



Communities and Neighbourhoods Scrutiny Board (4)

Time and Date

10.00 am on Thursday, 17th September, 2020

Place

This meeting will be held remotely. The meeting can be viewed live by pasting this link into your browser: <https://youtu.be/PnwjpfGjkJY>

Public Business

1. **Apologies and Substitutions**

2. **Declarations of Interest**

3. **Minutes** (Pages 3 - 8)

a) To agree the Minutes of the previous meeting held on 20 February, 2020

b) Any matters arising

4. **Housing and Homelessness Update** (Pages 9 - 16)

Briefing Note of the Director of Housing and Transformation

5. **Communities and Neighbourhoods Scrutiny Board (4) Work Programme and Outstanding Issues** (Pages 17 - 20)

Report of the Director of Law and Governance

6. **Any Other Items of Public Business**

Any other items of public business which the Chair decides to take as a matter of urgency because of the special circumstances involved.

Julie Newman, Director of Law and Governance, Council House Coventry

Wednesday, 9 September 2020

Note: The person to contact about the agenda and documents for this meeting is Suzanne Bennett Tel: 024 7697 2299 Email: suzanne.bennett@coventry.gov.uk

Membership: Councillors F Abbott, N Akhtar (Chair), M Ali, R Ali, R Bailey, M Heaven, J McNicholas, R Thay, and S Walsh

By invitation: Councillors T Khan and D Welsh

If you require a British Sign Language interpreter for this meeting
OR if you would like this information in another format or
language please contact us.

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Coventry City Council
Minutes of the Meeting of Communities and Neighbourhoods Scrutiny Board (4)
held at 10.00 am on Thursday, 20 February 2020

Present:

Members: Councillor N Akhtar

Councillor F Abbott
M Councillor M Ali
Councillor R Ali
Councillor R Bailey
Councillor J Blundell (substitute for Councillor T Mayer)
Councillor J Clifford (substitute for Councillor Miks)
Councillor R Thay
Councillor S Walsh

Councillor D Welsh, Deputy Cabinet Member for Communities and Neighbourhoods

Employees (by Directorate):

People J Crawshaw, S Hall
Place M Andrews, S Bennett, V Castree

Others Present: N Byrne – Citizen
O Okwuadigbo – Future Lets (Coventry University)
S Palmer – Midland Heart

Apologies: Councillors T Mayer, C Miks and T Khan

Public Business

36. Declarations of Interest

There were no declarations of interest.

37. Minutes

The Minutes of the meeting held on 23 January, 2020 were agreed and signed as a true record.

There were no matters arising.

38. Housing Development in the City

The Scrutiny Board considered a Briefing Note which provided an update on the development of new social housing in Coventry. The Briefing Note also provided

an update on student accommodation in the City and the impact on the Private Rented Sector and voids across the City, as well an update on fire safety in high rise buildings.

The Briefing Note detailed:-

- New social housing in the City – Including the number and tenure of affordable homes provided in Coventry since 2015.
- Development by Registered Providers – Representatives from Citizen and Midland Heart were present at the meeting
- Student Accommodation Update – Including the expected completions of purpose build student accommodation in the City since 2017/18 – A representative from Future Lets (Coventry University) was present at the meeting
- Fire safety in high rise flats

The Scrutiny Board questioned officers and the representatives present on aspects of the Briefing Note, including:-

- Developments being undertaken by registered providers, including locations and types of development taking place throughout the City, together with parking provision for those new developments
- The impact of the new student accommodation on the housing market in the City (The Scrutiny Board noted that there was currently only anecdotal evidence on the impact)
- Growth rates at both Universities in the Cities and future proposals
- Details relating to the housing stock held by Coventry University and contingency plans put in place to ensure new accommodation is completed and ready for occupancy in time
- The capacity levels of social providers for increased customer services requirements
- The Local Plan and planned and statutory review dates
- Refurbishment programmes and work undertaken in relation to decampment
- Rent levels in Coventry compared to other Cities
- The number of overseas students in Coventry
- Modular housing developments
- Current good working relationships between the City Council and its partners at a strategic level

The Chair, Councillor Akhtar, thanked the representatives present at the meeting for their attendance and the information provided.

RESOLVED:-

- (1) That the information provided in the Briefing Note and at the meeting be welcomed and noted**
- (2) That the Cabinet Member for Communities and Neighbourhoods be recommended to undertake the necessary research (using local**

resources if possible/appropriate) to ascertain the impact of the new student accommodation on the housing market in the City.

39. **Housing and Homelessness Update**

The Scrutiny Board considered a Briefing Note which provided an overview on progress made in delivering the Housing and Homelessness Strategy and Action Plan. The Briefing Note also provided a detailed update specifically on progress made to tackle Rough Sleeping and the commissioning of Homelessness Support Contracts.

In Spring 2019, Coventry City Council secured funding through the Rough Sleeping Initiative to employ a Rough Sleeping coordinator and two outreach workers; one based with the Migrant and Refugee Centre and having remit to work with those who have no resource to public funds. The team have been working to deliver the new Rough Sleeping Strategy that was agreed by Cabinet in December, 2019. Previously in Coventry many agencies were supporting rough sleepers independently and were fragmented from each other. The team have worked hard to bring people into shared space to ensure a joined up and co-ordinated approach. The team work daily with The Salvation Army Rough Sleeper Team and The Arc, based at “Steps for Change” in the City Arcade. Other close partners include Crisis Skylight, Change, Grow Live, The Cyrenians, WM Police, DWP, Council street cleansing and enforcement teams, Langar Aid House, Coventry Winter Night Shelter, Jesus Centre, the Probation Service, Coventry Comfort Careers, Turnaround and Kairos.

During the first six months of operating, the team have got to know the individual rough sleepers and their needs as part of a coordinated case-management approach whilst building rapport with them individually. A requirement of the funding is that Councils undertake unofficial counts every two months as well as the formal annual count in November. The outcomes of these accounts are:-

July 2019 –	58 people sleeping rough
September 2019 –	42 people sleeping rough
November 2019 -	24 people sleeping rough (official annual account)
January 2020 -	20 people sleeping rough

Since July 2019 the team has helped accommodate 45 rough sleepers directly with a further 16 accommodated as part of the Housing First pilot. Of these 45 individuals, 43 of them have not returned to sleeping rough. The team have also supported 18 rough sleepers who had no recourse to public funds to gain settled or pre-settled status, this entitling them access to public services. The Rough Sleeper Action Group has been recently established with partners supporting people to move on by discussing the current most entrenched rough sleepers in the City to find individual solutions to resolve their issues. Recognising the team’s success in using additional funds secured in 2019 to provide short term stays for those between temporary accommodation and Housing First flats to avoid them returning to the streets, a further £464,899 has been secured for 2020/21. This will enable the team to build on their success.

The Briefing Note also provided an update on the commissioning of homelessness support contracts which have been awarded as follows for an initial contract period of 01/04/2020 – 31/03/23, with possible extension periods:-

Lot 1 – Salvation Army for complex needs supported accommodation and assertive outreach

Lot 2 – People, Potentials, Possibilities (P3) for family's floating support

Lot 3 – St Basil's for young peoples (18-25) supported accommodation and floating support

Lot 4 – People, Potentials, Possibilities (P3) for older singles (over 25) floating support

Performance indicators, monitoring and contract management provisions have been included in the contract specification/conditions for all of the contracts. All four services will go live on Monday 6 April, 2020.

The Briefing Note also included an update on key areas of work related to the delivery of the Housing and Homelessness Strategy and Action Plan.

The Scrutiny Board questioned officers on aspects of the Briefing Note including:-

- Local housing allowance
- Criteria and method for counting rough sleepers and work undertaken to engage with rough sleepers in the City
- TUPE arrangements in relation to staff effected by the new contracts
- Monitoring of the new contracts, including KPI's
- Work undertaken in relation to empty properties
- Number of people assisted with no recourse to public funds
- Work undertaken with residents of Caradoc Hall to make them feel welcome and integrate them into the local community

The Scrutiny Board commended the officers on all of the work undertaken in this regard and asked that their thanks for all of the hard work in this regard be forwarded onto appropriate officers.

RESOLVED that Scrutiny Board note and welcome the update and progress outlined in the report.

40. **Work Programme 2019-20 and Outstanding Issues**

The Scrutiny Board considered their Work Programme for 2019/20

RESOLVED that an item on City Fibre and reinstatement of the highways be included on the agenda for the next meeting.

41. **Any other items of Urgent Public Business**

There were no other items of urgent public business.

(Meeting closed at 12.00 pm)

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Briefing note

To: Communities and Neighbourhoods Scrutiny Board (4) Date: 17 September 2020

Subject: Housing and Homelessness Update

1 Purpose of the Note

1.1 To provide the Communities and Neighbourhoods Scrutiny board with an update on the following key areas related to Housing and Homelessness;

- Update on Rough Sleeping in Coventry
- Update on transformation initiatives previously approved by Cabinet
- Financial update -including the impact of Covid 19
- Anticipating future demands on the service

2 Recommendations

2.1 Communities and Neighbourhoods Scrutiny Board is recommended to:

1. Note the information contained within this report; and
2. Identify any further recommendations for the Cabinet Member

3 Information/Background

3.1 The Council approved its Housing and Homelessness Strategy (2019-2024) in March 2019 and is the core strategy the drives the service forward. The strategy has four key areas of focus;

- Preventing homelessness & supporting homeless households
- Support for people and communities
- Improving existing homes
- Housing development

3.2 The Housing and Homelessness Service has undergone a significant transformation over the previous 18 months with a number of initiatives/projects being worked on with the intention of:

- Reducing the financial burden on the Authority whilst providing better quality temporary accommodation options
- Increasing the number of households where homelessness is prevented or relieved and therefore decreasing the number of households in temporary accommodation.

4 Rough Sleeping

Over the previous 12 months the council has recruited a rough sleepers outreach team to work in the city with a focus on eliminating rough sleeping in Coventry by the end of 2022, in line with the City's Rough Sleeping Strategy 2019-2024. The team is funded through MHCLG Rough Sleeper Initiative Funding and now consists of;

- A rough sleeping co-ordinator
 - A senior Outreach worker
 - 5 Outreach workers who engage and support rough sleepers to engage with services and access accommodation including a substance misuse specialist
 - 2 Navigators with specific experience regarding complex women and people with No Recourse to Public Funds. Navigators hold smaller caseloads and work intensively with rough sleepers to secure and maintain accommodation
- 4.1 In March 2020 the Government instructed councils to offer accommodation to all rough sleepers and to close any nightshelters or shared living spaces due to Covid 19. At this point In Coventry we had 3 nightshelters which were open, accommodating 50 individuals as well as further 25-30 individuals sleeping rough. The Councils outreach team, alongside the Salvation Army, worked tirelessly over a 2-week period to ensure as many rough sleepers as possible were accommodated and that everyone had been made at least 2 offers of accommodation.
- 4.2 Since this date the Council has continued to accommodate any individuals who we find rough sleeping in the city. The following information is correct as at the 1st September 2020
- A total of 223 individuals have been accommodated since the start of lockdown
 - 86 people are currently being accommodated across 4 hotels and Frank Walsh House
 - We have accommodated a total of 72 people who at the point of entering accommodation had no recourse to public funds – 25 of these have moved on successfully
 - 91 individuals have moved on to longer term accommodation including;
 - 32 people into The Salvation Army hostels
 - 19 have moved into other supported accommodation including Cyrenians, The Gateway, CRMC accommodation etc
 - 22 into private rented accommodation
 - 7 into temporary accommodation through the homelessness route
 - 4 into Housing first
 - A number of organisations across the city have pulled together to support the council including The Salvation Army, Coventry Refugee and Migrant Centre, Cyrenians, Crisis, Citizen, DWP & CGL.
- 4.3 At the outset of the Everyone-in initiative MHCLG announced £3.6 million funding to assist Local Authorities with accommodating rough sleepers. CCC received £17.5k of this funding. The Government have also funded Local Government £3.7bn to provide services during the pandemic with Coventry receiving a total of £24.4m with rough sleeping a named line within this grant agreement.
- 4.4 The council is awaiting the outcome of a funding bid it has submitted to MHCLG for the Next Steps Accommodation Programme to ensure funding is available to meet the needs of rough sleepers moving forward.
- 5 Statutory Homeless Service improvements and progress**
- 5.1 The table below sets out a number of projects/improvements that have been implemented over the previous 12 months and the outcomes these have achieved.

Project	Progress	Next steps
Re-commissioning of Homelessness Support Services	All contracts were mobilised and in place by the target date of April 2020.	Continuation of embedding the services and the reporting mechanisms that were put on hold due to Covid 19
Operational data	All Data and reporting across the service is now accurate and are now being used to drive improvements.	Continue to use data to drive performance
Implement Homefinder Allocations Scheme	Cabinet approved the new Homefinder allocations scheme	Currently procuring a new IT system in order to implement the policy
Rough Sleeping team	Launched the Change into Action scheme with partners which collects cash donations from the public and goes directly to help Rough Sleepers.	Continue to promote the Change into Action scheme including more ways for the public to donate.
Rough Sleeper Strategy	Following extensive engagement and consultation, this strategy was agreed by Cabinet on 10 December 2019 and sets out an ambitious and positive strategy to end rough sleeping in Coventry.	Ongoing – monitor the actions and delivery against the agreed strategy, and work with partners to deliver their commitments.
Reduce cost of expensive Temporary Accommodation	Households have been consistently moved from more expensive accommodation to higher quality and lower priced accommodation over the past 18 months. Reduction in costs across providers of TA is now estimated to be the equivalent of at least £2m per year.	The Accommodation team will continue to review costs and ensure best value for money, building on their success negotiating substantial rate decreases over the last 18 months. We will also continue to consider alternative TA options which deliver good quality accommodation alongside financial savings.
Eliminate use of B&Bs for families	All families moved out of B&B accommodation into more suitable placements. No families placed by Housing team into B&Bs for more than a few days in an emergency since 19 th July 2019.	Maintain this achievement
Eliminate use of B&Bs for single people	All singles accommodated through the Homeless Service have been moved out of B&B accommodation into more suitable placements. There are still Covid 19 placements in B&Bs who are only accommodated due to Everyone-in	Maintain this achievement and secure alternative accommodation for rough sleepers
Frank Walsh House	FWH was delivered on time on the 5 th April 2020 and was originally renovated to provide temporary accommodation for small families. Following the Everyone-In initiative it was agreed to utilise the building to accommodate rough sleepers temporarily	Seek to move rough sleepers into alternative provision in October and then move families into the building ASAP.

Whitefriars Refurbishment properties	32 properties have been let and households have moved in. These are a higher standard and much lower cost compared to previous properties.	All 32 properties have been refurbished and are currently being used as Temporary Accommodation Project completed
Caradoc Hall	Completion of the Lease including Fire Safety Strategy was all completed to time at the end of 2019. Households have been moved into the building as planned and occupancy has remained over 90%.	Project completed. The service area will continue to place households into Caradoc Hall and liaise with the building managers.
Discharge Homeless Duty into the PRS policy and Let's Rent Coventry.	Reviewed and updated policy has been completed implemented following Cabinet Member agreement. Let's Rent Coventry scheme, to incentivise private landlords to make properties available for homeless households, has been launched and 6 families have been rehoused permanently	Savings will be realised by families leaving TA throughout the year with Let's Rent Coventry having a target of 40 properties during 2020. If successful we will seek to build on the scheme.
Temporary Accommodation charging policy	Changes to charging policy completed following decision-making process with Cabinet Member and Cabinet in early 2020. Processes and procedures agreed and implemented with operational team. Households are now being charged if they have excess income for their rent and also furniture storage. Rates for TA have been reduced as individuals now responsible for utilities and council tax.	Continue to monitor income collection and assess any impact on individuals
Frontline operational plan	Changes to triage process, assessment and appointments, joint working with Children's Services (MASH) and data collection on performance have all been implemented. Currently the service is performing more efficiently and with better prevention outcomes than previously.	Continue to monitor the impact of these changes, especially on successful prevention rates, staff capacity and number of clients returning to service. Note that some impacts are hard to measure currently due to exceptional impact of Covid and the pausing and eviction proceedings.
Temporary Supported Accommodation	Proposal developed for new Council-owned Hostel buildings and Houses of Multiple Occupation for single homeless people. 14 units in houses have been purchased and are being prepared for letting. Offers have been accepted on two larger buildings (42 units) and two further houses (9 units). The team is currently in the process of finalising these property deals and preparing the units for use.	Recruitment for housing management and support roles are underway. Minor works need completing on purchased properties. Service standards, policies and procedures need completion. Viewings and offers on additional properties are required, as new properties come onto the market

Housing Advisers Programme	Successful bid for LGA money to fund research and development to increase the number of affordable permanent homes in the city. Meetings held with Cabinet Member, senior Elected Members and Senior Officers to discuss options before the forum options appraisal and business case.	Present options and discussion to date to Political Cabinet in September 2020. Based on discussion and feedback, prepare formal options appraisal and follow decision making process for preferred option.
Cornerstone Contracts	Secured Cabinet & Council approval in March 2020 for 2 contracts with Cornerstone Partnership 1. To provide 78 units of temporary accommodation for 2 years 2. Provide a total of 103 PRS properties over a 2-year period	All temporary accommodation properties provided and utilised. 16 PRS properties have been let at Local Housing Allowance rates to families in temporary accommodation

5.2 Although the number of families approaching the council as homeless decreased at the outbreak of Covid 19 the number of approaches and applications have increased during the last 2 months and are now back at the level the service was experiencing pre-Covid (as can be seen in table 1 below).

Table 1 & 2

Homeless Cases (HRA)	January	February	March	April	May	June	July	August
New Approaches	459	375	362	296	298	366	431	417
New Applications	220	224	214	147	167	223	253	167*
Successful Preventions	14	31	20	44	21	31	41	30
Successful Reliefs	23	31	38	42	25	48	82	54

*Not all approaches have been assessed

Temporary Accomodation	January	February	March	April	May	June	July	August
Total in TA	678	716	740	752	708	684	631	593
Families in TA	387	391	384	383	357	339	332	310
Singles in TA	291	325	356	369	351	345	299	283

5.3 Reported households supported in TA by the Local Authority have fallen to below 600 (593 as at 31st August 2020) as can be seen in table 2 above.

Factors which have led to this include:

- A significant drop in the number of families approaching the service since February, which is beginning to impact on numbers owed a duty to accommodate.
- Improved performance in the % number of cases being discharged from Relief Duty with a successful outcome, especially for single households.

6 Finances

6.1 At Quarter 1 the Housing and Homelessness Service is currently forecast to spend approximately £13.0M (net) in 20/21, excluding the impact of Covid. The 19/20 outturn was £13.1M net and was a £3.4M overspend. Additional budget resource was identified through the budget setting process for 20/21, so the service is currently forecasting a balanced budgetary position (excluding COVID discussed later in the briefing). Despite forecasting similar net expenditure levels, this financial position masks the significant unit cost

reductions that have been delivered and are factored into the financial position moving forward.

- 6.2 Most of the cost is driven by the amount that we spend on temporary accommodation (TA) less the amount we can claim in housing benefit subsidy. This is driven by activity, and unit cost. The difference between the amount we are forecast to spend in 20/21 and the amount we spent in 19/20 is a result of significant savings on the unit cost of TA offset by increased activity (number of households in TA).
- 6.3 In order to understand the level of unit cost reduction we have undertaken a snapshot exercise that compares the reduction in cost to the Local Authority of TA when comparing the end of June 2020 position with December 2019 (pre-opening of Caradoc Hall) position¹. This shows that if the unit cost of the accommodation had remained at the December 2019 level, the city council would be spending £3.9M per annum more on TA based on June activity levels.

Area	Amount £M
Lower cost (TA properties)	2.0
Reduction in LA payment of ineligibles	0.6
Caradoc net saving	1.0
Savings as a result of other property (incl. Citizen Refurb properties, and LA acquisitions)	0.3
Total	3.9

6.4 A
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signi

ficantly over the last 12 months. In August 2019 we had 338 family households, and 187 other households in temporary accommodation compared with 383 (family) and 369 (other) as at April 2020. Current activity is not the highest it has been, and the number of households in TA has dipped during lockdown. It is expected that activity will at least return to pre-Covid levels within the next 3 months.

7 Future Pressures

- 7.1 The City Council continues to identify options to reduce the cost of TA, and we have further projects that will have an impact this year and beyond (purchase of properties for supported accommodation, Cornerstone Property Deal, Let's Rent scheme, Frank Walsh House). If we can contain, and reduce, the overall number of households in TA we will be able to realise revenue savings for the MTFS over the medium term.

8 Covid

- 8.1 At Quarter 1 we are currently forecasting additional expenditure due to the impact of Covid of £1.3M. This largely covers the cost of housing rough sleepers during lockdown, although there is some allowance for further activity increase in the number of households in TA as a result of increased financial hardship.

9 Future pressures

- 9.1 The service is likely to see an increase in demand from both families and single people as we move through 2020 and into 2021. These increases are likely due to the following:
- The delay on evictions is likely to end on the 20th September and we await further information from the Government regarding any future mitigations they are going to put in place to reduce the impact on homelessness
 - With the likelihood of a recession and therefore unemployment increasing more households will struggle financially to meet their housing costs, whether this is rented or mortgage payments, and many will end up homeless

- During previous financial downturns there has been an adverse impact on young people living at home who are evicted by their parents/guardians due to pressures on the family.
- It is likely we will see an increase in homelessness across all groups and therefore an increase of people living in temporary accommodation and an increase in rough sleepers

Name Jim Crawshaw

Job Title Head of Housing & Homelessness

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Agenda Item 5

Communities and Neighbourhoods Work Programme 2020-21

17 September 2020

Please see page 2 onwards for background to items

17th September 2020
-Housing and Homelessness Update
5th November 2020
- Preparations for Christmas Waste Collections 2020
17th December 2020
- Average Speed Enforcement Update
4th February 2021
-Social Housing Supply
18th March 2021
-Flytipping Surveillance Project – Autumn 2020
2020-21
-City Centre Parking -Residents Parking Zones -New Roads and Street -Works Act / Utilities -Highways Infrastructure Asset Management Plan -Traffic Lights in the City -Electric Vehicle Charging - Recycling Update -Flood risk management and drainage update report -Housing Development Infrastructure

Date	Title	Detail	Cabinet Member/ Lead Officer
17th September 2020	-Housing and Homelessness Update	To include update on the Housing and Homelessness Strategy and the Homelessness Reduction Act, Housing First and Temporary Accommodation Charging Policy. What happened over the pandemic period, what has happened since, how helping people who are struggling to pay rent, rough sleeping, money from Government, use of housing, numbers of evictions, social housing – numbers of arrears, WM housing, Midland Heart	David Ashmore/ Jim Crawshaw
5th November 2020	- Preparations for Christmas Waste Collections 2020	To scrutinise plans for the Christmas Waste Collection.	Andrew Walster Sarah Elliot Cllr Hetherton
17th December 2020	- Average Speed Enforcement Update	To look at the effectiveness of ASE Cameras following a 12-months after implementation on Ansty Road and London Road and consider future plans to increase the number of ASE Cameras in the city.	Joel Logue/ Cllr Hetherton
4th February 2021	-Social Housing Supply	To look at how the Council can support social landlords to build social housing. Also to cover progress on a social landlords forum	
18th March 2021	-Flytipping Surveillance Project – Autumn 2020	At their meeting on 19 th September, the Board received a report on a pilot project for surveillance of flytipping hot spots. Members requested evaluation information when available. Due to delays due to Covid – cameras were installed during September 2020	Craig Hickin Martin McHugh
2020-21			
	-City Centre Parking	To look at city centre parking at an appropriate time including the Restricted Parking Zones.	Colin Knight

Communities and Neighbourhoods Work Programme 2020-21

Date	Title	Detail	Cabinet Member/ Lead Officer
	-Residents Parking Zones	To look at the process for Residents Parking Zones, the number of schemes operational in the City and forthcoming proposals.	Colin Knight
	-New Roads and Street - Works Act / Utilities	To focus on what we have in place as a Council to ensure work by contractors is to a high standard on the highways.	Rachel Goodyer/ Cllr Hetherton
	-Highways Infrastructure Asset Management Plan	That the Highway Infrastructure Asset Management Plan be considered by Scrutiny prior to its formal consideration and adoption by Cabinet. To include the risk management policy and an update on maintenance of the Ring Road.	Neil Cowper Danny Rawle Cllr Hetherton
	-Traffic Lights in the City	To receive an update on the traffic light replacement programme, with a particular focus on the use of sensors to improve traffic flow.	Ben Gray
	-Electric Vehicle Charging	A review of the installation and usage of electric vehicle charging points across the city	Colin Knight Cllr O'Boyle/ Hetherton
	- Recycling Update	To look at proposals for a new recycling plant	Andrew Walster Cllr Hetherton
	-Flood risk management and drainage update report	An annual update on the flood risk management programme	Tracey Cowley Cllr Hetherton
	-Housing Development Infrastructure	To look at proposals for planned housing developments and infrastructure. Specifically, to look at the timetabling of these developments and associated roads and infrastructure which will be required to support population growth and movement. To seek assurances that infrastructure will be in place before homes are occupied.	Colin Knight/ Mark Andrews

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