39. The original open market site valuation prior to demolition of buildings was £0.298m but in 2016/17 approval was given to demolish the buildings with the purpose of leaving the land vacant pending future re-development for the delivery of housing. The decision was taken on the basis that the works would cost £0.231m, that the Council would forego any receipt available from an open market sale and would net the Council an annual revenue saving of £0.031m in operating costs. The actual cost of demolition turned out to be £0.136m and was funded from retained right-to-buy Housing capital receipts.
40. The capital receipt now being generated is an improvement on the position previously agreed and will be available for reinvestment in the Council's Capital Programme. It should be noted that although this site is not now within the general disposals programme (having been reserved for housing development) there is pressure on the availability of resources to fund the Capital Programme so opportunities to maximise receipts should be considered.
41. Disposal to Hsg21 is also likely to bring forward development on that site. The proposal for development put forward in the body of the report will require the Council to make a £0.350m contribution to Hsg21 to ensure the viability of the development. This would help lever £2.880m of other investment in the development and the provision of 20 units of affordable housing for older people. This equates to an overall investment of £3.230m; which is £0.162m per unit with a contribution of £0.018m per unit by the Council.
42. The proposal was originally presented to the Asset Board with a total value of £2.630m represented by Homes England grant £0.825m, Hsg21 Capital Finance £1.505m and S106 contribution from the Council £0.300m. Since then the emergence of additional site remediation and flood mitigation costs has led the cost of the scheme to increase to £3.230m. This has resulted in the Council's proposed contribution increasing by £50k with the balance of £0.550m being met equally by Homes England and Hsg21. An assessment by Strategic Housing indicates that the current level of scheme costs is fair and reasonable.
43. The current total balance of affordable housing S106 contributions not formally committed to other projects is £4.600m, of which £1.274m is time limited, with £0.315m due to expire in 2021/22, £0.934m in 2022/23 and £0.025m in 2023/24. The contribution to Hsg21 would reduce the available balance for other pipeline projects to £4.4203m and ease the pressure on time limited resources
44. The contribution to Hsg21 is capital in nature and is less than the capital key decision threshold of £1.000m; FPR's allow a contribution of this size and nature to be approved by the relevant Director. The contribution will also need adding to the Council's capital programme; FPR's state that the CFO is responsible for agreeing any in-year additions to the capital programme. Following CFO agreement and before any commitment to spend, a project specific report in line with key decision rules, is required to approve the capital project for inclusion in the capital programme. It will

also need to be administered in line with FPR's E14 to E16, which set out the Council's minimum requirements in respect of such grants to outside bodies. The ensuing funding agreement should also seek to ensure that the properties remain as affordable units and that any value of the contribution can be reclaimed from overage on the development should it perform better than the original viability assessment.

EQUALITY IMPLICATIONS [RW Date 20/08/20]

45. All housing developments supported by DMBC will be accessible depending on individual need. Such assessments will not discriminate against any applicant in any way and particularly due to any of the protected characteristics of the Equality Act 2010.

All DMBC Housing Association partners must maintain a commitment to The Act

CONSULTATION

46. Consultation has been undertaken with Elected Members, the Local Neighbourhood Manager, St Leger Homes, Assets Board and Housing Portfolio Holder.

BACKGROUND PAPERS

47. None.

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Director of Regeneration and Environment

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Schedule of Accommodation:

Blocks A1 & A2
 8 No. 2B/3P Bungalows @ 62.6m²
 Parking - 2 No. space per unit in curtilage
 Total GIA - 500.8m²

Block B
 6 No. 1B/2P Apartments @ 50-53.5r
 6 No. 2B/3P Apartments @ 68-70.2r
 Parking - 83%
 Total GIA - 943.6m²

Total 20 No. units

PRELIMINARY DRAWING	
STAGE 1	Information/ Comments
STAGE 2	Planning Submission <input checked="" type="checkbox"/>

- REV: G [DATE: 31.01.20] [DRAWN: TC] [CHECKED: MH]
 Minor amendments following design Team meeting and requests. Sprinkler tank outline added. amended FFL and suggested RW heights. Refuse tracking shown indicatively.
- REV: F [DATE: 03.12.19] [DRAWN: AG] [CHECKED: MH]
 North point and scale bar added.
- REV: E [DATE: 18.11.19] [DRAWN: AG] [CHECKED: MH]
 External Buggy Store added as per client's request. Additional parking to bungalows as per Highways comments. Extended depth of paving by one flag stone for ground floor retirement flats.
- REV: D [DATE: 12.11.19] [DRAWN: AG] [CHECKED: MH]
 Landscaping updated as per discussion with H21 and Henry Riley in meeting 12/11/19.
- REV: C [DATE: 07.11.19] [DRAWN: AG] [CHECKED: MH]
 Retirement Living Flats block and surrounding hard and soft landscaping updated. SoA updated.
- REV: B [DATE: 06.11.19] [DRAWN: AG] [CHECKED: MH]
 Refuse stores located for bungalows. Retirement Living flats layout in abeyance / still being developed. Awaiting surveys and discussion with M-AR before layout can be set. SoA updated.
- REV: A [DATE: 31.10.19] [DRAWN: AG] [CHECKED: MH]
 Updated FFLs and associated landscaping in line with ARP's advice.

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PROPOSED RESIDENTIAL DEVELOPMENT
 MINDEN COURT, BENTLEY

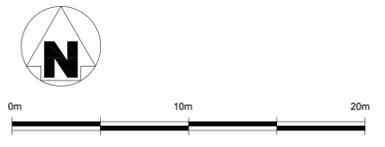
PROPOSED SITE PLAN

Drawn: AG Scale: 1:200 @ A1
 Date: OCT 2019 Checked: MH



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Dwg No: 463/11(02)002 G



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Doncaster Council

Report

Date: 15-09-2020

To the Mayor and Member of Cabinet

DONCASTER CULTURE & LEISURE TRUST (DCLT) COVID-19 SUPPORT September 2020 – March 2021

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Cllr Ball	All	Yes

EXECUTIVE SUMMARY

1. Doncaster Culture and Leisure Trust consists of a group of companies including Doncaster Culture and Leisure Trust (DCLT), Doncaster Conferencing Catering and Events (DCCE) and Doncaster Performance Venue (DPV). The Trust provide leisure and cultural services for the public of Doncaster including leisure centres, CAST Theatre and their associated trading and charitable arms. Doncaster Culture and Leisure Trust was established in 2011 through the amalgamation of the Dome Leisure Trust, Dearne Valley Leisure Trust and, at the time, DMBC's in house leisure facility provision.
2. The Trust has a combined turnover of £15.4m, including grants; and, in total, the combined group of companies attracts 2.6m attendances per year through its facilities. It provides a significant amount of physical activity and leisure provision for the population of the borough; employs 333 contracted staff; and supports and utilises numerous local suppliers, investing £2.5m per year into Doncaster's local economy and an additional £1.3m to the wider Yorkshire economy through its supply chain.
3. Doncaster Culture and Leisure Trust is a key partner in the delivery of Get Doncaster Moving one of the boroughs key strategies designed to support the health and wellbeing of the public. In addition, DCLT leads on Doncaster Create, Right Up Our Street and the Doncaster Social Isolation Alliance.

4. The DCLT group generates the majority of its revenue through earned income (DCLT - 97.5%, DCCE - 100%, DPV - 65%). This makes the group extremely vulnerable to market forces and extreme trading conditions.
5. The emergence of COVID-19 has had a significant and very quick impact across the group. With the Government's announcements resulting in the closure of DCLT group of facilities by 18th March. The reduction in income from DCCE, CAST and immediate freezing of direct debit income across gym memberships and swimming lessons due to closures has put significant stress on the financial viability of the company. Resulting in Doncaster Council providing initial revenue package of up to £2.77m to support DCLT through to September 30th 2020.
6. A new model of support for DCLT was developed and from mid-March through April, May and June the Trust has been active in delivering and supporting the services of The Community Hub.
7. During this period, recovery planning has been undertaken and as we transition from response to recovery, the services previously delivered by the Trust are slowly opening in line with government advice, local planning, observing staff, and customer welfare
8. The Trust is adopting through a phased opening of activities and venues under the portfolio across a two-year period:
 - Phase 1, April 2020 – June 2020,
 - Phase 2 July 2020 – August 2020.
 - Phase 3 September 2020 – March 2021
 - Phase 4 April 2021 – August 2021,
 - Phase 5 September 2021 – March 2022.
9. As lockdown measures are released DCLT are opening facilities as allowed under the government's guidance. However, the measures having to be undertaken to provide a safe environment are and will have continue to significant impact on the ability of DCLT to generate income due to reduced capacity at venues and inability to open all services.

EXEMPT REPORT

10. This report is not exempt, however there are financial and commercially sensitive matters contained within the appendices to the report. Therefore, the appendix are NOT FOR PUBLICATION because they contain exempt information under paragraph 3, of part 1 of schedule 12a of the local government act 1972, as amended, (information relating to the financial or business affairs of any particular person (including the authority holding that information)).

RECOMMENDATIONS

11. To provide a revenue package of up to £1.72m to support the Trust through to March 31st, 2021, while also mapping out and monitoring additional long-term support that may be required post March 2021 by DCLT for cabinets consideration.
12. To delegate to the Director of Corporate Resources to undertake a monthly review of DCLT's cash flow forecast and profit and Loss Accounts to determine the value and timing of payments within this overall sum.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

13. Supporting DCLT through COVID-19 and enabling its continued operation will allow the Trust to continue to deliver their key services to the people of Doncaster. These services positively impact a significant proportion of the population's health and wellbeing and form a strong part of the borough's identity. By supporting the Trust to continue to be a part of the fabric of Doncaster we are also ensuring it continues to play a role in the economic growth of the borough through its supply chain, work force, community engagement and strategic positioning.

BACKGROUND

14. Doncaster Culture and Leisure Trust consists of a group of companies including Doncaster Culture and Leisure Trust (DCLT), Doncaster Conferencing Catering and Events (DCCE) and Doncaster Performance Venue (DPV). The Trust provide leisure and cultural services for the public of Doncaster including leisure centres, CAST Theatre and their associated trading and charitable arms. Doncaster Culture and Leisure Trust was established in 2011 through the amalgamation of the Dome Leisure Trust, Dearne Valley Leisure Trust and, at the time, DMBC's in house leisure facility provision.
15. It is worth noting that through innovation and growth the revenue subsidy from the Local Authority is £0.25m, one of the lowest subsidies for leisure in the United Kingdom. This has contributed towards the Council's savings targets since 2014-2015.
Neighbouring authorities still revenue fund leisure in excess of £1 million per annum:

Sheffield	£2.3 million
Rotherham	£1.1 million
Kirklees	£1.4 million
16. In addition, the Council has provided a £3.25m capital allocation over three years (2018 – 2021) for DCLT to maintain our leisure facilities; and an additional £0.33m (plus VAT) grant subsidy for CAST theatre.

17. The mix of facilities and departments include:

- 11 leisure facilities with a mix of pools, gyms and wider leisure/ sport offer
- Crookhill Golf Course
- Hatfield Outdoor Activity Centre
- CAST Theatre
- CAST events (trading arm for the theatre providing café, bar and conferencing)
- Doncaster Catering Conferencing and Events, managing all commercial activities and hospitality venues - including The Leopard, The Counting House and The Old Brewhouse
- Doncaster Education Knowledge and Skills Academy, providing educational services for schools for teaching outside of the classroom
- Doncaster Culture Hub

18. DCLT provide and lead on the following key commissioned delivery;

- Doncaster Creates. Key mechanism for Doncaster year of culture in 2021 delivering large-scale activity, raising ambitions by working alongside local artists.
The project has secured Arts Council match funding of £90k to deliver large scale urban art in the town supporting the regeneration of the gateway project. International renowned artists Nomad Clan have been commissioned and commencement of delivery is scheduled for September 2020. Through the lockdown period local artists were supported through digital activity and a recent open call has supported 14 local artists with grants to deliver community-based work. Additional urban art has been commissioned in consultation with the community for a regeneration project in Baxter Park, a town centre local authority park. Additionally, a national partnership with the Booker Prize is to take place later in 2020
- Social Isolation Alliance: Working with Doncaster communities and national agencies to reduce loneliness. DCLT lead the consortium and have established a hub and spoke model of delivery, bringing together anchor organisations such as Darts, Age UK and Befriend to establish core support to build capacity and release funding. A Programme Manager will be appointed in August 2020 to upscale this work. The Community Hub Helpline is operated by the Alliance and delivers services Monday to Sunday and is a vital link to the localities service in the local authority.
- Right Up Our Street (RUOS): Consortium led programme to increase participation in arts across Doncaster. Consortium lead for the project, RUOS has established 5 community Arts bases across Doncaster and has delivered key festivals such as The Light Festival, which in 2018 hosted the Moon in the Minster, bringing 16,000 participants into the town centre and gaining regional and national media coverage. The DN festival, hosted in the town centre also saw 6,000 people access a range of participatory art forms. This project is also supporting 8 local artists

through a research and development phase to bring to fruition their work

19. DCLT prudentially borrowed £2.8m from Doncaster Council in 2014 in order to improve the facilities at Adwick and Dearne Valley leisure centres. Successive loan repayments of £0.24m per year have been made since April 2015 and the venue now operates without a direct subsidy.
20. DCLT have attracted external funding to invest in their facilities including;
 - £0.3m for equipment from the Arts Council Fund to support CAST;
 - £0.665m from Big Lottery to build a residential block and outdoor climbing facility for Hatfield Outdoor Activity Centre;
 - Sport England Funding for a closed road cycle circuit at The Dome of £0.6m;
 - £0.25m also received from Local Sustainable Transport Fund.

It is to be noted that potential claims for repayment may be enacted by the funders should facilities be closed long-term or sold on at any point.

21. Pre Covid DCLT group generates the majority of its revenue through earned income per year:

	Income from customers		Grant income	
	%	£m	%	£m
DCLT	97.5%	9.82	2.5%	0.25
DCCE	100%	2.87	0%	0
DPV	65.5%	1.63	34.5%	0.86

22. This made the group extremely vulnerable to market forces and extreme trading conditions caused by the global pandemic. Following Government restrictions venues were closed, direct debit income frozen and whilst expenditure continued to be incurred
23. The DCLT family of companies has a contracted staff base of 333 staff. To ensure continuity throughout the pandemic and into recovery 43 members of staff were retained (12.9%) and 290 members of staff were furloughed. Other cost cutting measures allowed a reduction in cost of 46.6%. It is to be noted that there are a number of fixed costs which cannot be reduced, such as essential maintenance for Health and Safety and ongoing contractual arrangements that have to continue - particularly in regards to chemical and water testing. It is anticipated that these costs will be further reduced as social isolation measure are lifted and income streams start to be generated.
24. The measures identified above have reduced the group of companies' costs but the lack of income means losses of £2.77m were expected to be incurred from March to September 2020. Cash flow forecasts showed that the companies would run out of cash and be unable to pay staff and suppliers from early May 2020. It was therefore agreed through approval that Doncaster Council provide financial support to the group of up to £2.77m for the period of March – September 2020. However monthly losses are slightly lower as gradually able to reopen facilities and therefore income gradually rising - albeit offset to an extent by the closure of the HMRC job retention scheme. Income and expenditure forecasts up to the end of March 2021 show a further £1.72m of financial support is needed. Further review of the period after March is

needed but it is expected that the position will gradually improve.

25. DCLT during the period of lockdown and as restriction are lifted have reviewed operations and as and when possible opened Facilities within its group of companies. A strategic phased approach has been taken to opening of facilities as outlined in appendices. Currently the following sites as of the 1st August 2020 have opened.
- Dome, Adwick, Dearne Valley, Balby Gyms
 - Dome, Adwick, Dearne Valley, Thorne, Armthorpe Pools
 - Crookhill Park Golf Course
 - Hatfield Outdoor Activity Centre, Camping and Water Sports
 - The Old Brew House, The Counting House, Leopard catering and bar
 - Dome Cycle Track
26. These sites have carefully opened following all Government guidance and requirements. This has a significant impact on capacity at each of the sites For example; the Dome gym has capacity for 330 people but under the new guidance, will only accommodate 90 people. Adwick pool will only have maximum capacity for 36 people in each hour slot. Attendance to the venues is being closely monitored with initial occupancy for gym usage being 47% and pools being 32%.
27. Cast (DPV) has remained closed with some remote community and participation work continuing. They have provided vital digital community content and are a key partner for the Expect Staycation programme. On the 30th July the decision was made to cancel pantomime and all other shows are currently cancelled or suspended, as government guidance does not allow opening. The model the organisation is working towards assumed that the building does not open to the general public for live performances until the new financial year at minimum. There may be opportunity to deliver test events by working with national organisations but there is minimal associated income for this activity. While Cast will endeavour to access ACE emergency funding there is no expectation within the required ask for the venue. Overheads are calculated based on the above assumptions. It is projected that an additional £161,778 will be required for the venue to be maintained to March 2021.
28. The group of companies have maximised opportunity to develop income streams while at the same time reducing overheads. DPV have been successful in accessing £54k emergency support from the arts council and will be making submission to DCMS Culture Recovery Fund. The parent company is also lobbying government for financial support for the industry under the Community Leisure banner, #saveleisure
29. Given the fluidity of financial transactions within DCLT and changes in Government Guidance during lock down, monthly reviews are being undertaken to scrutinise business assumptions, cash flow forecast and review of the profit and loss account. These reviews are enabling payments of the initial £2.77m and proposed £1.72m to be made based on up to date financial information.

30. At this moment in time the Government, despite the sector facing very challenging circumstances, has established no similar fund to support the Leisure Sector. The leisure sector and its partners are lobbying hard for a fund to be established.
31. However, it is recognised that significant changes have and will need to be made to the operation to ensure the viability of DCLT group of companies. Regrettably, this has meant that all Casual staff across the group will be released as the furlough scheme changes at the end of August. In addition, the company has started consultation on a redundancy programme. The aim of the programme is a saving of £1.08 million per annum on salary costs
32. The leisure and sports industry is facing similar financial challenges to other industries with an estimated closure of 1300 gyms with a loss of in excess of 58,000 jobs across leisure and gym workforce. This does not include loss of jobs in services outside of these facilities such as the coaching and physical activity industry. This uncertain landscape and challenge has guided our request in this report to put in measures to continually review the position of the Trust and report back as and when required.

OPTIONS CONSIDERED

33. Option 1 - To provide supportive measures for DCLT to ensure its continued viability.
34. Option 2 - Not to provide supportive measures for DCLT resulting in bankruptcy of the company. This could potentially lead to loss of workforce and closure of all facilities resulting in non-payment of staff and suppliers and potential claw back from funding bodies. For certain, it would mean the transfer of the majority of services and facilities back to DMBC. This would put significant strain on the Council due to the management requirements, TUPE 'ing' of staff and associated costs of operating the services and facilities. If the staff were TUPE'd it is unlikely that the Council would be able to claim salary costs back from HMRC.

Option 1 is recommended.

REASONS FOR RECOMMENDED OPTION

35. It is recommended that financial support is provided to ensure continued viability of Doncaster Culture and Leisure Trust resulting in retention of staff, operational facilities and maintain physical activity and leisure offer to the public across the borough. Providing much needed recreational activities that will greatly support both the physical and mental wellbeing of the population through recovery and into the future.
36. Leisure centres, swimming pools and community services play a vital role in society. latest figures from 4global via data hub research indicate that public leisure provision contributes £3.8bn in social value to the UK (England, Scotland and Wales) every year, measured through savings to the NHS as well as improved mental and physical health.

Providing services in the UK's most deprived areas, public leisure facilities are a critical support for people from lower socio-economic groups who are 18 per cent less likely to be active than their more affluent counterparts.

37. As charities, public leisure facilities offer physical activity to vulnerable and under-represented groups through targeted programmes (e.g. for older adults, individuals with long-term health conditions, disabled people, individuals struggling with their mental health) and reduced membership schemes for people from low-socio economic groups. Vulnerable groups are 18% less likely to be active than those from more affluent groups
38. Recent obesity strategy launched by the Government has identified that the ability to take part in and access physical activity measure is essential to the both reducing the prevalence of obesity but also as a key measure to reduce severity and the impact of Covid should you catch the virus

Public leisure facilities should be a key partner in achieving the government's target of reducing obesity, managing diabetes, and improving the nation's health to limit the impact of a potential second wave of Covid-19:

- The UK has one of the highest rates of obesity in the world with one third of children and two-thirds of adults overweight
 - University of Liverpool research shows that being obese increase the risk of dying from Covid-19 by 38%
 - 75% of people who have been hospitalised with Covid-19 were overweight or obese
 - Leisure centres provide weight management and GP referral schemes
 - Promoting an active lifestyle is a key intervention to counteract the effects of social isolation, especially in older adults and other at-risk individuals, such as those living with chronic diseases associated with ageing and lifestyle.
 - Leisure facilities play a crucial role in the NHS' plan to build infrastructure for social prescribing in primary care
39. In addition, the continued viability of DCLT would prevent the significant strain that would be placed on the Council if the services and facilities were required to be transferred back.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

	Outcomes	Implications
	<p>Doncaster Working: Our vision is for more people to be able to pursue their ambitions through work that gives them and Doncaster a brighter and prosperous future;</p> <ul style="list-style-type: none"> • Better access to good fulfilling work • Doncaster businesses are supported to flourish • Inward Investment 	<p>DCLT provide the key cultural offer for the borough which is identified by investors as a key measure for investment.</p> <p>Not to provide support will force DCLT to cease operating. In doing so, the result would place significant strain on DMBC as management responsibility would fall to DMBC, the majority of the 333 staff would be TUPE'd and all associated costs transferred to DMBC.</p>
	<p>Doncaster Living: Our vision is for Doncaster's people to live in a borough that is vibrant and full of opportunity, where people enjoy spending time;</p> <ul style="list-style-type: none"> • The town centres are the beating heart of Doncaster • More people can live in a good quality, affordable home • Healthy and Vibrant Communities through Physical Activity and Sport • Everyone takes responsibility for keeping Doncaster Clean • Building on our cultural, artistic and sporting heritage 	<p>DCLT attracts 2.6m attendances to its facilities being by far the largest single provider of physical activity and sport provision across the borough. As described above in the 'Doncaster Working' section, if DCLT cease to operate, significant strain will be placed on DMBC as operating responsibility is transferred. The re-tendering of the portfolio would require significant resource and carries a risk of being unsuccessful. In the long term these factors could drastically increase the risk of these facilities and services remaining viable and could lead to closure. Loss of these facilities and services would negatively impact levels of activity and associated benefits to health & wellbeing.</p> <p>For the same reasons, there is the potential that a large section of our cultural and sporting heritage could be lost in the long term – this having the potential to be significantly damaging for current and future generations.</p>
	<p>Doncaster Learning: Our vision is for</p>	<p>DCLT has a well-established</p>

	<p>learning that prepares all children, young people and adults for a life that is fulfilling;</p> <ul style="list-style-type: none"> • Every child has life-changing learning experiences within and beyond school • Many more great teachers work in Doncaster Schools that are good or better • Learning in Doncaster prepares young people for the world of work 	<p>and respected education arm supporting those who are most vulnerable in the education system and are not part of the mainstream offer. Potential transfer of the service to DMBC as a result of DCLT ceasing to operate would place significant strain on DMBC. Additionally, in the long term this is likely to increase the risk of losing this service; meaning young people across the borough would be less likely / able to access alternative education routes.</p>
	<p>Doncaster Caring: Our vision is for a borough that cares together for its most vulnerable residents;</p> <ul style="list-style-type: none"> • Children have the best start in life • Vulnerable families and individuals have support from someone they trust • Older people can live well and independently in their own homes 	<p>DCLT have been awarded the contract to lead on the social isolation consortium. This would stall and require re tender impacting on service delivery and the existing work.</p>
	<p>Connected Council:</p> <ul style="list-style-type: none"> • A modern, efficient, and flexible workforce • Modern, accessible customer interactions • Operating within our resources and delivering value for money • A co-ordinated, whole person, whole life focus on the needs and aspirations of residents • Building community resilience and self-reliance by connecting community assets and strengths • Working with our partners and residents to provide effective leadership and governance 	<p>DCLT have played a key role as a strong partner and valuable resource. Leadership have remodelled the service to deliver council reductions in funding through innovative business planning, while ensuring community cohesion and facilities remain. Operating on a regional and national platform with key strategic partners in the work streams of the Trust. The loss of the company would be significant.</p>

RISKS AND ASSUMPTIONS

40. A detailed risk assessment has been undertaken and without intervention there is a very likely and critical risk that DCLT will cease to trade resulting in the transfer of provision, placing significant strain on DMBC. This strain would be associated with the additional resource required to manage the facilities and services, staff TUPE and all other associated costs.

LEGAL IMPLICATIONS (ND 17/08/20)

41. The Council may use its power under Section 1 of the Localism Act 2011, which provides the Council with the general power of competence, allowing them to do anything which a person, may generally do.
42. S111 Local Government Act 1972 states that a local authority shall have power to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions.
43. In accordance with Section 19(1) of the Local Government (Miscellaneous Provisions) Act 1976 “A local authority may provide, inside or outside its area, such recreational facilities as it thinks fit...” Section 19(3) further provides that “A local authority may contribute—
 - (a) by way of grant or loan towards the expenses incurred or to be incurred by any voluntary organisation in providing any recreational facilities which the authority has power to provide by virtue of subsection (1) of this section”

In this statute “voluntary organisation” means any person carrying on or proposing to carry on an undertaking otherwise than for profit, which would include DCLT.
44. As set out within the body of the report, the unprecedented circumstances surrounding the COVID-19 outbreak have resulted in a significant loss of income for DCLT and has put a significant stress on the financial viability of the company. DCLT manage the Council’s leisure facilities in accordance with both the 2011 Concession Agreement and a number of leases of individual leisure facility buildings. In the event that DCLT cease to operate, the leased leisure facilities will revert to the Council together with any costs and liabilities (many DCLT staff would most likely transfer to the Council via TUPE). In that alternative scenario, the Council will face additional costs and challenges and as a result, the proposal to provide this additional funding is a reasonable decision as the alternative scenarios will result in additional costs to the Council and/or loss of vital services to the public.

FINANCIAL IMPLICATIONS (MS, 06/08/20)

45. It is proposed that the Council provides up to £1.72m in funding to DCLT to ensure that DCLT continues to operate from October 2020 to March 2021. During that period, the Council's Director of Corporate Resources will undertake a monthly review of DCLT's cash flow forecast and profit and loss accounts to determine the value and timing of payments within this overall sum.
46. The provision of the £1.72m of funding should be made with reference to Financial Procedure Rules E.15 to E.18 covering the requirements that need to be in place before providing assistance to external bodies.
47. The alternative to providing the funding is that DCLT would cease to trade and the facilities and staff would transfer to the Council. This would result, in particular, in extra staff costs for the Council as DCLT is eligible to claim for reimbursement of staff costs through HMRC's job retention scheme but, as a public body, the Council is not.
48. The government has so far provided £21.8m of grant funding to support the Council's response to the Covid-19 pandemic. It is currently estimated that there will be a shortfall between the grant provided and the additional costs and reductions in income caused by Covid-19. It is anticipated that the government will provide further funding to enable that shortfall to be bridged. Should that not be the case, the Council will look to identify funding to meet the shortfall which will include reviewing unallocated and earmarked reserves, corporately held contingency budgets, in-year savings and potential savings in future years through a refresh of the Council's medium-term financial strategy. The Council's Chief Financial Officer is confident that through a combination of these measures the cost of this decision can be managed.

HUMAN RESOURCES IMPLICATIONS (RH 18/08/20)

50. There are no immediate HR imps identified within this report, however, should the support not be provided further advice should be sought.

TECHNOLOGY IMPLICATIONS (ET 14/08/20)

51. There are no direct technology implications relating to the recommendations in this report.

HEALTH IMPLICATIONS (KH 14/08/20)

52. DCLT operate a portfolio of leisure facilities which provide a significant opportunity for our residents to be physically active, in addition to delivering a portfolio wider health promoting work.
53. Low levels of physical activity can have a negative impact on both physical and mental health and wellbeing. Leisure centres play an important role in promoting the health of local people by providing a space and the support for people to be physically active. Providing access to leisure and sports facilities for local residents can also have much wider impacts than simply providing a space for physical activity; they also provide opportunities for socialising, cultural and family activity and learning. They can also be a focal point for the community and a host for a range of health and social services and activities. In addition to

providing leisure facilities, DCLT also deliver a range of interventions and services that work in partnership to improve wider health and wellbeing, and improve access to alternative education, training, culture and the arts in Doncaster.

54. In Doncaster, 29.2% of our adult population is inactive (PHE, 2017/18), this is higher than the national average. There are clear health inequalities in relation to inactivity; the older you are the more likely you are to be inactive and those on low incomes and low budgets are also more likely to be inactive. Doncaster residents also face a range of challenges in relation to educational attainment, income and health status.
55. In order to ensure that everyone in the community has access, it is essential that leisure facilities are accessible and affordable. The loss of the DCLT Trust may mean that members of the community who would normally use their leisure facilities to improve their health, access a range of services and activities and socialise will no longer be able to do so.
56. In addition to providing local facilities, activities and services, DCLT supports the local economy by employing staff and procuring goods and services. A thriving local economy is key to health and wellbeing as it supports local business and provides employment for local people.

EQUALITY IMPLICATIONS (AM, 06/08/20)

57. While the majority of services and facilities would initially transfer back to DMBC, there is a significant risk that if DCLT were forced to cease operating the added strain placed on DMBC would result in the services and facilities ceasing to be provided. It could be reasonably expected that without the facilities, programmes and activities provided by DCLT, some groups with protected characteristics could be adversely impacted and be at a disadvantage. These could include older people and children, people on a low income (considered under Due Regard in Doncaster), and people with disabilities/long term conditions.
58. There are clear inequalities in relation to inactivity in Doncaster; the older you are the more likely you are to be inactive, those on low incomes and low budgets are also more likely to be inactive. Nationally, disabled people, people from Black, Asian and Minority Ethnicity backgrounds and people with long-term conditions are also generally less likely to be active. Doncaster residents also face a range of challenges in relation to educational attainment, income and health status, and for those groups with protected characteristics, for example people from minority ethnic backgrounds and those with disabilities, these barriers and challenges can be even greater.
59. Providing affordable and accessible physical and cultural activity can enable those in the population who might usually be excluded to benefit from opportunities to improve their health and socialise. This is particularly pertinent for those groups who would not normally be able to benefit from activities where cost and travel would be a barrier. A number DCLT's facilities are based in, or close to some of the most deprived areas in Doncaster where many of the residents' experience income and health inequalities and are more likely to have disabilities and long term conditions. In addition to the provision of facilities and activities, DCLT also delivers a range of socially focussed projects that aim to tackle inequalities for vulnerable groups, for example, educational outreach

projects for vulnerable students, a community led arts programme aiming to encourage participation and the Social Isolation Alliance.

CONSULTATION

60. Senior Leadership, DCLT and the Finance Departments have been consulted with during completion of this report.

BACKGROUND PAPERS

N/A

GLOSSARY OF ACRONYMS AND ABBREVIATIONS

DCLT – Doncaster Culture & Leisure Trust
DCCE – Doncaster Conferencing, Catering & Events
DPV – Doncaster Performance Venue
DMBC – Doncaster Metropolitan Borough Council

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
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