

Notice of meeting of

Executive

To:	Councillors Waller (Chair), Ayre, Steve Galloway, Moore, Morley, Reid and Runciman
Date:	Tuesday, 30 November 2010
Time:	2.00 pm
Venue:	The Guildhall, York

AGENDA

Notice to Members - Calling In:

Members are reminded that, should they wish to call in any item on this agenda, notice must be given to Democracy Support Group by:

10:00 am on Monday 29 November 2010, if an item is called in *before* a decision is taken, *or*

4:00 pm on Thursday 2 December 2010, if an item is called in *after* a decision has been taken.

Items called in will be considered by the Scrutiny Management Committee.

1. **Declarations of Interest**

At this point, Members are asked to declare any personal or prejudicial interest they may have in the business on this agenda.

2. Exclusion of Press and Public

To consider the exclusion of the press and public from the meeting during consideration of the following:

Annexes 9 and 10(b) to Agenda Item 8 (Award of Long Term Waste Management Service Contract) on the grounds that they contain information relating to the financial affairs of particular persons. This information is classed as exempt under paragraph 3 of Schedule 12A to Section 100A of the Local Government Act 1972 (as revised by The Local Government (Access to Information) (Variation) Order 2006).

3. Minutes (Pages 3 - 12)

To approve and sign the minutes of the Executive meeting held on 16 November 2010.

4. Public Participation

At this point in the meeting, members of the public who have registered their wish to speak regarding an item on the agenda or a matter within the Executive's remit can do so. The deadline for registering is **5:00 pm on Monday 29 November 2010**.

5. Executive Forward Plan (Pages 13 - 16)

To receive details of those items that are listed on the Forward Plan for the next two Executive meetings.

6. Minutes of Working Groups (Pages 17 - 24)

This report presents the minutes of a recent meeting of the Young People's Working Group and asks Members to consider the advice given by the Group in its capacity as an advisory body to the Executive.

7. Review of Fees and Charges Following an Increase in the Standard Rate of VAT (Pages 25 - 38)

This report responds to Members' request at the last Executive meeting for a report on the implications of the pending increase in VAT (Minute 109 refers), and seeks approval to increase the Council's fees and charges with effect from 4 January 2011, due to the increase in VAT from that date.

Note: An updated fees and charges summary for Communities and Neighbourhoods was published with this agenda on 1 December 2010.

8. Award of Long Term Waste Management Service Contract
(Pages 39 - 324)

This report advises on the outcome of the procurement of a contract for a long term waste management service and ask Members to recommend that Council award the long term waste management service contract to the preferred bidder, AmeyCespa, and commit to making budgetary provision for the term of the contract.

Note: The above report was published with this agenda on Monday 22 November.

Note: A summary of additional comments received after 12 November 2010 (Annex 13a) together with the Waste PFI Key Milestones document was published with this agenda on 1 December 2010.

9. York Housing Strategy & Older People's Housing Strategy 2011-2015, North Yorkshire Housing Strategy 2010-2015
(Pages 325 - 414)

This report seeks Members' comments on and approval of the York Housing Strategy, the York Older People's Housing Strategy for 2011-15 and the North Yorkshire Housing Strategy for 2010-15.

10. Development Management Pre-application Advice Service
(Pages 415 - 428)

This report informs Members of changes made to the Development Management function to formalise the provision of high quality, customer focused pre-application service, and seeks approval for the introduction of new fees and charges as a contribution towards the cost of the discretionary service.

11. Approval of the City's Anti Social Behaviour Strategy 2011 to 2014 (Pages 429 - 462)

This report invites Members to approve the contents of the City's anti social behaviour strategy, covering the period 2011 to 2014.

12. Corporate Asset Management Plan 2010 - 2016 (Pages 463 - 510)

This report presents for Members' approval the Council's 5th Corporate Asset Management Plan, which sets out the priorities and process for dealing with the effective use and management of the Council's land and property assets.

Note: An updated Corporate Asset Management Plan was published with this agenda on 1 December 2010.

13. Urgent Business

Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Name: Fiona Young

Contact details:

- Telephone – (01904) 551027
- E-mail – fiona.young@york.gov.uk

For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details are set out above.

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Would you like to speak at this meeting?

If you would, you will need to:

- register by contacting the Democracy Officer (whose name and contact details can be found on the agenda for the meeting) **no later than 5.00 pm** on the last working day before the meeting;
- ensure that what you want to say speak relates to an item of business on the agenda or an issue which the committee has power to consider (speak to the Democracy Officer for advice on this);
- find out about the rules for public speaking from the Democracy Officer.

A leaflet on public participation is available on the Council's website or from Democratic Services by telephoning York (01904) 551088

Further information about what's being discussed at this meeting

All the reports which Members will be considering are available for viewing online on the Council's website. Alternatively, copies of individual reports or the full agenda are available from Democratic Services. Contact the Democracy Officer whose name and contact details are given on the agenda for the meeting. **Please note a small charge may be made for full copies of the agenda requested to cover administration costs.**

Access Arrangements

We will make every effort to make the meeting accessible to you. The meeting will usually be held in a wheelchair accessible venue with an induction hearing loop. We can provide the agenda or reports in large print, electronically (computer disk or by email), in Braille or on audio tape. Some formats will take longer than others so please give as much notice as possible (at least 48 hours for Braille or audio tape).

If you have any further access requirements such as parking close-by or a sign language interpreter then please let us know. Contact the Democracy Officer whose name and contact details are given on the order of business for the meeting.

Every effort will also be made to make information available in another language, either by providing translated information or an interpreter providing sufficient advance notice is given. Telephone York (01904) 551550 for this service.

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Holding the Executive to Account

The majority of councillors are not appointed to the Executive (40 out of 47). Any 3 non-Executive councillors can 'call-in' an item of business from a published Executive (or Executive Member Decision Session) agenda. The Executive will still discuss the 'called in' business on the published date and will set out its views for consideration by a specially convened Scrutiny Management Committee (SMC). That SMC meeting will then make its recommendations to the next scheduled Executive meeting in the following week, where a final decision on the 'called-in' business will be made.

Scrutiny Committees

The purpose of all scrutiny and ad-hoc scrutiny committees appointed by the Council is to:

- Monitor the performance and effectiveness of services;
- Review existing policies and assist in the development of new ones, as necessary; and
- Monitor best value continuous service improvement plans

Who Gets Agenda and Reports for our Meetings?

- Councillors get copies of all agenda and reports for the committees to which they are appointed by the Council;
- Relevant Council Officers get copies of relevant agenda and reports for the committees which they report to;
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City of York Council

Committee Minutes

MEETING

EXECUTIVE

DATE

16 NOVEMBER 2010

PRESENT

COUNCILLORS WALLER (CHAIR), AYRE,
STEVE GALLOWAY, MOORE, MORLEY, REID AND
RUNCIMAN

PART A - MATTERS DEALT WITH UNDER DELEGATED POWERS**104. DECLARATIONS OF INTEREST**

Members were invited to declare at this point in the meeting any personal or prejudicial interests they might have in the business on the agenda. No interests were declared.

105. MINUTES

RESOLVED: That the minutes of the Executive meeting held on 2 November 2010 be approved and signed by the Chair as a correct record.

106. PUBLIC PARTICIPATION / OTHER SPEAKERS

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

Requests to speak had been received from two union representatives, both in respect of agenda item 9 (2011-12 Budget Update 1 – Spending Review Implications) and, specifically, the recommendation in the report for the allocation of additional funds for trade union facility time.

Hilary Shepherd, of the GMB asked that the recommendation be agreed and that the additional funding be made available to all the unions involved.

Heather McKenzie, of UNISON, stressed the importance of the additional funding in increasing the speed with which efficiencies could be made, adding that it would prevent delays in job evaluation and mitigate against an increase in staff sickness levels.

107. EXECUTIVE FORWARD PLAN

Members received and noted details of those items listed on the Forward Plan for the next two Executive meetings at the time the agenda was published.

108. YORK NORTHWEST PLANNING FRAMEWORK - UPDATE ON PROGRESS AND DRAFT SUPPLEMENTARY PLANNING DOCUMENT FOR THE FORMER BRITISH SUGAR/MANOR SCHOOL SITES

Members considered a report which asked them to approve, for public consultation purposes, the draft Supplementary Planning Document (SPD) and draft Consultation Plan for the former British Sugar / Manor School sites, taking account of the recommendations and amendments of the Local Development Framework (LDF) Working Group.

In March 2010, Members had agreed that the planning framework for York Northwest would be taken forward within the Core Strategy as a 'zone of change', with York Central and the former British Sugar / Manor School sites identified as strategic sites for which an SPD would be prepared. The report outlined subsequent progress on the four key areas of work comprising this planning approach. The consultation draft of the SPD was attached as Appendix 4 and the recommendations of the LDF Working Group, who had considered the report at their meeting on 25 October 2010, were attached as Appendix 9. The remaining appendices to the report had been made available to view on-line and / or on request from the York Northwest team.

Members were invited either to approve the draft SPD (as amended by the LDF Working Group) for public consultation (Option 1) or to request changes to the draft and ask that an amended version be brought back to the LDF Working Group and Executive (Option 2).

Having noted the comments of the Labour Group Spokespersons on this item, it was

RESOLVED: (i) That the former British Sugar / Manor School draft SPD, Sustainability Appraisal report and Consultation Plan (appendices 4, 5 and 6) be approved for public consultation purposes.¹

REASON: To ensure that the opportunity is given for public comments and input, which can then be taken into account before a revised draft of the SPD is prepared and brought back to Members.

(ii) That authority be delegated to the Director of City Strategy, in consultation with the Executive Member and Opposition Spokesperson for City Strategy, to approve the content of the consultation documents.²

REASON: To ensure that Members' comments are included in the documents for public consultation.

(iv) That the Director of City Strategy be requested to report on the progress of application for ERDF funding for the scheme.³

REASON: In view of the confirmation given by the EU Commission that an application could be made for ERDF funding for the pilot buildings.

Action Required

- | | |
|--|----|
| 1. Arrange to carry out public consultation on the SPD | SH |
| 2. Finalise content of the consultation documents | BW |
| 3. Schedule report on ERDF funding application on the Executive Forward Plan | BW |

109. SECOND PERFORMANCE AND FINANCIAL MONITOR 2010

Members considered a report which provided details of the headline issues from the Council's second quarterly finance and performance monitor for 2010-11, covering the period from 1 April to 30 September 2010.

Further changes to performance indicators had been announced by central government since the last quarterly monitor, including removing the statutory requirement to produce Local Area Agreements (LAAs) and replacing the National Indicator Set (NIS) with a single list of 'performance data', expected to be implemented in April 2011. To reflect the emphasis of the new arrangements on accessibility and accountability, the report focused on priority areas which would be meaningful to local residents. Details were set out in paragraphs 5 to 18 of the report and included improvements in the number of residents helped to live independently, the speed of child social care arrangements, educational attainment, waste management, affordable housing, and a reduction in child obesity levels, unemployment and homelessness. Additional information on action being taken to tackle staff sickness absence was circulated at the meeting.

With regard to finance, pressures of £3,072k were forecast at the mid-year point, an improvement of £970k on the first quarterly monitor. This position was inclusive of £2,287k of in-year government grant funding cuts. Members were asked to consider a request for £400k from contingency to support City Strategy income budgets suffering from the effects of the economic downturn, together with increases to off-street car parking charges, as detailed in Annex 1 to the report, to fund lost revenue due to the forthcoming rise in VAT rates.

Having noted the comments of the Labour Group Spokespersons on this item, it was

RESOLVED: (i) That the performance issues identified in the report be noted.

REASON: So that corrective action can be taken on these issues by Members and directorates.

(ii) That the finance issues identified in the report be noted and that the use of the strategy designed to reduced the current forecasted pressures be approved.¹

REASON: So that the Council's expenditure can be contained within budget, where possible, by the end of the financial year.

(iii) That a non-recurring release from Contingency of £400k be approved to support services currently suffering the effects of the economic downturn, in accordance with Financial Regulations and with reference to paragraph 41 of the report.²

REASON: To ensure that the City Strategy budget is sufficiently funded.

(iv) That the proposal to amend car parking charges, as set out in Annex 1 to the report, be approved, and that the St Leonards Place car park be designated as short stay with effect from January 2011.³

REASON: To ensure that the increase in VAT rate does not have a negative impact on Council revenue.

(v) That Officers report to the next Executive meeting on the implications of the pending increase in VAT for the Council's budget, together with suggested remedial measures.⁴

Action Required

- | | |
|--|----|
| 1. Make arrangements to implement the agreed strategy to reduce finance pressures | KB |
| 2. Arrange for release of contingency funding, as agreed | KB |
| 3. Amend car parking charges as agreed and re-designate St Leonards Place car park | RB |
| 4. Write report on VAT increase for Executive meeting on 30 November | KB |

110. CAPITAL PROGRAMME - MONITOR 2

[See also under Part B Minutes]

Members considered a report which informed them of the likely out-turn position of the 2010/11 Capital Programme, based upon the spend profile and information to September 2010, and sought approval for slippage of funding arising from changes to the programme.

An out-turn of £73.306m was predicted against the current approved capital programme budget of £81.532m, representing a net decrease of £8.226m. At the mid-year point in August, there had been £15.301m of capital spend, representing 21% of the budget. Budget variances in each portfolio area were outlined in Table 2, in paragraph 6 of the report, and detailed in paragraphs 10 to 46. Details of the re-stated Capital Programme for the period 2010/11 to 2014/15 were provided in Annex A.

Members were invited to note the revised programme, approve a switch of funding within Education and Children's Services, as detailed in paragraph 13, and recommend to Council certain additions to the Programme, through Prudential Borrowing and a sum to enable the acquisition of premises on behalf of York Museums Trust, as detailed in Annex B.

Having noted the comments of the Labour Group Spokespersons on this item, it was

RESOLVED: (i) That the 2010/11 revised budget of £73.306m, as set out in paragraph 6 of the report and Table 2, be noted.

(ii) That the re-stated capital programme for 2010/11-2014/15, as set out in paragraph 43, Table 12 and detailed in Annex A, be noted.

(iii) That the switching of capital receipts funding of £27k from Derwent MUGA, for use on the Huntington School TCF scheme, be approved.¹

REASON: To enable the effective management and monitoring of the Council's capital programme.

Action Required

1. Make the necessary arrangements to switch capital receipts funding, as agreed RB

111. TREASURY MANAGEMENT MONITOR 2 AND PRUDENTIAL INDICATORS 10/11

Members considered a report which provided an update on the Treasury Management performance for the period 1 April to 30 September 2010, as compared against the budget presented at Council on 25 February 2010.

The report reviewed performance on short-term investments, long-term borrowing, the Venture Fund and the Treasury Management budget, highlighting the economic environment of the first six months of the year and the implications of the Chancellor's Comprehensive Spending Review announced on 20 October. In respect of the latter, approval was sought to alter the Council's borrowing strategy by increasing the target borrowing rate from 4.5% to 5.5%, to reflect the increase in Public Works Loan Board (PWLB) rates. An underspend of £150k was currently projected on the Treasury Management budget, the same as at monitor 1.

Under the Prudential Code, the Prudential Indicators set by Council in February 2010 must be reviewed. Details of the indicators, their estimated and actual out-turns, were provided in Annex A to the report. Prudential Indicators had not been breached during the first six months of 2010/11.

Having noted the comments of the Labour Group Spokespersons on this item, it was

RESOLVED: (i) That the performance of the Treasury Management activity be noted.

(ii) That the projected underspend of the Treasury Management budget by £150k be noted.

(iii) That the change in the Treasury Management strategy to increase the target interest rate on borrowing from 4.5% to 5.5%, in line with the increase in PWLB rates due to the Comprehensive Spending Review, as detailed in paragraph 28 of the report, be approved.¹

REASON: To ensure the continued performance of the Council's Treasury Management programme.

Action Required

1. Take action required to increase target interest rate on borrowing, as agreed LB

112. 2011-12 BUDGET UPDATE I - SPENDING REVIEW IMPLICATIONS

[See also under Part B Minutes]

Members considered a report which provided an update on the 2011-12 budget process, with particular emphasis on the impact of the recent Spending Review and an overview of forthcoming plans for the More for York programme.

The key headline from the Spending Review announcement was that local government funding would be reduced on average by 7.1% per annum over a four-year period, with the largest cuts falling in 2011-12. However the cuts would be reduced for those councils willing to freeze their council tax in 2011-12. In York, it was estimated that the Council could lose around £6.3m funding in total, reducing to £4.5m if council tax were frozen. Capital funding to local authorities would also be reduced, by 45%, and interest rates on loans had been increased.

These funding reductions confirmed the need for the Council to review all services on an ongoing basis and to extend the More for York programme. Plans for the programme in 2011-12 and beyond were outlined in paragraphs 26 to 35 of the report. Implications of the spending review on the Council's 2011-12 budget and the Medium Term Financial Forecast were set out in paragraphs 36 to 44. Approval was sought to fund increased trades union involvement in the More for York workstreams, in order to achieve earlier savings.

Having noted the comments of the Labour Group Spokespersons on this item, and the comments made by union representatives under Public Participation / Other Speakers, it was

RESOLVED: (i) That the current position, and the ongoing work that is being conducted in relation to developing the 2011-12 budget, be noted.

REASON: So that the 2011-12 budget process can be completed in a timely manner.

(ii) That the use of £13k of approved More for York investment costs in 2010-11 for trade union facility time, as requested by UNISON, be approved, subject to Council approving additional investment costs for trade union facility time over the period 2011-12 and 2012-13. ¹

REASON: So that the pace of change of the More for York programme can be maintained and savings realised earlier.

Action Required

1. Release funding for trade union facility time, as agreed, subject to Council approval of additional investment costs KB

113. LORD MAYORALTY 2011/2012

Members considered a report which asked them to decide which of the political groups should be invited to appoint the Lord Mayor of the City of York for the municipal year 2011/12.

Under the current approved points system, as detailed in paragraphs 2 to 4 of the report, the Labour Group, with a total of 43 points, would qualify for the Lord Mayoralty in 2011/12.

Any nomination would be dependent upon the nominee being returned as a councillor after the district elections to be held in May 2011. Likewise, should the outgoing Lord Mayor (who traditionally took the position of Deputy Lord Mayor) not be returned as a councillor after the elections, then the last Lord Mayor to be re-elected as a councillor would become the Deputy Lord Mayor.

Having noted the comments of the Labour Group Spokespersons on this item, it was

RESOLVED: (i) That the Labour Group be invited to nominate the Lord Mayor for 2011/2012. ¹

(ii) That the electoral circumstances potentially relating to the nominees for Lord Mayor and Deputy Lord Mayor during a district election year, as set out in paragraphs 6 and 7 of the report, be noted.

REASON: To ensure that the Council secures the necessary leadership to undertake its civic functions and provides continuity for future selection.

Action Required

1. Obtain nomination for Lord Mayor from Labour Group DS

PART B - MATTERS REFERRED TO COUNCIL

114. CAPITAL PROGRAMME - MONITOR 2

[See also under Part A Minutes]

Members considered a report which informed them of the likely out-turn position of the 2010/11 Capital Programme, based upon the spend profile and information to September 2010, and sought approval for slippage of funding arising from changes to the programme.

An out-turn of £73.306m was predicted against the current approved capital programme budget of £81.532m, representing a net decrease of £8.226m. At the mid-year point in August, there had been £15.301m of capital spend, representing 21% of the budget. Budget variances in each portfolio area were outlined in Table 2, in paragraph 6 of the report, and detailed in paragraphs 10 to 46. Details of the re-stated Capital Programme for the period 2010/11 to 2014/15 were provided in Annex A.

Members were invited to note the revised programme, approve a switch of funding within Education and Children's Services, as detailed in paragraph 13, and recommend to Council certain additions to the Programme, through Prudential Borrowing and a sum to enable the acquisition of premises on behalf of York Museums Trust, as detailed in Annex B.

Having noted the comments of the Labour Group Spokespersons on this item, it was

RECOMMENDED: That Council approve:

- (i) The net adjustments of (£8.226m) in 2010/11, (£11.975m) in 2011/12, £13.286m in 2012/13 and £6.725m in 2013/14, as set out on a scheme by scheme basis in the report and contained in Annex A.
- (ii) The use of an additional £66k of Prudential Borrowing for the funding of Self Issue Library machines, noting that this extends the scheme total to £104k in 2010/11.
- (iii) The use of Prudential Borrowing to fund the Travellers' Site Electricity Units at a cost of £250k over a two year period (£134k in 2010/11 and £116k in 2011/12), to be paid for from departmental budgets made available from the

savings generated as a result of the installation of the new equipment.

- (iv) The addition to the capital programme in 2010/11 of £1.766m in relation to the required works for the Crematorium to be funded from Prudential Borrowing to be repaid over a period of 15 years, noting that this cost may rise in line with VAT to £2.119m should ring fencing be applied.
- (v) The addition to the capital programme in 2010/11 of £525k in relation to the acquisition of premises on behalf of the York Museums Trust, subject to satisfactory terms being agreed, with the agreement of such appropriate terms, conditions and repayment period being delegated to the Director of CBSS.

REASON: To enable the effective management and monitoring of the Council's capital programme.

115. 2011-12 BUDGET UPDATE I - SPENDING REVIEW IMPLICATIONS

[See also under Part A Minutes]

Members considered a report which provided an update on the 2011-12 budget process, with particular emphasis on the impact of the recent Spending Review and an overview of forthcoming plans for the More for York programme.

The key headline from the Spending Review announcement was that local government funding would be reduced on average by 7.1% per annum over a four-year period, with the largest cuts falling in 2011-12. However the cuts would be reduced for those councils willing to freeze their council tax in 2011-12. In York, it was estimated that the Council could lose around £6.3m funding in total, reducing to £4.5m if council tax were frozen. Capital funding to local authorities would also be reduced, by 45%, and interest rates on loans had been increased.

These funding reductions confirmed the need for the Council to review all services on an ongoing basis and to extend the More for York programme. Plans for the programme in 2011-12 and beyond were outlined in paragraphs 26 to 35 of the report. Implications of the spending review on the Council's 2011-12 budget and the Medium Term Financial Forecast were set out in paragraphs 36 to 44. Approval was sought to fund increased trades union involvement in the More for York workstreams, in order to achieve earlier savings.

Having noted the comments of the Labour Group Spokespersons on this item, and the comments made by union representatives under Public Participation / Other Speakers, it was

RECOMMENDED: That Council approve an additional £95k investment costs for trade union facility time, as requested by UNISON, over the period 2011-12 and 2012-13, to be met by additional savings identified through the More for York programme.

REASON: So that the pace of change of the More for York programme can be maintained and savings realised earlier.

A Waller, Chair

[The meeting started at 2.00 pm and finished at 2.40 pm].

EXECUTIVE FORWARD PLAN (as at 12 November 2010)

Table 1: Items scheduled on the Forward Plan for the Executive Meeting on 14 December 2010		
Title & Description	Author	Portfolio Holder
<p>Minutes of Working Groups</p> <p><i>Purpose of Report: This report presents the minutes of recent meetings of the Young People's Working Group, the LDF Working Group, the Social Inclusion Working Group and the Mansion House and Mayoralty Advisory Group and asks Members to consider the advice given by the groups in their capacity as advisory bodies to the Executive.</i></p> <p><i>Members are asked to: Note the minutes and to decide whether they wish to approve the specific recommendations made by the Working Groups, and/or respond to any of the advice offered by the Working Groups.</i></p>	Jayne Carr	Executive Member for Corporate Services
<p>2011 - 12 Budget Update II</p> <p><i>Purpose of report: To outline the current progress including an assessment of the annual government grant settlement and the current budget gap.</i></p> <p><i>Members are asked to: Take note of the issues contained in the report.</i></p>	Keith Best/ Andrew Crookham	Executive Member for Corporate Services
<p>Low Emission Strategy Update</p> <p><i>Purpose of report: To update the executive on potential measures to be contained within a low emission strategy and on related actions to improve air quality.</i></p> <p><i>Members are asked to: Approve the actions to be taken forward in the Low Emission Strategy.</i></p>	Elizabeth Bates/ Mike Southcombe	Executive Member for City Strategy

<p>Annual Performance Assessments for Adult Social Care & Children's Services</p> <p><i>Purpose of report: This report summarises the findings of the Annual Performance Assessments for both Adult Social Care and Children's Services as completed by the Care Quality Commission (CQC) and OFSTED respectively. The report will highlight our response to any areas of improvement.</i></p> <p><i>The Executive Member is asked to: Approve the response.</i></p>	Pete Dwyer	Executive Member for Children and Young People's Services
<p>York Local Investment Plan</p> <p><i>Purpose of report: To advise members on York's Local Investment Plan which sets out York's housing and regeneration priorities to be considered by the Homes and Communities Agency for funding.</i></p> <p><i>Members are asked to: Agree the priorities set out in the plan.</i></p> <p><i>Deferred to 14 December 2010 as awaiting feedback from the Homes and Communities Agency for incorporation into the report.</i></p>	Sharon Brown/ Steve Waddington	Executive Member for Neighbourhoods and Housing
<p>The Future of Reablement for City of York Adult Social Care Customers</p> <p><i>Purpose of report: The report describes the current and future requirements relating to a reablement service within the City. Ensuring an appropriate model is essential to bring about cost avoidance and deal with increasing demographics for the elderly population within the City. It advises on likely models for ensuring best value and efficiency and describes a delivery model that will be able to better deal with future trends.</i></p> <p><i>Members are asked to: Consider the suggested models with a view to agreeing a way forward.</i></p>	Anne Bygrave	Executive Member for Health and Adult Social Services
<p>Terms of Reference for Transition Board for Liberating the NHS</p> <p><i>Purpose of report: This will set out the Terms of Reference for a Transition Board, with membership from both health commissioners and the Council to oversee locally the changes in responsibilities and partnership arrangement set out in the Government's White Paper Liberating the NHS. It is expected the Board will be formed early in 2011. Full implementation of the changes is expected to be by 2013 – 14 at the latest.</i></p> <p><i>Members are asked to: Consider the Terms of Reference.</i></p>	Kathy Clark	Executive Member for Health and Adult Social Services

<p>Management of Change Process Review</p> <p><i>Purpose of Report: To ask the Executive to agree a number of changes to the Council's Management of Change Policy and associated procedures.</i></p> <p><i>Members are asked to: Agree a number of changes to the Council's Management of Change Policy and associated procedures.</i></p>	Chris Tissiman	Executive Member for Corporate Services
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Table 2: Items scheduled on the Forward Plan for the Executive Meeting on 4 January 2011

<p>Affordable Housing Viability Study (AHVS)</p> <p><i>Purpose of report: To seek final approval of the Affordable Housing Viability Study following the progress report on 5 October 2010.</i></p> <p><i>Members are asked to: Approve the final report.</i></p> <p><i>Report now slipped to January meeting to allow time for consultation with the property forum.</i></p>	Derek Gauld	Executive Member for City Strategy
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Executive

30 November 2010

Report of the Assistant Director Legal, Governance and ITT**Minutes of Working Groups****Summary**

1. This report presents the minutes of a meeting of the Young People's Working Group (YPWG) and asks Members to consider the advice given by the Group in its capacity as an advisory body to the Executive.

Background

2. Under the Council's Constitution, the role of Working Groups is to advise the Executive on issues within their particular remits. To ensure that the Executive is able to consider the advice of the Working Groups, it has been agreed that minutes of the Groups' meetings will be brought to the Executive on a regular basis.
3. Members have requested that minutes of Working Groups requiring Executive endorsement be submitted as soon as they become available. In accordance with that request, and the requirements of the Constitution, minutes of the following meeting are presented with this report:
 - Young People's Working Group of 18 October 2010 (Annex A)
4. The Local Development Framework Working Group has met as follows:
 - 6 September 2010 (minutes available on-line)
 - 4 October 2010 (minutes available on-line)
 - 25 October 2010 (minutes available on-line)
 - 1 November 2010 (minutes not yet available)

The minutes of the meetings of 6 September, 4 October and 1 November all included a linked agenda items relating to the ongoing work on the LDF Core Strategy following the recent changes in national public policy. The minutes relating to the 1st November meeting are however currently unavailable and will be reported in due course to the Executive.

The minutes of the meeting of 25 October 2010 formed Appendix 9 of the agenda item "York Northwest Planning Framework – Update on progress and

draft Supplementary Planning Document for the former British Sugar/Manor School Sites” considered at the Executive meeting on 16 November 2010.

The minutes of 25 October 2010 also included an item relating to the ‘Approach to Retail Core Strategy Submission’; in response to the minutes of the LDF Working Group officers are undertaking a limited consultation exercise to explore this issue further.

Consultation

5. No consultation has taken place on the attached minutes, which have been referred directly from the Working Group. It is assumed that any relevant consultation on the items considered by the Group was carried out in advance of their meeting.

Options

6. Options open to the Executive are either to accept or to reject any advice that may be offered by the Working Group, and / or to comment on the advice.

Analysis

7. There are no recommendations in the attached minutes that require the specific approval of the Executive at this stage. However, Members may wish to note the comments of the YPWG in respect of developing young people’s involvement in decision-making in York (minute 11 refers).

Corporate Priorities

8. The aims in referring these minutes accord with the council’s corporate values to provide strong leadership in terms of advising these bodies on their direction and any recommendations they wish to make.

Implications

9. There are no known implications in relation to the following in terms of dealing with the specific matter before Members, namely to consider the minutes and determine their response to the advice offered:
 - **Financial**
 - **Human Resources (HR)**
 - **Equalities**
 - **Legal**
 - **Crime and Disorder**
 - **Property**
 - **Other**

Risk Management

10. In compliance with the council’s risk management strategy, there are

no risks associated with the recommendations of this report.

Recommendations

11. Members are asked to note the minutes attached at Annex A and to decide whether they wish to respond to any of the advice offered.

Reason:

To fulfil the requirements of the council's Constitution in relation to the role of Working Groups.

Contact details:

Author:

Jayne Carr
Democracy Officer
01904 552030
email:
jayne.carr@york.gov.uk

Chief Officer Responsible for the report:

Andrew Docherty
Head of Civic, Democratic and Legal Services

Report Approved ✓ **Date** 16 November
2010

Specialist Implications Officer(s) None

Wards Affected:

All

For further information please contact the author of the report

Annexes

Annex A – Draft minutes of the meeting of the Young People's Working Group of 18 October 2010.

Background Papers

Agendas and associated reports for the above meetings (available on the Council's website).

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City of York Council

Draft Committee Minutes

MEETING	YOUNG PEOPLE'S WORKING GROUP
DATE	18 OCTOBER 2010
PRESENT	COUNCILLORS LOOKER (CHAIR), RUNCIMAN (VICE-CHAIR), AYRE, BOWGETT AND ASPDEN
IN ATTENDANCE	REPRESENTATIVES FROM THE YOUTH COUNCIL, THE MEMBER FOR YORK FOR THE UK YOUTH PARLIAMENT

7. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting, any personal or prejudicial interests they might have in the business on the agenda.

Councillor Aspden declared a standing interest as an employee of a school in North Yorkshire and a member of the National Union of Teachers (NUT).

No other interests were declared.

8. MINUTES

RESOLVED: That the minutes of the Young People's Working Group held on 21 July 2010 be approved and signed by the Chair as a correct record.

9. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

10. REFLECTIONS ON THE FIRST YEAR OF OPERATION OF THE YORK YOUTH COUNCIL AND THE FIRST FESTIVAL OF YOUTH

Members received a report reflecting on the operation of the York Youth Council and the first Festival of Youth, which took place last summer.

Youth Council

Discussion on the operation of the Youth Council took place around several issues including;

- The number of schools involved, in particular the remaining ones who did not have representation.
- Strategies and policies used to examine what were the most important issues for the Youth Council to look at.
- The current levels of funding for the City Centre Youth Café and the significance of investment from Ward Committees.
- The importance of the location of the Youth Café in the City Centre for transport links.

The Chair spoke about her attendance at the last Youth Council meeting and expressed her delight in its operation.

Officers informed Members that a grant of £20,000 had recently been received from the Joseph Rowntree Housing Trust, to help with the establishment of the Youth Café.

It was noted that funding for the Youth Council had been limited from some Ward Committees, but this was not the case for all. However, it was also noted that issues affecting young people had been discussed at all Ward Committee meetings.

Festival of Youth

Representatives from the Youth Council informed Members that although the first Festival of Youth had been a success and they had enjoyed organising it, several lessons had been learnt for the future including;

- The possible relocation from Rowntree Park to a site in the City Centre, such as Museum Gardens.
- That audience numbers had been mixed, however, there were young people who attended on both days.
- There was a need for additional and clear signage, if there was another festival, as performances took place in various locations across the park.

The recent York Food Festival had included a Youth Stage during its evening hours of operation. Officers suggested that if funding could not be secured for a future Festival of Youth, links to other festivals could enable it to continue next year. The Council's Festival team already had links to the Youth Council, having previously advised them on issues relating to the organisation of the Festival.

- RESOLVED:
- (i) That the comments from the representatives of the York Youth Council be noted.
 - (ii) That the Members of the Young People's Working Group continue to support the development of the Youth Council and its activities.

REASON: To ensure the views of young people are taken into account in Council decision-making.

11. DEVELOPING YOUNG PEOPLE'S INVOLVEMENT IN DECISION MAKING IN YORK

Members received a report, which invited them to review young people's involvement in decision making processes in the City of York and to debate possible future developments. They also received an oral presentation from representatives of the Youth Council in relation to this.

Officers expanded on the idea of Change Champions, which had been presented at the last meeting of the Young People's Working Group in July.

Members questioned various aspects of the report and the presentation including;

- Who would be involved as Change Champions?
- How would this work in parallel with the Schools Councils Conferences?
- That it would be better to trial the idea on a locality basis for the first year, before developing ideas for the future.

Officers highlighted that the definition of a Change Champion was a fluid one, and all those involved in activities with young people could be referred to in this way. It was noted that funding for a pilot scheme for young people's involvement in decision making was secure for the current year, but that this could be subject to future financial considerations.

- RESOLVED:
- (i) That the report be noted.
 - (ii) That the Young People's Working Group supports the notion of "Change Champions" as a means of bringing together young people of all ages with decision makers and elected members.

REASON: To ensure the views of young people are taken into account in Council decision making.

12. DISABLED YOUNG PEOPLE'S INVOLVEMENT (JUNIOR A TEAM)

Members received a report from the Head of Integrated Services for Disabled Children, which invited them to have exploratory discussions with representatives from the Youth Council about how to enable disabled young people to share their views and concerns with Members. A representative of the Junior A (Access) Team also was present and gave an informal presentation.

Members were informed of the roles of Officers in working with disabled young people in York and the reasons for the creation of the Junior A Team.

A representative of the Junior A Team informed Members how he enjoyed the activities on offer at the Choose 2 Youth Club in Fulford because they were so varied.

Some Members suggested that perhaps the links between the young people involved in the Junior A Team and the Council could be improved through more Member participation in engagement at meetings of the Team. The attendance of a smaller number of Members would be more beneficial, because it was felt that it would offer the young people more opportunities to speak and would create a more informal atmosphere.

- RESOLVED:
- (i) That the report be noted.
 - (ii) That the Young People's Working Group support the role of the A Team, engaging with them four to five times a year.

- (iii) That Member attendance at the meetings of the Junior A Team be investigated.

REASON: To ensure the views of disabled young people are taken into account in Council decision making.

13. CHALLENGING NEGATIVE MEDIA IMAGES OF YOUNG PEOPLE

Members of the Young People's Working Group and representatives from the Youth Council took part in a discussion regarding the challenges to offset negative media images of young people.

Discussion focused on several issues including;

- The need for a film and a talk exploring young people's issues in York to be commercially viable for venues to show.
- The possible links that could be made between the Youth Council and the Older People's Assembly.
- The role of volunteering in counteracting negative images held of young people and in boosting self esteem.

Cllr J Looker, Chair

[The meeting started at 5.05 pm and finished at 6.25 pm].

	
Executive	30th November 2010
Report of the Director of Customer & Business Support Services	

Review of Fees and Charges Following an Increase in the Standard Rate of VAT

Summary

1. The purpose of this report is to seek member approval to increase the council's fees and charges with effect from the 4th January 2011 due to the increase in the standard rate of VAT from that date.

Background

2. In the 2010 emergency budget the Chancellor announced an increase in the standard rate of VAT from 17.5% to 20% effective from the 4th January 2011. Across the council a range of services operate fees and charges for services provided, some of which attract VAT at the above mentioned rate. Where necessary charges have been rounded to prevent problems with small change.

Consultation

3. The determination of fees and charge levels is informed by the extensive consultation that is carried out as part of the development of the annual revenue budget.

Options and Analysis

4. Following the introduction of the new rate of VAT the council has two options:
 - Option 1 – Increase all relevant fees and charges to reflect the increase in the rate of VAT. Whilst fees and charges would increase the overall level of income retained by the council would remain the same as all the increased income would be passed over to HMRC as VAT.
 - Option 2 – Leave fees and charges at their current rate. This would reduce the level of income to the council, as a greater proportion of the income collected would need to be passed over to HMRC as VAT. The total loss of income would be approximately £50k during the current financial year.

Corporate Priorities

5. This report is consistent with ensuring the council remains an effective organisation by complying with HMRC regulations whilst minimising the loss of income to the council.

Implications

6. All financial implications are outlined in the body of the report. There are no Human Resources, Equalities, Legal, Crime and Disorder, Information Technology, Property or other implications.

Risk Management

7. There are no identified existing or potential risks associated with this report.

Recommendations

8. Members are asked to approve option 1 and amend charges as shown in Annex A.

Reason: To ensure that the increase in VAT rate does not negatively impact council revenue.

Contact Details

Author:	Chief Officer Responsible for the report:			
Debbie Mitchell Finance Manager Customer & Business Support Services 01904 554161	Ian Floyd Director Customer & Business Support Services			
	Report Approved	<i>tick</i>	Date	<i>Insert Date</i>
Specialist Implications Officer(s) None				
Wards Affected: <i>List wards or tick box to indicate all</i>				All <i>tick</i>
				x
For further information please contact the author of the report				

Annexes**Annex A - Schedule of revised charges**

	Current Charge	Charge from 4th January 2011
	£	£
<u>CREMATORIUM</u>		
Use of electronic Organ 1 Hymn	22.00	22.50
MEMORIALS AND PLAQUES		
PLAQUES		
60 letter inscription 10 years	299.00	305.00
60 letter inscription 20 years	399.00	407.00
Display for a further 5 years	105.00	107.00
MEMORIALS		
Memorial Plaque with Rose tree 10 yrs	340.00	347.00
Memorial Plaque with rose tree 20 yr	440.00	449.00
Memorial seat with plaque (10 yrs)	950.00	970.00
Memorial seat plaque renewal (5yrs)	175.00	179.00
Granite Seat (10 yrs)	995.00	1016.00
Granite vase Block 10years	480.00	490.00
Granite vase Block 20years	900.00	919.00
Vase Block Plaque	135.00	138.00
Bronze rose memorial plaque on stake (10 yr)	420.00	429.00
Bronze rose memorial plaque on stake (20 yr)	529.00	540.00
Circular bench memorial plaque (10 yrs)	350.00	357.00
Circular bench memorial plaque (20 yrs)	470.00	480.00
Babies garden memorial plaque (10yrs)	299.00	305.00
Granite mushroom memorial plaque (10 yrs)	300.00	306.00
Granite mushroom memorial plaque (20 yrs)	408.99	418.00
Memorial Disc	325.00	332.00
Granite Shaped Planter	394.00	402.00
Summer House Memorial Plaque	310.00	317.00
Inscription (second Plaque/Renewals)	257.00	262.00
URNS		
Cardboard Box	9.50	9.70
Baby Urn	25.50	26.00
Urn	26.50	27.10
Casket	49.50	50.60
NICHES		
Sanctum 2000 (Average Charge)	961.15	981.60
Second Plaque on Sanctum 2000	310.00	316.60
Additional inscription p/letter over 80 letters	3.00	3.10
BOOK OF REMEMBRANCE		
2 line entry	66.00	67.00
5 line entry	99.00	101.00
5 line entry with floral emblem - new	139.00	142.00
5 line entry with badge, bird, crest & shield	164.00	167.00
8 line entry	125.00	128.00
8 line entry with floral emblem	169.00	173.00
8 line entry with badge, bird, crest & shield	194.00	198.00
8 line entry with coat of arms - new	230.00	235.00
FOLDED BOOK OF REMEMBRANCE CARDS		
5 line entry with floral emblem - new	109.00	111.00
5 line entry with badge, bird, crest & shield	139.00	142.00
8 line entry with floral emblem - new	135.00	138.00
8 line entry with badge, bird, crest & shield	165.00	169.00
8 line entry with coat of arms	200.00	204.00
MEMORIAL CARDS		

	Current Charge	Charge from 4th January 2011
	£	£
2 line card	43.00	44.00
5 line card	55.00	56.00
8 line card	65.00	66.00
<u>DRINGHOUSES CEMETERY</u>		
MEMORIALS		
Headstones	85.00	87.00
Add Inscription	54.00	55.00
Permission to erect or inscribe a plaque on ashes plot	85.00	87.00
Removal of grave memorial by stonemason prior to interment	70.00	71.00
<u>ENVIRONMENTAL HEALTH AND TRADING STANDARDS</u>		
Senior Officers	47.00	48.00
Other officers	35.25	36.00
<u>ANIMAL HEALTH</u>		
Microchipping Dogs	11.75	12.00
<u>PEST CONTROL</u>		
Insects at any property and rats at commercial properties (50% discount for those on income support)	65.00	66.00
Rats at domestic properties (free to householders on income support)	15.00	15.00
Pest Control visit with no treatment given (50% discount to those householders on income support) - new fee	45.00	46.00
<u>WASTE SERVICES</u>		
Bulky Household Collections :-		
Bonded Asbestos Collections for quantities up to 200 kg, including assessment visit (excluding VAT)	58.75	60.00
<u>TRADE WASTE CHARGES - HAZEL COURT HOUSEHOLD WASTE RECYCLING CENTRE</u>		
Waste to be charged per tonne or part thereof :-		
Residual Waste to Landfill per tonne	117.50	120.00
Minimum Charge	58.75	60.00

	Current Charge	Charge from 4th January 2011
	£	£
Recycling or Waste for Composting per tonne	58.75	60.00
Minimum Charge	29.38	30.00

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Communities and Neighbourhoods - Housing

		Current Charge £	Charge from 4th January 2011 £
Garages			
Normal	Council tenant	5.71	5.71
	Private	5.71 + 1.00 VAT	5.71 + 1.14 VAT
High Demand	Council tenant	6.85	6.85
	Private (local connection)	13.02 + 2.28 VAT	13.02 + 2.60 VAT
	Private (no local connection)	16.80 + 2.94 VAT	16.80 + 3.36 VAT
Low Demand	All tenures	2.89	2.89
Cookers		2010/11 budget assumes a 1% increase on existing charges for gas & electric cookers plus VAT. No new cookers are rented.	All cooker charges will have the increased VAT rate applied.

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Communities & Neighbourhoods - LIBRARIES & HERITAGE

	Current Charge 2010/11 £	Charge from 4th January 2011 £
FACSIMILE TRANSMISSION		
Transmit First Page		
UK Charge Band 1	1.60	1.65
BT Chargebands 2 Europe	2.60	2.65
BT Chargebands 3-5	2.60	2.65
Transmit Other Pages (each)		
UK Charge Band 1	1.60	1.65
BT Chargebands 2 Europe	2.60	2.65
BT Chargebands 3-5	2.60	2.65
Receive		
UK Charge Band 1	2.10	2.15
BT Chargebands 2 Europe	2.10	2.15
BT Chargebands 3-5	2.10	2.15
Audio Visual Stock Minimum Charge		
Compact Discs - single	8.00	8.15
Compact Discs - double	12.00	12.25
Covers/Cases	Free	
Language course		
DVDs	8.00	8.15
INFORMATION SERVICES		
Extended research per 15 mins with the first 15mins free	5.50	5.60
TIFF images saved on disk (per image)	5.25	5.40
Reproduction right fees (for someone to use an item outside of 'fairdealing' in addition to reproduction fee)		
For use in educational products, text books		
User in UK, CYC holds copyright on item	12.35	12.60
User in UK, CYC does not hold copyright on item	3.65	3.75
User outside UK, CYC holds copyright on item	28.00	28.60
User outside UK, CYC does not hold copyright on item	20.00	20.40
For use in books, journals, periodicals, documentaries		
User in UK, CYC holds copyright on item	20.00	20.40
User in UK, CYC does not hold copyright on item	28.00	28.60
User outside UK, CYC holds copyright on item	31.60	32.30
User outside UK, CYC does not hold copyright on item	7.35	7.50
Imagine York Images , CYC holds copyright (may be waived for small print run,	84.00	85.80
For use in commercial promotions, advertising, entertainment		
User in UK, CYC holds copyright on item	31.60	32.30
User in UK, CYC does not hold copyright on item	7.35	7.50
User outside UK, CYC holds copyright on item	63.00	64.30
User outside UK, CYC does not hold copyright on item	10.75	11.00
Imagine York Images where CYC holds copyright	86.00	87.80

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Communities & Neighbourhoods - Sport & Active Leisure

		Current charge	Charge from 4th January 2011
Price Type			
Swimming		£	£
Open, Lane, Adult,	Adult	4.20	4.30
Deep End, Women	Adult YorkCARD	3.35	3.45
Waterfun & 50+	Concession	2.90	3.00
Swim sessions	Conc YorkCARD	2.20	2.25
Under 5 policy	Kids go free		
Family Saver	2 adults 2 kids	8.75	9.00
Family Sav. Plus	1 adult 2 kids	6.10	6.25
Loyalty Swim Card	Adult	33.60	34.40
	Adult YorkCARD	26.80	27.60
	Concession	23.20	24.00
	Conc YorkCARD	17.60	18.00
Dry Side			
BeActive	12 mth contract DD	32.00	33.00
	12 mth upfront payment	384.00	396.00
	3 mth contract DD	37.00	38.00
	Corp/student mth	27.00	27.50
Casual prices	Adult	5.55	5.70
	Adult YorkCARD	4.40	4.50
	Concession	4.10	4.20
	Conc YorkCARD	3.25	3.35
Group Introduction		18.50	19.00

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ADULT'S, CHILDREN AND EDUCATION

		Current Charge 2010/11	Charge from 4th January 2011
<u>YOUTH SERVICE</u>			
		£	£
ZOO SKATE PARK			
	Per Session	1.50	1.55

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Executive**30 November 2010**

Report of the Director of City Strategy and
Director of Customer & Business Support Services

AWARD OF LONG TERM WASTE MANAGEMENT SERVICE CONTRACT

The report contains information of the type defined in paragraph 3 of Part 1 of Schedule 12A Local Government Act 1972.

Summary

1. To advise the Executive on the outcome of the procurement of a contract for a long term waste management service.
2. To request that the Executive recommends that Full Council:
 - a) agree to the award of the long term waste management service contract to AmeyCespa.
 - b) commits to making budgetary provision for the term of the contract in the event that the contract proceeds to financial close.
 - c) agrees to enter the Waste Management Agreement with North Yorkshire County Council

Background**Introduction**

3. The County Council and City of York Council currently rely on landfill as the primary method of disposing of waste that cannot be recycled or reused. This is not a sustainable strategy for the future as:
 - landfill capacity is reducing and under current waste inputs the two main sites serving North Yorkshire and York in the next few years will be Allerton Park and Harewood Whin.
 - The cost of landfill is increasing as a result of landfill tax and there are significant potential penalties for failure to meet targets under the Landfill Allowance Trading Scheme (LATS).
 - The Department for Environment, Food and Rural Affairs (Defra) has identified landfill as the least acceptable option in environmental terms for disposing of waste. Methane from

landfill accounts for 40% of UK methane emissions and is 21 times as powerful a greenhouse gas as carbon dioxide (Consultation on the introduction of restrictions on the landfilling of certain wastes, Defra, March 2010).

4. Furthermore, the Government has made it clear that the bulk of the current national deficit reduction will be achieved through reductions in public spending, which will have a significant impact on both Councils' budgets.
5. York and North Yorkshire have therefore worked together to identify an appropriate and proportionate solution for the treatment of residual waste which maximises benefits, value for money and offers the opportunity to reduce future costs and minimise risk.

Duties and strategy

6. Part II of the Environmental Protection Act 1990 sets out a regime for regulating and licensing the acceptable disposal of controlled waste on land. Controlled waste is defined as any household, industrial and commercial waste. The County Council as a Waste Disposal Authority has a statutory duty to arrange for the disposal of household and commercial waste collected by waste collection authorities, and to provide places where residents can take their own waste for disposal. The City of York Council, as a unitary authority, has a statutory duty for both waste collection and waste disposal.
7. The EU Landfill Directive 1999 sets targets to reduce biodegradable waste going to landfill to 75% of 1995 tonnages by 2010, 50% by 2013 and 35% by 2020. These targets have been incorporated into UK legislation through the Waste and Emissions Trading Act 2003 (the WET Act).
8. The WET Act is intended to help the UK meet its obligations under the Landfill Directive. The Act provides the legal framework for the Landfill Allowance Trading Scheme (LATS). The scheme requires Waste Disposal Authorities to reduce reliance on landfill as a method of disposal for biodegradable municipal waste each year. A penalty of £150/tonne will be incurred if either the County Council or City of York Council breaches its annual landfill allowance target. Furthermore, should the UK exceed its annual target under the Landfill Directive the Councils may be liable for an element of any national fine from the EU.
9. Landfill tax is levied on each tonne of waste sent to landfill. In 2010/11, the rate for active (biodegradable) waste is £48 per tonne and £2.50 per tonne for inactive (inert) waste. The Government have confirmed that the rate for active waste will rise at £8 per tonne per year until it is at least £80 per tonne. The combined cost to the County Council and City of York Council in relation to landfill tax in 2010/11 will be over £12 million.

10. The key objectives of the Waste Strategy for England 2007 (see **Appendix 1** Background Documents) are to:
 - Decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use.
 - Meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020.
 - Increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste.
 - Secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste.
 - Get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
11. The National Strategy includes targets for:
 - Recycling and composting of household waste – at least 40% by 2010, 45% by 2015 and 50% by 2020.
 - Recovery of municipal waste – 53% by 2010, 67% by 2015 and 75% by 2020.
12. The Government is currently undertaking a full review of waste policy in England due to be completed by summer 2011. However, the Coalition Government has stated that: “We will introduce measures to promote a huge increase in energy from waste through anaerobic digestion” (The Coalition: our programme for government, May 2010).
13. The Coalition Government has also stated that: “Energy from Waste (EfW) can be an effective waste management option” (Defra review of waste policy, background information, 29 July 2010).
14. More recently, Waste and Recycling Minister Lord Henley is reported as stating: “I think there are many occasions where incineration is going to be the preferred route over anything else because it is the only route” (speaking on a visit to SITA UK's materials recycling facility in West Sleekburn in Northumberland, August 17 2010).
15. Furthermore Defra's Deputy Director in charge of waste strategy, Diana Linskey, spoke at the Local Authority Recycling Advisory Committee (LARAC) 2010 conference outlining how the Coalition Government was approaching EfW incineration. She is reported as saying it was looking at: “Developing a more mature narrative on incineration,” adding “We all know it's good and clean and has a place to play” (Diana Linskey, Deputy Director Defra, LARAC 2010 conference, 3 November 2010).
16. The York and North Yorkshire Waste Partnership (YNYWP), which includes the County Council, the seven district and borough councils and the City of York Council, adopted a Joint Municipal Waste Management Strategy in 2002 called Let's Talk Rubbish. A revised version of this strategy called Let's Talk Less Rubbish was adopted by all Councils including the County Council and the City of York Council

in 2006 (see **Appendix 1** Background Documents). The strategy identifies the following key objectives:

- To reduce the amount of waste produced in North Yorkshire and York.
 - To promote the value of waste as a natural and viable resource, by:
 - a. Re-using, recycling and composting the maximum practicable amount of household waste
 - b. Maximising opportunities for re-use of unwanted items and waste by working closely with community and other groups
 - c. Maximising the recovery of materials and/or energy from waste that is not re-used, recycled or composted so as to further reduce the amount of waste sent to landfill
17. The strategy is not specific in identifying the technology to treat residual waste in the future. It states that the Partnership: “Consider it prudent to keep the specific choice of treatment option open and to assess the available options offered by the market at the time of going to tender” (Let’s Talk Less Rubbish, 2006-2026, page 22).

Progress to date

18. The Executive has previously considered a number of reports on the long term waste management service procurement process (see **Appendix 1** Background Documents).

Executive Decisions

19. On 26 June 2007 the Executive authorised the Director of City Strategy to commence formal procurement of residual waste treatment facilities as a PFI project.
20. On 23 October 2007 the Executive authorised the Director of City Strategy and Head of Civic, Democratic and Legal Services, to complete final drafting and enter into an Inter-Authority Agreement (IAA) with North Yorkshire County Council. On the 21 January 2008, the Councils jointly signed the IAA (see **Appendix 2a**) which sets out arrangements relating to the joint procurement of certain waste management services. This agreement was subsequently updated and re-signed on the 24 November 2009 to clarify the arrangements for decision making relating to the project. (see **Appendix 2 (b)**).
21. Although a joint procurement approach has been adopted, the Councils were advised that the project would be more attractive to the competitor market if there was a ‘lead’ authority. Therefore, if it is decided to proceed with the contract, it is the County Council alone which will enter into the proposed contract with AmeyCespa; and the County Council will agree with AmeyCespa to deliver waste from both the North Yorkshire and York areas. At the same time the County Council will enter into a separate Waste Management Agreement (WMA) with the City of York Council under which the County Council will agree to arrange for the management of the waste collected in the

City of York area. The City of York Council will agree to arrange for delivery of waste and pay the County Council for its treatment by AmeyCespa. This agreement reflects the key contractual obligations that are within the contract between Amey Cespa and North Yorkshire County Council. The latest draft version of the Waste Management Agreement is available for inspection by Members on request as a confidential background document to this report.

22. This report is primarily concerned with the decision whether to award the proposed contract to AmeyCespa and with the related contract between the County Council and the City of York Council. Should it be decided to award the contract, AmeyCespa will be responsible for securing planning permission and an operating permit from the Environment Agency (EA) for the proposed facility, which it is proposed be located at the existing Allerton aggregates quarry and landfill site.

Current performance

23. The Let's Talk Less Rubbish Strategy identifies the following key minimum performance targets:
- Recycle or compost 40% of household waste by 2010
 - Recycle or compost 45% of household waste by 2013
 - Recycle or compost 50% of household waste by 2020
 - Divert 75% of municipal waste from landfill by 2013
24. Although the National Indicator Set is under review by Government there are currently 3 National Indicators (NI) upon which Waste Disposal Authorities are required to report. A breakdown of performance for North Yorkshire, City of York and the combined York and North Yorkshire Waste Partnership is included as **Appendix 3** and a summary presented in the following paragraphs.

NI 191 - Residual household waste per household (kg/household)

25. This indicator measures the amount of waste that is sent to landfill after reuse, recycling and composting activities have taken place. In York, waste arisings are below average when compared to other unitary councils but the council is in the 3rd quartile when compared with all authorities. As the council has improved in the last few years, so others have improved at similar or faster rates.
26. A common characteristic of the best performers as well as the most improved over the last year is that they collect food waste at the kerbside separately to materials collected for recycling and composting and they take this food waste either to an anaerobic digestion plant or to an in-vessel composting plant. Many also have tough restrictions at household waste recycling centres such as limits on quantities of specific materials or restrictions on vehicle types that can use the sites.

NI 192 – Percentage household waste sent for reuse, recycling and composting

27. This indicator measures the amount of materials that are reused, recycled or composted. The partnership target of 40% by 2010 was exceeded in 2007/08, and York's figure has hovered around the 43-45% mark for the last 3 years. Projections show that York will achieve just over 44% this year. When compared to other unitary councils, York is performing in the top quartile. The best performing Unitaries recycle or compost around 5% more than York and so a small increase in performance will have a significant impact on comparative position. The treatment plant proposed under the contract includes front end mechanical treatment enabling the Councils to separate materials for recycling from the residual waste stream and so this additional diversion will make comparative performance better. Those councils that perform well in this indicator generally also perform well in NI191 i.e. have low waste arisings.

NI 193 - Percentage of municipal waste sent to landfill

28. This indicator measures the amount of waste sent to landfill by the councils in the area, and includes household waste and any commercial and industrial waste collected by the councils. Compared to other Unitaries, York is below average, landfilling 56.7% of its waste in 2009/10. A common characteristic of councils in the bottom quartile is that they do not have treatment infrastructure in operation, although many are in the process of procuring it. The best performers in this indicator are those that have residual waste treatment infrastructure, including energy from waste technology, in place and in operation for a number of years e.g. Stoke, Redcar and Cleveland, and Hartlepool (who landfill between 10% and 12%).

Procurement

Outline Business Case

29. On 12 September 2006 the Executive approved the submission of an Outline Business Case (OBC) to secure Private Finance Initiative (PFI) funding.
30. The OBC (see **Appendix 1** Background Documents) set out the proposed procurement strategy and made the case for securing PFI credits as a contribution towards the funding required to deliver an affordable and sustainable waste management solution for York and North Yorkshire.
31. The Executive have been regularly briefed on project progress and have made several decisions to approve updated project cost profiles. On 27 March 2007, the Executive resolved to commit to finding the additional resources to make the project affordable over the life of the

contract. On 26 June 2007, the Executive approved the start of the procurement process.

Private Finance Initiative (PFI)

32. The Private Finance Initiative is an initiative to help stimulate private sector investment in the delivery of public services that has been used by Government since the mid 1990s. Rather than the public sector funding the development of infrastructure, that development is instead funded by the private sector which recovers its outlay by charging for the use of the infrastructure asset. The cost of borrowing to the private sector is higher than it would be to the public sector; however other factors ensure the service provided to the public sector remains value for money. The private sector is responsible for the maintenance of the asset throughout its planned life and the public sector only make payment for the use of the asset once it is being used. Therefore the private sector contractor is highly incentivised to ensure that the asset is delivered to a higher quality than might otherwise be the case and that it is also delivered on time and on budget. Approval is only given for a PFI transaction where the public sector can demonstrate to HM Treasury that a sufficient level of risk has been transferred from the public sector to the private sector to outweigh the higher cost of funding.
33. PFI involves a complex contract being entered into between the public body and the private company; typically the private company is set up specifically for the purpose of the project. PFI contracts require the contractor to design, build, finance and operate the facility which will deliver the required services, typically, over a long period of up to 30 years. This duration facilitates the cost of the capital investment to be recovered in part by a charge made to the public body. A successful PFI will also attract revenue support from the Government, in the form of PFI credits.
34. In July 2007 the Councils received confirmation from the HM Treasury's Project Review Group and Defra that the project had been awarded £65m of PFI credits (see **Appendix 4 (a)**). The approval of the Final Business Case by Defra in June 2010 included an assessment of strategic fit with the new Coalition Government's priorities. Defra have also reaffirmed, post Comprehensive Spending Review October 2010, that the Government is still fully committed to the project and provision of the PFI credits (see **Appendix 4 (b)**).

Role of Waste Infrastructure Delivery Programme

35. The Waste Infrastructure Delivery Programme (WIDP) was set up by DEFRA in 2006/07 and works to ensure cost-effective and timely delivery of major waste infrastructure. WIDP brings together the resources and roles of Defra, Partnerships UK and Local Partnerships to support local authorities to accelerate investment in the large-scale infrastructure required to treat residual waste.

36. Throughout the procurement process dedicated support, known as a transactor, has been provided to the project by WIDP. A requirement of waste PFI projects is that WIDP are required to sign-off key stages of the procurement process to ensure the project remains deliverable and affordable. For this procurement the four stages have been; Outline Business Case (OBC); Final Business Case (FBC); 2nd Stage Review of affordability; and satisfaction of conditions applied prior to Commercial Close.

Role of Yorwaste

37. The Councils own the Local Authority Waste Disposal Company (LAWDC) Yorwaste. Yorwaste owns or controls a number of strategically placed sites and is the main waste management contractor for both the County Council and City of York Council. Yorwaste also provides services to other Local Authorities within North Yorkshire and the Region.
38. On the 12 September 2006 the Executive resolved that Yorwaste be requested not to participate in the PFI residual waste treatment procurement process. This was due to a range of issues but primarily because of the likely impact Yorwaste's involvement would have on competition and the potential for prejudicing the award of PFI credits (due to a lack of risk transfer and impact on competition). However, it is anticipated that Yorwaste will participate in the competition for waste handling and recycling services subject to normal competitive procurement processes.

Project Governance

39. Procurement of the long term waste management service has been overseen by a Project Board consisting of officers from the County Council, City of York Council and the WIDP transactor. Decisions relating to the project have been taken under the delegated authority granted by the County Council's Executive to the County Council Corporate Director, Business and Environmental Services, in appropriate consultation with the Project Board.
40. The process has been delivered by a Project Team led by the Corporate Director, Business and Environmental Services (North Yorkshire County Council), working closely with the Director of City Strategy (City of York Council). Support has been provided by a Project Director. This role was previously undertaken by an external consultant, but is now carried out by the Assistant Director Waste Management (North Yorkshire County Council). The Project Team consists of officers from the County Council and City of York Council, a number of external advisers (legal, financial, technical, insurance and planning), and the transactor from WIDP.

Competitive dialogue procedure

41. The County Council and City of York Council carried out formal procurement using the competitive dialogue procedure, which is regulated by the Public Contracts Regulations 2006. Procurement has also been undertaken in accordance with the Councils' own Contract Procedure Rules which form part of the Constitution. The competitive dialogue procedure is used in the award of complex contracts, where there is a need for the contracting authority to discuss all aspects of the contract with potential providers. Such dialogue would not be possible under the alternative 'open' and 'restricted' procedures. It requires the client to specify the procurement objectives in terms of outcomes rather than inputs or specified processes. The Council has therefore not specified the location for the facility, nor the technology required to operate it, both of which were for bidders to propose as part of the competitive dialogue procedure. Specifically, the Councils have sought to procure a solution to divert waste from landfill without specifying the technology. This is consistent with the Councils' waste strategy; Let's Talk Less Rubbish.
42. A Prior Information Notice (PIN) was published through the EU Commission on the 8 July 2006 (see **Appendix 1** Background Documents). The purpose of this exercise was to give advanced notice to the market of the forthcoming opportunity and it did not form part of the formal procurement. Interested parties were invited to participate in a 'funder' market testing day and a 'waste management provider' market testing day.
43. A Contract Notice was published through the EU Commission in the Official Journal of the European Union (OJEU) (see **Appendix 1** Background Documents) on 4 September 2007.
44. On 21 September 2007, the Councils held a Bidders' Day at the National Railway Museum in York. Around 20 companies from the waste management sector attended the event, received a presentation about the project and had the opportunity to meet members of the Project Team.
45. Companies that expressed an interest in bidding for the contract were issued with a Pre-Qualification Questionnaire (PQQ) and Descriptive Document (see **Appendix 1** Background Documents) that contained important information about all elements of the project.
46. In October 2007 completed PQQs were received from 12 companies or consortia. The PQQs were assessed in accordance with the Public Contracts Regulations 2006 by the application of predetermined criteria. This assessment included minimum pass criteria that applicants were required to fulfil.
47. The evaluation criteria used to assess potential solutions are included as **Appendix 5**. The Executive approved evaluation criteria on 23

October 2007 and authorised the Director of City Strategy, to utilise the proposed evaluation methodology, in consultation with the appropriate Executive and Shadow Executive Members.

48. These evaluation criteria were applied consistently throughout the process and were split as follows; 60 percent technical, quality and environmental criteria; and 40 percent financial criteria. The legal element of bids were assessed on a pass / fail basis. The evaluation criteria were lodged with Internal Audit on 18 December 2007.
49. At each evaluation stage; Invitation to Submit Outline Solutions (ISOS); Invitation to Submit Detailed Solutions (ISDS); and Call for Final Tender (CFT); independent expert technical, legal and financial advisers assessed the solutions that were submitted against the evaluation criteria. The Project Team then held moderation sessions to provide challenge and scrutiny to these assessments. These moderation sessions were attended by the WIDP transactor to ensure compliance with their conditions. The Project Board then received recommendations from the Project Director on the outcome of each evaluation stage and approved the short listing.
50. Ten companies or consortia were invited to submit 'outline solutions' (of the original 12, one withdrew and two others combined). A total of 17 solutions were submitted in December 2007. The participants were free to propose the technology and site(s) they considered most appropriate to meet the waste management needs of North Yorkshire and the City of York.
51. By the end of the ISOS stage of the procurement both Councils were fully satisfied that they had been able to secure 'outline solutions' that in general were in line with the contract requirements and were considered both robust and affordable. This stage of the procurement identified suitable participants to engage with in further dialogue to develop detailed solutions.
52. On 29 January 2008, a shortlist of four consortia was invited to submit detailed solutions (ISDS). On 1 September 2008, following assessment against the same evaluation criteria as at the ISOS stage, the final two participants were invited into further dialogue to develop their solutions towards final tenders.
53. In March 2009, the Councils introduced a draft Call for Final Tender (CFT) stage. There was no formal evaluation at this stage, but bids were submitted and reviewed to ensure they were broadly deliverable, affordable and acceptable in terms of risk profile. Further dialogue after this stage enabled the Councils to achieve a better bid position and level of risk transfer with both bidders whilst there was still a competitive tension.
54. The Call for Final Tender in September 2009 marked the close of dialogue with bidders. Prior to close of the competitive dialogue, WIDP

undertook a commercial review of the project against their Commercial Close Conditions and concluded that dialogue could be closed. As part of the commercial review all documentation was reviewed for consistency against their standard. It was concluded that there were no unusual derogations from the HM Treasury's Standardisation of PFI Contracts Version 4 requirements and the risk positions were acceptable.

55. In Autumn 2009 the two final tenders were evaluated and at Project Board on the 17 December 2009, the Corporate Director of Business and Environmental Services (NYCC) endorsed AmeyCespa becoming the selected partners they had scored highest against the evaluation criteria. The evaluation scores are a matter of fact and commercially confidential, and their precise detail is not directly relevant to the decision now being considered by Members whether or not to award the proposed contract. However, copies of the evaluation reports submitted to the Project Board are available for inspection by Members on request as confidential background documents to this report.
56. As a condition of the Treasury Project Review Group's approval of the award of the PFI credits in July 2007, there was a stipulation that the project would need to go through a 2nd stage review of affordability prior to the Preferred Bidder being confirmed and announced. This 2nd stage review was successfully signed off by WIDP in June 2010.
57. A Technical Summary of all the proposals submitted at each stage of the procurement process is included as **Appendix 6**.

Procurement outcome

58. The AmeyCespa proposal has been identified, using objective criteria, as the most economically advantageous tender. That is the tender best meeting the Council's needs when assessed using the agreed criteria. In accordance with the Public Contracts Regulations 2006 Members can now only consider whether to award the contract to AmeyCespa, or not.
59. In most PFI projects other than waste, the interval between the identification of the Preferred Bidder and that contractor obtaining planning permission is relatively short and it is common for the contracting authority to have previously obtained outline permission for new facilities. Once planning permission is secured there follows a three month interval and the contract then reaches financial close.
60. In the case of long term waste contracts the situation is not so straightforward. Firstly, outline planning permission is not available in the case of waste treatment sites; and secondly determination of a planning application for a waste facility can take considerably longer than in other developments.

61. The proposed solution has therefore been procured under a 'split' Commercial / Financial close arrangement, which reduces the financial risks that the Councils are exposed to should the planning application be unsuccessful. Should the County Council award the proposed contract to AmeyCespa then the Project Agreement will be signed and this will mark Commercial Close. Financial close will not take place until planning permission is granted, at which point a set of agreements between AmeyCespa and funders relating to the funding package will be executed. Further detail on the consequences of a split commercial / financial close is provided in the risk section of the report.

Pre-Preferred Bidder Final Business Case

62. WIDP required that a Final Business Case (FBC) (see **Appendix 1** Background Documents) was completed and approved prior to announcing the Preferred Bidder. The purpose of the Pre-Preferred Bidder FBC is to provide sufficient supporting evidence to demonstrate that the solution proposed by AmeyCespa is viable, affordable and in line with the previously approved Outline Business Case. A copy of the Defra FBC approval letter is included as **Appendix 7**.
63. As a result of the Council's decision to opt for a 'split' Commercial / Financial close WIDP imposed 11 conditions which must be satisfied prior to Commercial Close (see **Appendix 7**). These conditions can only be satisfied fully after contract documents and supporting ancillary agreements are completed. However, there are no known issues which will prevent WIDP from being able to confirm that these conditions have been satisfied at that time.

County Council Members' Working Group

64. On 27 July 2010, the County Council Executive resolved that a Members' Waste PFI Working Group be established in order to conduct a due diligence check on the Council's Waste PFI project. The Working Group worked to an agreed set of Terms of Reference as follows :
- “to review the PFI procurement process and proposed contract and advise the Executive accordingly whether
- (a) the procurement process carried out was appropriate, lawful and in accordance with the Council constitution and procurement rules
 - (b) the commercial terms proposed in the contract represent value for money for the Council
 - (c) the share of risk reflected in the contract is acceptable and equitable between the Contractor and the Council
 - (d) appropriate arrangements have been agreed as between the City of York Council and NYCC regarding the allocation of cost and risk arising from (b) and (c) above
 - (e) the evidence/advice taken into account during the process was contemporary and comprehensive.”

65. The Working Group comprised County Councillor Keith Barnes as Chairman of the Working Group, County Councillors Roger Harrison-Topham and Patrick Mulligan, and Mr David Portlock, an independent Member of the Audit Committee. The supporting officer to the Working Group was the Corporate Director, Finance and Central Services at NYCC.
66. The Working Group held a number of meetings between the 12 August 2010 and 11 November 2010 to gather evidence for their report. They had sessions with key members of the Project Team and Advisers and also invited County Councillors to meet the Working Group to discuss key issues / concerns.
67. The key conclusions of the working panel were for each of the above bullet points
- a) Nothing has come to the notice of the Working Group that would suggest that the procurement process was other than lawful and in accordance with the NYCC constitution and procurement rules.
 - b) On balance, the Working Group believes that the commercial terms proposed in the contract represent value for money for the Council
 - c) the Working Group believes that the share of risk reflected in the contract is acceptable, provided that planning consents do not involve onerous restrictions on the sourcing or the type of waste
 - d) The Working Group considers that the decision to work together with the city of York has brought important benefits to both councils
 - e) nothing has come to the attention of the Working Group that would suggest that evidence and advice taken into account during the process was other than contemporary and comprehensive
68. The full report is available to Members as a background document.

The Proposed Solution

Technology description and location

69. The proposed service includes the design, construction and operation of an integrated waste management facility which will receive, accept and treat waste. The facility will be located, subject to planning consent, on the site of the existing Allerton aggregates quarry and landfill and be known as the Allerton Waste Recovery Park.
70. Principally the service will receive residual collected household waste, residual waste from Household Waste Recycling Centres (HWRCs) and an element of commercial waste which will be similar in nature to household residual waste.

71. The proposed facility is designed to be a self-contained unit that provides the full service on a single site. The facility will treat waste through a series of materials recycling, anaerobic digestion and thermal treatment processes to fulfil the Councils' requirements for recycling, and landfill diversion.
72. The proposed solution is Mechanical Biological Treatment (MBT) with front end separation of metals, plastics and paper; separation and treatment of the organic fraction through Anaerobic Digestion (AD); and treatment using Energy from Waste (EfW) incineration for the remainder.

Mechanical Treatment Plant (MT plant)

73. The MT plant is a twin stream plant with a maximum design capacity of 408,000 tonnes per annum (tpa) though typically the plant will process 264,000 tpa. The plant separates plastics, metals, paper and cardboard, and organic fractions.
74. Recycled plastics, metals, paper and cardboard are sent to markets and the organic fraction is passed through to the Anaerobic Digestion plant. The residual fractions coming from the MT are sent to the Energy from Waste plant for incineration.

Anaerobic Digestion (AD) Plant

75. The AD plant has a design capacity of 40,000 tpa and will treat the organic fraction of waste coming from the MT plant. The process will produce a biogas (a mixture of methane and other gasses) that will be combusted directly in two dedicated engines. This will generate renewable electricity for direct sale to the National Grid.
76. The digestate coming from the AD plant will be mixed with the MT plant residual fraction and sent to the EfW plant for incineration.

Energy from Waste Plant

77. The EfW maximum design capacity is 320,000 tpa although it will typically treat about 305,000 tpa. The plant has been sized to meet the needs of the Councils, but where the Councils don't deliver waste to the full capacity of the plant, commercial waste will be used to top up. The inputs to the EfW come from the MT and AD plants, from the direct delivery of HWRC wastes, and from other third party wastes.
78. The EfW plant has been designed as an energy recovery plant, fulfilling the requirements for classification as a recovery facility under the Waste Framework Directive. The plant will produce electricity (which will be exported and sold to the National Grid), an inert bottom ash material (that will be sold as aggregate for use in highway construction), and an Air Pollution Control residue (APC waste) which will be sent to a hazardous waste facility.

Air pollution control technology

79. The facility will require an Environmental Permit to operate from the Environment Agency (EA), which will ensure that the emissions are being effectively managed well within the legal limits. Energy from Waste plants are subject to strict monitoring by the EA and if the plant failed to meet these criteria the operating permit could be withdrawn.
80. The air pollution control system proposed by AmeyCespa is in accordance with established practice at comparable EfW facilities in the UK. It can be viewed as a current state-of-the-art approach, and the overall concept is proven for use at comparable facilities. As part of the Environmental Permitting process (regulated by the Environment Agency), AmeyCespa will need to demonstrate that this technique represents the Best Available Technique (BAT) for the proposed development.
81. The basis of the design and operation of the proposed air pollution control process is to achieve compliance with the Waste Incineration Directive limits. This represents a minimum standard. AmeyCespa has also left open the opportunity to further reduce emissions if this should become necessary in the future, in response to tightening legislation or local environmental constraints. At an appropriate stage (e.g. planning application or Environmental Permit application), AmeyCespa should provide an assessment of BAT for control of emissions to air, which considers the potential costs and benefits of reducing emissions to levels below those specified in the Waste Incineration Directive.

Location

82. A location plan and aerial photograph of the proposed site are included as **Appendix 8 (a) and (b)**. AmeyCespa selected Allerton aggregates quarry and landfill as the best available site predominantly because of its location close to the largest areas of population where most waste is produced and strategic transport links. AmeyCespa will be required to include a full site selection audit trail as part of their planning application.
83. It is separately proposed that there will be a series of waste transfer stations (WTS's) provided by the County Council and City of York Council to serve each district / borough council area, which will receive waste following collection and bulk it up for efficient transfer to Allerton Park. The Allerton Waste Recovery Park will negate the need for a separate WTS in Harrogate Borough. The WTS's will become operational in conjunction with, but separate to, the facility at Allerton Park.

Performance

84. AmeyCespa commits to accept all residual waste from the Councils, regardless of composition, with no disruption to the service under any scenario.
85. AmeyCespa has committed to the following minimum performance levels:
 - Recycle a minimum 5% of contract waste
 - Divert a minimum 90% of contract waste from landfill
 - Divert a minimum 95% of biodegradable municipal waste in contract waste from landfill
86. The proposed solution will improve recycling rates and enable the York and North Yorkshire Waste Partnership to achieve its 2020 recycling target at least 5 years ahead of schedule. Whilst AmeyCespa commit to recycle a minimum 5% of waste delivered to them by the Councils, they anticipate that they will be able to recycle close to 10%. AmeyCespa will use local markets for the recycling of ferrous metal, non ferrous metal and plastic material wherever possible.

Environmental benefits

87. The Waste and Resources Assessment Tool for the Environment (WRATE) is the Environment Agency's approved tool for evaluating the environmental aspects of waste management activities. WRATE has been used in this procurement to evaluate the potential CO2 saving of the solution.
88. For evaluation purposes the year used is 2019/20. The proposed solution is shown to offer a carbon offset of circa 10 million kg CO2 eq. in 2019/20, while the same amount of waste sent to landfill would produce a burden of circa 49 million kg CO2 eq. There is therefore a benefit from the proposed solution of circa 59 million kg CO2 eq. per annum in comparison with landfill. Using the Defra/ DECC Greenhouse Gas Conversion Factors (2010) this is equal to the emissions of over 140 million miles in an average car. Assuming the average car travels 12 thousand miles per annum, this is equivalent to the annual usage of almost 12 thousand average cars.

Strategic fit

89. The proposed solution fits well with European Union, national and local strategies in a number of ways.
90. The National Waste Strategy identifies a key objective as: "Using PFI to encourage a variety of energy recovery technologies (including anaerobic digestion) so that unavoidable residual waste is treated in the way which provides the greatest benefits to energy policy. Recovering energy from waste (EfW) which cannot sensibly be

recycled is an essential component of a well-balanced energy policy” (Waste Strategy for England, 2007, page 15).

91. The National Waste Strategy also states that: “Evidence from neighbouring countries, where very high rates of recycling and energy from waste are able to coexist, demonstrates that a vigorous energy from waste policy is compatible with high recycling rates” (Waste Strategy for England, 2007, page 78).
92. The Waste Framework Directive (WFD) provides an updated waste hierarchy that allows Energy from Waste to be included as part of ‘recovery’. Energy from waste facilities which meet the necessary criteria, including the proposed Allerton Waste Recovery Park, are classed as ‘recovery’ rather than ‘disposal’ operations and can therefore be placed in a higher position in the waste hierarchy. Legislation to implement the WFD will be in place in England and Wales by late 2010 and will require the waste hierarchy to be applied as a priority order in waste prevention and management legislation and policy.
93. The Renewables Directive has a target to deliver 20% of all Europe’s final energy demand from renewable sources by 2020. The UK’s share of this target is 15% renewable energy by 2020, which compares to current levels of around 1.5%. The Renewable Energy Strategy outlines the ways the UK could increase the uptake of renewable energy to meet this target including:
 - Discouraging landfill of biomass as far as is practical, thereby maximising its availability as a renewable fuel.
 - Encouraging Waste Incineration Directive compliant infrastructure and support for anaerobic digestion as a means of generating energy from waste.
94. The Let’s Talk Less Rubbish Strategy states that: “The Partnership expects that in accordance with the Best Practicable Environmental Option outcomes, residual waste will be treated by a combination of either or both Mechanical Biological Treatment and/or Energy from Waste incineration processes” (Let’s Talk Less Rubbish, 2006-2026, page 22).

Contract Overview

Standardisation of PFI Contracts

95. PFI and similar type contracts have traditionally had a highly regulated structure. In certain circumstances, including this case, there is a requirement to adopt drafting issued by an agency of HM Treasury. The current required drafting is set out in version 4 of Standardisation of PFI Contracts (“SoPC4”) and it is intended to ensure that neither party to the contract bears any unreasonable amount of risk. In addition, waste PFI contracts are expected to follow a form of contract that has been specifically adapted from SoPC4 by WIDP.

96. As described earlier in this report, the proposed contract has been procured using the competitive dialogue procedure. At an early stage in the procedure, a draft contract was tabled by the Council, and during the course of the dialogue with tenderers the final form of the contract was negotiated.
97. Where negotiations involved a proposed divergence from the required wording of the WIDP Contract, WIDP's consent to the derogation was required. Where the negotiations resulted in a divergence from the wording required by SoPC4, Treasury's consent to the derogation was required.
98. All commercial negotiations have now been completed and final drafting of the contract is taking place. Regulation 43 of the Public Contracts Regulations 2006 impose a duty of confidentiality on the Councils. Commercially sensitive positions negotiated by the Councils that might hamper AmeyCespa's ability to negotiate deals elsewhere cannot be divulged. However, the latest draft of the proposed contract is available for inspection by Members on request as a confidential background document to this report.

Contract Structure

99. The Waste PFI Contract imposes four basic obligations on the Contractor (to design, build, finance and operate the proposed facility) and two obligations on the Council (to supply waste and to pay the Contractor for treating that waste). Each of those six obligations is considered below.
 1. The Contractor's obligation to design
100. There are two aspects to this obligation: planning and permitting.
101. The Contractor has to design the facility in such a way as to facilitate the award of planning permission. The consequences of failing to do so are a risk for the Contractor. Under the Contract, all other obligations (i.e. build, finance and operate) are suspended until the Contractor has obtained a satisfactory planning permission. If, despite having used its reasonable efforts to do so, the Contractor is not able to achieve a satisfactory planning permission, then the Contractor and the Councils will work together to try and identify what changes could result in a satisfactory planning permission. If no such changes can be identified or agreed the Contractor is entitled to withdraw from the Contract and to receive a partial reimbursement of its costs.
102. The Contractor has to design the facility to sufficiently high technical standards that it can satisfy the Environment Agency that the facility and its method of operating do not pose an environmental risk. The contractor must obtain a permit from the EA to operate the plant.

103. The Contractor has to design the facility so that it can meet or exceed the Councils' requirements. In general terms, those requirements are to assist the Councils in achieving the strategy set out in Let's Talk Less Rubbish, but, in particular they are to deliver the committed minimum performance levels.
104. Failure on the part of the Contractor to meet or exceed those requirements will result in the Council withholding payment and, in a serious case would give the Councils the right to (as an interim measure) require the Contractor to dismiss individual members of staff and/or sub-contractors responsible for non-performance, and in an extreme case would give the Councils the right to terminate the contract.

2. The Contractor's obligation to build

105. Having achieved the planning permission, the Contractor has to build the facility. When built the facility must be fit for purpose and must continue to be so for at least the following 25 years. If there are any design failures or if the facility is poorly built and the required level of service is not delivered, the Councils have no obligation to contribute to the cost of repairs and would be entitled to withhold payment, require dismissal and in extreme cases, to terminate the Contract. The facility is expected to take three years to build and commission. If the Contractor takes significantly longer to build the facility, the Councils have the right to terminate the Contract. If the Contractor encounters problems that result in cost overruns, the Councils are under no obligation to increase the amount paid.
106. During the build period the Contractor is to carry insurance as required under SoPC4; for example to protect against a delay in commissioning or damage to the works.

3. The Contractor's obligation to finance

107. The provision of finance by the Contractor is at the heart of PFI and historically, there has been a ready pool of willing lenders for PFI projects. The economic environment over the past few years has seen a change with a smaller number of lenders each wishing to lend smaller amounts at higher margins. Certainly, conditions in the banking market are better than they were, but there is no way of knowing what conditions will be like in the future. At the height of the banking crisis, the Treasury issued an amendment to SoPC4 which is incorporated in the Waste PFI Contract. The amendment states that, if after the Contractor has borrowed at a high rate of interest, rates subsequently fall, the Councils may compel the Contractor to refinance at the lower rates and up to 75% of the resulting savings are to be paid to the Councils.
108. Delays in financing associated with poor market conditions are a risk to the Councils as the capital cost of the project would continue to be

indexed during the period of delay. The Council has a right to terminate to protect itself from such cost over-runs that causes the project to be unaffordable. If that right were exercised, compensation would be payable to the Contractor. The Council has been able to negotiate a favourable position in respect of the compensation and the Contractor would, in effect, be heavily penalised financially if the Councils were to terminate.

4. The Contractor's obligation to operate

109. It is during the operating phase that the Contractor discharges its principal obligation – the diversion of waste from landfill. Whatever waste the Councils deliver (with very limited exceptions in respect of deliveries of waste that ought not be in the waste stream, for example waste contaminated by radiation) must be accepted and treated by the Contractor. No matter what quantities of recyclables have been removed from the waste before delivery to the facility, the Contractor has to recycle a further 5% by weight. Cost overruns in the operation of the plant are a risk for the Contractor and if the Contractor makes excess profits through sale of any spare capacity, those are to be shared with the Councils.
110. The Contractor's performance is monitored through a number of key performance indicators, poor performance against which can result in payment deductions, the dismissal of individuals or sub-contractors responsible for poor performance and, in extreme cases, termination by the Council of the Contract.
111. At all times, the Contractor has to comply with the requirements of the planning permission, the permit issued by the Environment Agency (as regulator) and all other relevant legislation, and also keep in force quality, environmental and health and safety accreditation.
112. During the operating period, the Contractor is required to carry insurance as required by SoPC4; for example to provide the ability to continue to service its debt during an outage or to repair any structural damage during the operating period.
113. At the end of the contract period the Contractor must hand back the facility to the Councils free of charge and it must be capable of being operated for a further five years. Before the end of the operating period, the County Council and the contractor have the ability to agree a five year extension of the contract.
114. Throughout the operating period the relationship between the Councils and the Contractor will be subject to a partnering regime designed, as far as practicable, to ensure a non antagonistic and mutually beneficial approach to the contract. This will be particularly necessary when responding to the anticipated environmental and societal changes and the associated impact on the composition of the waste collected in York and North Yorkshire during the life of the Contract.

5. The Councils' obligation to supply waste

115. The Councils have to provide sufficient waste to enable the facility to operate. The Councils have provided the Contractor with projected future residual waste arisings (ie excludes recyclates and green waste). The Councils have not accepted liability for the accuracy of those projections but they have accepted the obligation to deliver at least 80% by weight of those projected tonnages. Failure to deliver to that 80% level would result in the Councils having to pay for that waste as if it had been delivered. Future waste projections, plant capacity and guaranteed minimum tonnages are detailed in the Common Themes / Key Issues section of the report (paragraphs 144-162).
116. The risk that the projections are wrong is subject to a number of mitigants. First, the projections themselves are based on sound evidence and the best available information drawing on data from the Office of National Statistics and the Department for Communities and Local Government (DCLG). Second, there are very few constraints on the types of waste that the Councils may deliver (this position contrasts very favourably with other waste contracts which, generally, require waste to fall within a tightly defined calorific value). Third, there is currently a strong link between economic activity and waste volumes. Fourth, the Contractor is under a duty to attempt to procure substitute waste (for example from shops, restaurants or offices). The Contractor has undertaken surveys and has satisfied itself, the Councils and the funders that there are adequate supplies of such waste available in the York and North Yorkshire area to further manage this risk.

6. The Councils' obligation to pay for the treatment of waste

117. Provided the Contractor accepts and treats waste and diverts / recycles to the levels it has contracted, it is paid a fee for doing so. If it fails in any aspect, the fee payable is reduced. The fee is largely composed of a fixed price and it is indexed by reference to RPIx (measure of inflation) and not by reference to for example material costs to the Contractor.

The role of the funders

118. The essence of PFI is that the private sector party is responsible for borrowing the funding needed and accordingly, whilst not a party to the Waste PFI Contract directly, there is a need for formal engagement between the funders and the Councils.
119. SoPC4 is designed to ensure a balance between the risks shouldered by the public sector, the private sector and the funders. The overriding principle is that risk is best borne by the party best able to bear it.
120. As well as entering into the Contract, the Council will enter into an agreement with the funders (the Funders Direct Agreement). Under

the Funders Direct Agreement, the Council will agree that it will not exercise its right to terminate the Contract without first giving the funders the opportunity to 'step-in' with a view to resolving whatever shortcoming gave rise to the potential termination. This provides the Councils with comfort that the funders are generally better positioned to 'step-in' than the Council might be and are also better able to fund any changes required as a result of the Contractor's failure.

121. Funders carry out detailed due diligence into any proposed contract. Whilst the Councils may not rely on this due diligence exercise (instead relying on the evaluation process detailed earlier in the report), they may draw comfort from the fact that, having carried out its due diligence, a funder is prepared to lend.

Parent Company Guarantee

122. A parent company guarantee (PCG) is an arrangement under which the parent company stands behind undertakings made by a company established to carry out a contract. In the case of PFI contracts, PCGs are not normally given to public sector employers because the parent company is deemed to have invested enough capital to incentivise them to support their subsidiary. SoPC 4 states: "A limited recourse structure is typically used in PFI projects as it isolates and limits the liabilities of the Project from those of the shareholders. Consequently, the obtaining of direct guarantees by the Authority is not normally appropriate. The Authority should generally not insist on receiving guarantees from the parent companies of a Sub-Contractor or the Contractor's shareholders in respect of the obligations of the Contractor."
123. In practice, PCG's have limited use in PFI transactions because, under the terms of the agreement between the County Council and the Funders (the Funders' Direct Agreement), the Council will agree not to exercise any security right until the debt to the Funder has been paid. The fact that there is not a PCG in place is therefore not considered to put the Councils in a disadvantageous position.

Conclusion of Legal Advisors

124. The Council's legal advisors, Watson Burton have advised that they have considered the form of the proposed Waste PFI Contract and the apportionment of risks contained in that contract. Their conclusion is based on the draft of the Contract as at 5th November 2010. It is their view that, when taking into account the requirements of SoPC4, the risk apportionments contained in the WIDP Contract and the constraints imposed on the Councils by the requirements of the Public Contracts Regulations 2006, the risks contained in the proposed Contract represent a balance that is in favour of the Councils. Furthermore, the positions presently negotiated by the Councils and agreed to by AmeyCespa represent a balance of risks that is significantly more in

favour of the Councils than would have been the case had the Council simply adopted in full the terms set out in the WIDP Contract.

Waste Management Agreement with City of York Council

125. The County Council will enter into the Waste Management Agreement with City of York Council at the same time as entering into the contract with AmeyCespa.
126. At present, the proportion of waste arising in North Yorkshire and the City of York is approximately at a ratio of 79:21. For simplicity, the Waste Management Agreement assumes that all payments from the two Councils to the Contractor will be shared in these proportions. At the end of each year, actual tonnages will be known and reconciliation can take place. Discussions are continuing on the best mechanism for ensuring that both Councils get the appropriate credit for the diversion achieved as well as for any associated costs or benefits (e.g. Landfill Allowance Trading Scheme). The starting point for those discussions is that the 79:21 split will apply except where it would not be equitable. The Chief Financial Officers of the two Councils will identify mechanisms for apportioning risks that can presently be foreseen. The Waste Management Agreement incorporates a partnering regime that will provide protection to both Councils when facing unforeseen issues. Under the agreement each authority will be obliged to contribute funds to the level of the agreed budgetary provision for the contract.

Novation Agreement at Contract Close

127. At financial close a number of documents will need to be executed. Principally these will be agreements between AmeyCespa and funders relating to the funding package, but there will be two new agreements to be executed by the County Council; a Deed of Novation and the Funders Direct Agreement. Funders in PFI transactions will not lend to a company that has been trading for any period of time; they prefer to lend to a new (or "clean") company. That is the reason why the Waste PFI contract will be signed at commercial close by an "interim" company. At financial close the Waste PFI contract will be novated with the result that from financial close onwards the person with whom the County Council is in contract will be the special purpose vehicle established by AmeyCespa to act as the contractor for the term of the contract. The Deed of Novation "novates" the Waste PFI contract and allows any necessary amendments to be made. The result is technically a "new contract" although one that (except for any amendments that might be made) is in the same terms as the original contract. In effect this will be a new contract between the Council and the special purpose vehicle (SPV) who replace the interim company.

Consultation

128. The principal requirement for consultation in relation to the project was at the formulative stage of strategy development. The consultation undertaken at that time is set out below. The current decision to be taken in relation to the outcome of the procurement process is the implementation of the strategy. Nevertheless, the Councils identified a need to make the public and stakeholders aware of the proposed solution and seek views prior to final determination of award of the contract.

Development of Let's Talk Less Rubbish strategy

129. In revising the original York and North Yorkshire Joint Municipal Waste Management Strategy (Let's Talk Rubbish) extensive consultation was undertaken during 2005/06. The detail of this consultation is included in the Draft Waste Strategy Consultation Report (see **Appendix 1** Background Documents)
130. The consultation involved focus groups and 'stakeholder dialogue' to help inform the draft strategy followed by widespread public consultation on the draft strategy itself. The consultation exercise concluded that there was no clear preference on the option to treat residual waste. This is reflected in the revised version of the strategy Let's Talk Less Rubbish adopted in July 2006.

Preferred Bidder announcement

131. The name of the Preferred Bidder for the Waste PFI contract and details of AmeyCespa's proposal were announced to the media on 29 June 2010. Detailed information about the proposed solution was provided to a number of key stakeholders including:
- Members of North Yorkshire County Council
 - Members of the City of York Council
 - MPs
 - MEPs
 - Parish Councils
 - District Council Chief Executives
 - Environment Agency
 - English Heritage
 - Highways Agency
 - Campaign to Protect Rural England
 - Harrogate Friends of the Earth
 - Don't Incinerate Steering Committee (now part of North Yorkshire Waste Action Group)
132. Members of City of York Council have also had the opportunity to attend a number of briefing sessions from officers throughout the

project, including a joint presentation with AmeyCespa on 15 July 2010.

133. Presentations have been made to all North Yorkshire County Council Area Committees and a summary of the issues raised is attached as **Appendix 12** to this report (note these are not formally agreed minutes). Letters promoting the presentations were sent to all County Councillors, Area Committee co-opted members, Parish Council Clerks and Parish Councillors. The meeting details were available on the County Council website and in the September addition of NY Times. The presentation was held prior to the normal meeting session to enable questions from the public without prior notice.
134. Parish councils closest to the proposed facility were invited to a presentation and discussion on key issues. Two further meetings have been held with representatives from Marton cum Grafton Parish Council to discuss the assumptions made by the Councils on projected recycling, housing growth and waste tonnage figures.
135. There has been extensive publicity for the proposal in the printed media, both independently and in the NY Times, in the broadcast media and on the County Council, City of York Council and York and North Yorkshire Waste Partnership websites. This has raised awareness of the project among residents of York and North Yorkshire.
136. As part of their pre-planning application public information campaign AmeyCespa have independently held exhibitions on the proposal in the locality of the proposed Allerton Waste Recovery Park, at various other locations across the county and in York city centre. AmeyCespa have also initiated the Community Liaison Group (CLG) for local residents, which now has 19 registered members. The Group is independently facilitated and made up of representatives of the local community and its format allows for detailed discussion of key issues.
137. Presentations have been made by Council officers to local interest groups, including the Institution of Civil Engineers (Yorkshire and Humber), Harrogate Action for the Environment, Scarborough Sustainability Group, the AmeyCespa Community Liaison Group, the Council for the Protection of Rural England - Hambleton (CPRE) and the Officer and Member Groups of the York and North Yorkshire Waste Partnership.
138. The Councils are aware of two petitions relating to the proposed solution. The first is a hard copy petition reported as containing over 5,000 signatures which was presented to 10 Downing Street on November 18 2010. The Councils have not had sight of this petition at the time of writing this report and the figure for signatories is that quoted by the petition organisers. The second is an on-line petition that at 14 November 2010 was understood to contain 1,951 signatures. This petition calls on the Councillors of North Yorkshire County Council and the City of York Council:

1. To listen to the community;
2. To vote against the proposed waste management plant at Allerton Park;
3. To urgently review their waste management strategy; and
4. Specifically to review in full a wider set of more innovative and sustainable solutions for the future that match current national policy, reflect up to date technology and the state of the economy by going beyond large-scale incineration, reflecting the views of the public of North Yorkshire today through full, open and responsive dialogue with the public, and safeguard the heritage of those who live and work in the county now and in the future.

Main concerns raised by respondents

139. An analysis of the views expressed to the Councils since the announcement of the Preferred Bidder is given below.

Respondent	Number
Campaign Group	9
Commercial organisation	6
District Council Members	4
MP / MEP	2
Members of the Public	118
Parish/Town Council	40
Total	179

140. A summary of all the comments / views received from these respondents is provided in **Appendix 13**.
141. Thirty three percent of respondents specifically recorded opposition, where as the remainder raised concerns and an implied criticism of the project. The most common concerns raised by respondents are detailed in the table below and addressed elsewhere in this report.

Main concerns raised by the public	% of respondents commenting
Higher levels / targets for reduction/reuse/recycling	39%
Further information requested	39%
Environmental pollution, traffic and health concerns	37%
Cost / affordability	37%
Alternative solutions suggested	31%
Criticism of communication	25%
Should review solution/ question need for the proposed solution	25%
Site selection and centralisation of solution	21%
No consultation / ignores current opinion and relies on out of date consultation	19%

142. In addition to general responses to the announcement of preferred bidder the Councils are aware of detailed representations and reports from a number of special interest groups opposing the project. Detailed reports have been prepared by:
- York Environment Forum
 - York Residents Against Incineration
 - Marton cum Grafton Parish Council
 - Friends of Allerton Castle
 - Harrogate Friends of the Earth
143. Many of the concerns raised by respondents relate to suitability of the proposed location and/or the technology at this location. These are issues which will be considered fully as part of the planning process. However, where appropriate comments are provided in the section below.

Common Themes/Key Issues

Waste flows and plant capacity

144. A common concern raised by a number of respondents is the future need for the proposed waste treatment plant against a background of increasing recycling and recent reductions in overall waste volumes.
145. **Appendix 14** details how future waste volumes have been forecast and compares the plant capacity and future requirement against the proposed guaranteed minimum tonnage under the contract. Various sensitivities are also explored where key assumptions are varied to test the robustness of forecasts under different scenarios. These include changes to underlying growth predictions and recycling performance.
146. Predicted future waste volumes are based on the key assumption that increases will be driven by predicted growth in the number of households in the area with the following adjustments:
- The amount produced per household would reduce annually by a notional 0.25% to recognise the aspiration for waste prevention (equivalent to a compound reduction of approximately 7.4% over the period).
 - Amounts of commercial waste collected by district and borough councils would remain constant throughout the period.
 - Recycling and composting would increase broadly according to district and borough council projections to a combined performance level of 48% in 2013/14.
 - The effect of the economic downturn would result in reduced waste volumes for the first years of the model.
 - Household and commercial waste delivered to household waste recycling centres (HWRCs) would reduce in the first years of the model as a consequence of revised operating policies.
147. Waste flow projections at the time of Call for Final Tenders (CFT) for the proposed contract estimated that the amount of residual waste

requiring treatment by the contractor would increase to approximately 298,000 tonnes per annum (tpa) in 2039/40. This was within the lower range of forecasts in the Regional Waste Strategy and less than forecast population growth for the same period.

148. AmeyCespa have proposed to build a waste treatment plant to treat 305,000 tpa of residual waste, with a requirement for a guaranteed minimum tonnage (GMT) equivalent to 80% of residual waste forecast at Call for Final Tenders (CFT). At the time of final tenders, the waste from York and North Yorkshire was predicted to account for between 61% of the provided capacity in year one, to 98% in year twenty five. The remaining capacity is to be filled using locally available commercial waste.
149. Waste volume forecasts are updated regularly to take account of changes to waste collection practices, baseline performance and other impacts. Changes that may have an effect on future waste forecasts since the Call for Final Tenders include:
 - Deeper and more prolonged economic recession than first envisaged.
 - Externalisation of collection arrangements by Hambleton and Richmondshire District Councils.
 - Repeal of Regional Spatial Strategies and local determination of future housing numbers.
 - Revised Office of National Statistics (ONS) population forecasts.
150. The potential impact and sensitivity of waste forecasts to these issues is discussed in detail in **Appendix 14** and summarised below.
151. The combined impact of rebasing forecasts to take account of the continuing recession and removing trade waste from future projections for Hambleton and Richmondshire District Councils is to reduce projected contract waste in 2039/40 from approximately 298,000 tonnes at CFT to 278,000 tonnes. Projected contract waste under this scenario is approximately 116% of GMT for all years of the contract.
152. The Office of National Statistics published revised population forecasts in 2009 which show a reduction in population forecasts for York and North Yorkshire compared to previous projections. Residual waste projected on the basis of updated population forecasts would be some 12,000 tpa less in 2039/40 than projected using previous population forecasts.
153. The level of this difference is not considered sufficient alone to question the validity of continuing to project waste growth on the basis of housing forecasts, and forecast residual waste growth from 2009/10 to 2039/40 remains lower than growth in both housing and population forecasts.
154. However, the impact of combining rebased projections, removing trade waste from Hambleton and Richmondshire Districts and then projecting

growth on the basis of future population forecasts is to reduce predicted residual waste arisings for 2039/40 from 298,000 tonnes to 248,000 tonnes. Forecast contract waste under this scenario varies from 113% of GMT in the first year of the contract to 104% in the final year. However, a projection on this basis ignores the potential for increasing trade waste collections from other Waste Collection Authorities and the trend towards lower household occupancy and therefore proportionally higher waste arisings per head.

155. It has been suggested that residual waste treatment capacity would be significantly reduced if the York and North Yorkshire Waste Partnership targeted higher recycling performance. Whilst there is some potential to improve recycling beyond the predicted levels (through improving capture rates or increasing targeted materials), the opportunity through traditional kerbside recycling is limited.
156. The impact of this stretch in recycling performance, if combined with the sensitivities of rebasing the model with growth based on revised population forecasts rather than housing projections, and reduced trade waste, would be to further reduce projected contract waste in 2039/40 to approximately 236,000 tonnes. However, forecast tonnages still exceed GMT in all but the final four years of the contract. The total tonnage below GMT in these final four years under this scenario is less than 5,000 tonnes.
157. It is important to note that there is no commitment or statutory obligation on the waste collection authorities within the County Council area to improve recycling performance beyond current levels. There is therefore a risk that planned improvements and/or further stretch performance beyond planned levels will not materialise and residual waste volumes may be higher than forecast.
158. Equally, commercial waste collected by district councils may increase with general economic growth in the sub region and as local authority prices become more competitive. A further sensitivity has been modelled where district council commercial waste (where still collected by the council) increases broadly in line with an assumed economic growth of 2.5% per annum. Combining increased commercial waste with the other sensitivities of increased recycling and household growth based on population forecasts results in approximately 257,000 tonnes of residual waste requiring treatment in 2039/40. This is equivalent to approximately 108% of GMT.
159. This scenario is no more or less realistic than the other sensitivities referred to above, but provides some balance to indicate the potential that waste arisings may increase beyond projected amounts as well as potentially decrease.
160. It has also been suggested that the separate collection of food waste will enable significant increases in recycling performance. The

argument is that this would divert food waste from landfill and significantly reduces the need for residual waste treatment capacity.

161. Food waste diverted through these means would count towards recycling under the current definition, provided the material is returned to land. A strategy including separate collection and processing of food waste in this way can therefore deliver higher recycling performance, although it offers no benefit compared to the proposed contract in terms of diversion from landfill. It also necessarily entails a separate collection mechanism for food waste to be introduced, with associated costs, and householders to participate in its use.
162. Analysis shows that the benefit of separate food waste collections rolled out across the area would be increased recycling performance, but amounts of food waste collected would not avoid the need for waste treatment of the remainder.

Health impacts

163. The National Waste Strategy states that: “Concern over health effects is most frequently cited in connection with incinerators” (as opposed to other waste treatment solutions). The strategy confirms that: “Research carried out to date shows no credible evidence of adverse health outcomes for those living near incinerators” (National Waste Strategy for England, 2007, page 77).
164. The Health Protection Agency state that: “While it is not possible to rule out adverse health effects from modern, well regulated municipal waste incinerators with complete certainty, any potential damage to the health of those living close-by is likely to be very small, if detectable. This view is based on detailed assessments of the effects of air pollutants on health and on the fact that modern and well managed municipal waste incinerators make only a very small contribution to local concentrations of air pollutants” (The Impact on Health of Emissions to Air from Municipal Waste Incinerators, Health Protection Agency 2010 – see **Appendix 1** Background Documents)
165. The Committee on Carcinogenicity of Chemicals in Food, Consumer Products and the Environment advise: “That any potential risk of cancer due to residency near to municipal waste incinerators is exceedingly low and probably not measurable by the most modern techniques” (The Impact on Health of Emissions to Air from Municipal Waste Incinerators, Health Protection Agency 2010).
166. The European Commission Directive 2000/76/EC on the Incineration of Waste sets out emission limits. This Directive sets the most stringent emissions controls for any type of thermal process regulated in the EU.
167. Fichtner Consulting Engineers have carried out assessments on behalf of AmeyCespa. Fichtner state that in terms of particulates, the small dust particles emitted from everyday uses such as transport, agriculture

and fires, the Allerton area is at present at 75% of the Air Quality Objective primarily due to both the A1M, local agriculture and quarry activities. In contrast the proposed Allerton Waste Recovery Park is predicted to contribute just 0.25%.

168. In addition, Fichtner state that the general area in the vicinity of the proposed site is at present at about 80% of the Air Quality Objective for nitrogen dioxide emission levels, mainly due again to the closeness of the A1 motorway. In comparison, the nitrogen dioxide levels from Allerton Waste Recovery Park are predicted to be a maximum 3.3% of the allowable level.
169. Furthermore, emissions dispersal modelling undertaken by Fichtner, based on the impact of using the worst case weather data from the Met Office, demonstrates that there is a limited dispersal area close to the proposed facility and that this dispersal area is well within European air quality limits. Particulate impact from the proposed facility will be undetectable beyond 1.5 km from the site.

Traffic, landscape and visual impact

170. The proposed site is already used as a quarry and landfill and it is expected that traffic flows to and from the site when the proposed facility is operational will be broadly similar to the current flows. Traffic movements into and out of the site will be subject to a full assessment and scrutiny as part of the planning application process. A comprehensive traffic management plan will be required to the satisfaction of the planning and highway authorities.
171. Whilst some of the existing movements associated with the landfill will remain, the quarry operation is planned to cease in 2011. Transport impacts will also be minimised by the use of local delivery points serving each district and borough council area which will bulk up the waste to provide the most cost effective and efficient transport arrangements.
172. The potential visual impact of the facility on the surrounding landscape has been identified as an environmental issue which may require mitigation through the planning process. AmeyCespa are continuing to work with various organisations including English Heritage and specialist landscape architects at both Harrogate Borough Council and the County Council to identify and develop mitigations to potential landscape and visual impacts of the proposed facility, prior to the submission of their planning application. Mitigation measures may include both on-site and off-site work.
173. At certain times the EFW will produce a visible plume of water vapour. A plume visibility assessment has been carried out by Fichtner Consulting Engineers on behalf of AmeyCespa. The assessment concluded that the plume would be visible for approximately 30 percent of the time (10% during daylight hours) with an average visible plume length of 40 metres. The likelihood of the plume being visible is

different depending on the time of day. There is a slightly higher likelihood in the morning (6.00 am to 10.00 am) and a slightly lower likelihood in the afternoon (2.00 pm to 6.00 pm). Over the year, the plume is likely to be rarely visible in summer (June to September) and most visible in January and February.

State Aid

174. It has been suggested that the award of the proposed contract to AmeyCespa would breach State Aid rules. Article 107 (1) of the Treaty on the Functioning of the European Union states: "Save as otherwise provided in the Treaties, any aid granted by a Member State or through State resources in any form whatsoever which distorts or threatens to distort competition by favouring certain undertakings or the production of certain goods shall, in so far as it affects trade between Member States, be incompatible with the internal market."
175. Any question of whether or not there has been unlawful State Aid is decided by the European Commission. The Commission has considered the question of whether or not contracts like the proposed waste contract constitute unlawful State Aid in two cases: London Underground Public Private Partnership and Welsh Public Sector Network Scheme. In both cases, the Commission concluded that neither undertaking had received an economic advantage and as such did not constitute State Aid.
176. On the basis that AmeyCespa was selected following a procurement exercise in which it was evaluated as offering the most economically advantageous tender, it follows that the payments to AmeyCespa represent a market price and do not confer an economic advantage. The Councils legal advisors have therefore concluded that award of the proposed contract would not breach State Aid as prohibited by Article 107 (1) of the Treaty.

Validity of outcome

177. Some comments received since the announcement of the Preferred Bidder have questioned the validity of the outcome given the time that has elapsed since the adoption of the joint waste strategy Let's Talk Less Rubbish. There are a number of reasons why the proposed solution remains sound and appropriate:
 - The legislative framework at European Union and national level remains in place and has indeed been strengthened by the adoption of the National Waste Strategy in 2007.
 - The Coalition Government has given two approvals to proceed with the project at Final Business Case stage and post Comprehensive Spending Review 2010. On both occasions the Government has been confident in the ability of the project to deliver on their priorities.

- Waste forecasts have assessed the impact of the recession on waste flows and concluded that the proposed solution remains viable.
- The competitive dialogue procedure is lengthy, but sufficiently flexible, to ensure that the final tenders reflected the current situation.

Options and Analysis

178. From the outset of the process there has been thorough consideration of alternative solutions. The Councils have been technology and site neutral and the bidders were free to propose location(s) and technology which they felt were deliverable and would offer the best value solution to the Councils.
179. In January 2005 the final report on Assessment of the Best Practicable Environmental Option (BPEO) for Municipal Solid Waste Arising in North Yorkshire and City of York was published (**see Appendix 1 Background Documents**). BPEO is a strategic tool to help identify and assess the options available for managing waste. Various scenarios were assessed in a systematic and balanced way taking into account a wide range of environmental criteria, as well as financial costs and reliability of delivery. The BPEO provided an assessment of different options at the time and was an essential building block of the Councils' revised waste strategy Let's Talk Less Rubbish. However, the BPEO has not influenced the selection of a contractor or the solutions proposed throughout the procurement.
180. The Outline Business Case included an appraisal of options to help develop a Reference Project which encompassed the services associated with managing municipal waste. The Reference Project was a solution which satisfied the aims and objectives of Let's Talk Less Rubbish, rather than a specification for future delivery of the service and was not necessarily the solution which would be delivered by the procurement. The Reference Case infrastructure comprised a Mechanical Biological Treatment (MBT) facility and an energy from waste (EfW) facility.
181. The procurement process detailed earlier appraised all of the options put forward by participants (the Councils received 17 proposals at Invitation to Submit Outline Solution Stage) and resulted in AmeyCespa being judged to be the most economically advantageous tender.
182. The matter requiring decision now is for the Councils to consider whether to award the long term waste management service contract to AmeyCespa, or not.
183. Members are not able to consider alternative options whether tendered or not. At this point in time the Councils are also not considering the suitability of the proposed location and/or the technology at this

location. These issues will be considered through the planning approval process.

184. Responses to the announcement of the Preferred Bidder have included alternative solutions purporting to be cheaper and more sustainable than the proposed contract. The costs of these alternative solutions have not been verified or established through a competitive process and it is unclear what risks and guarantees would be associated with them. The costs of these solutions are not directly comparable to the proposed contract and should be disregarded.
185. In many cases the alternative solutions proposed are similar to the technologies proposed by the PFI contractor in the use of mechanical separation of recyclables and anaerobic or aerobic digestion of organic waste. The difference is that they propose the remaining residual waste is prepared as a fuel and combusted at a remote site. This would involve a further process to prepare a fuel suitable for use in a remote plant and additional haulage. It would be inherently less flexible than the proposed solution and would require arrangements with third party markets for the fuel. This would add additional cost, risk and environmental impacts.
186. The alternative solutions are therefore not relevant at this time, however if these alternative options had been proposed they would have been evaluated against the other bids on a like for like basis. It is only this type of competitive process that allows for direct comparisons. These alternative solutions are speculative and over simplify the process and risks the Councils would face.
187. Responses to the announcement of the Preferred Bidder have also queried whether the Councils considered the use of existing capacity available in or outside the area. The Councils placed no restrictions on tenderers about where proposed facilities should be located. Tenderers were open to propose existing facilities in or outside the County and City areas. Proposals to use existing facilities were put forward as part of the procurement, but they did not score as well as other bids against the evaluation criteria.
188. Should a decision be taken not to award the contract, there will be a number of likely consequences:
 - The current procurement exercise would be abandoned (note combined County Council and City of York Council project costs from 2005/06 to 2009/10 inclusive are £4.8 million). If only one authority does not recommend to award the contract, that authority would be responsible for the other parties procurement costs (£c3.6m in York's case) as well as any potential claims from bidders.
 - The loss of approved £65 million PFI credits.
 - The Council would be expected to clearly identify those

elements of the proposed solution that are not acceptable in order to enable officers to procure an alternative solution and/or review the waste strategy.

- There would be a delay of several years before another contract for residual waste management could be considered (note the current procurement exercise started in 2006).
- The risk of Landfill tax and LATS would be significantly greater.
- The ability of both Councils to attract competitive bids in any future procurement could be prejudiced. There would be significant reputational damage to both Councils and it is probable that a smaller number of contractors would take part in any future procurement making it more difficult to achieve value for money.
- There would be an impact on the delivery of the Councils' waste strategy Let's Talk Less Rubbish and potential need to review the strategy and identify different objectives. This is likely to take some considerable time given the strong and diverse opinions that may be presented following a refusal to award the proposed contract.

189. In summary it could take 1–3 years to develop a new waste strategy and up to a further 4 years to procure a new solution. Therefore there could be a 5-7 year delay before another contract could be considered and a potential 10 year delay before any infrastructure would be in place. Indicative costs of a 10 year delay in developing waste treatment infrastructure include a liability for the Councils to pay over £300million in landfill tax and a risk of a further £120million in LATS penalties over this period

Corporate Priorities

190. The long term waste contract will result in the council significantly reducing the amount of waste being sent to landfill supporting the Sustainable City. The proposal is considered value for money when compare to do nothing reducing the impact of future cost increases.

Implications

Financial

191. The financial assessment of the AmeyCespa bid contains confidential commercial information and is therefore provided in the separate **appendix 9**, not for publication. However the AmeyCespa costs form part of the costs of the overall waste strategy for NYCC and CYC. Therefore the following paragraphs explain the overall affordability of the waste strategy including the proposed PFI contract relative to the budget provision in the current Councils Medium Term Financial Strategy

Affordability

192. The City Council identified in the Medium Term Financial Forecast that additional budgets of £700k would be required from 2010/11 to 2014/15 in order to build up sufficient base budget to fund the PFI. This was based on information available at budget council February 2010. This additional budget would also be required to do minimum as Landfill Tax and LATS liabilities impact the waste budgets. The budgets below represent the overall budgets for the Waste Disposal Service including the additional budget provision and also assuming inflation of 2.5% per annum.
193. This budget has been the basis of comparison of the estimated costs for CYC and the overall waste strategy including the costs of the PFI contract using forecast waste volumes and the PFI credits. The impact in the early years is as follows:

CYC Only	Total (29 years) £000	10/11 £000	11/12 £000	12/13 £000	13/14 £000	14/15 £000	15/16 £000	16/17 £000
Cost including PFI	276,438	5,197	5,658	6,719	7,030	8,370	8,856	8,943
Current budget	310,606	5,206	5,955	6,705	7,457	8,409	8,604	8,803
Headroom	(34,168)	(9)	(297)	(14)	(427)	(39)	252	140

194. It will be noted that, in 'nominal' terms, on the basis of the assumptions included the City Council can afford the overall waste strategy including the PFI contract.

Sensitivities

195. Costs are based on the key assumptions set out in **appendix 9a** (private appendix not for publication). As part of submitting the Final Business Case to WIDP for approval the Councils provided sensitivity analysis on changes in assumptions to ensure the PFI project continues to be affordable.
196. The Councils have identified that the key sensitivities in relation to affordability relate to the assumptions arising from the 'split close' approach, (ie interest rate movement, foreign exchange movement and delay in commencement) plus a combined sensitivity defined by WIDP.

CYC only	'Baseline' costs at final tender submission £'000	Sensitivities Interest Rate Increase by 1.2% £'000	Adverse Foreign Exchange €1 : £1 £'000	1 year delay, 10 yr historic index £'000	Combined Sensitivity set by Councils * £'000	Combined sensitivity required by WIDP ^A £'000
Cost including PFI	276,438	293,645	287,539	283,329	293,349	296,223
Current Budget	310,606	310,606	310,606	310,606	310,606	310,606
Headroom	(34,168)	(16,961)	(23,067)	(27,277)	(17,257)	(14,383)

* Increased interest rate by 0.5%, Euro exchange rate €1.05: £1 delay and assuming 2.5% per annum increase in the indices used to inflate capital expenditure

^A Increased interest rate by 1% and a 2 year delay assuming 2.5% per annum increase in the indices used to inflate capital expenditure

a. The sensitivity analyses are included in **appendix 9b** in graphical form. The impact of recent programme changes align to the 1 year delay scenario in the table above.

b. Based on this sensitivity analysis the City Council is able to afford all of the scenarios modelled.

197. Members will be aware that whilst indicative increases in budgets would be required to fund the PFI (as well as do minimum), this has not been formally approved by Council. As part of the process if Members wish to enter the contract it will be necessary to formalise the approval.

198. In order to meet the anticipated costs of the procurement including the shortfalls in budget in early years and the likely impact of sensitivities it is recommended that above inflation increases of £750k per annum over the period 2011/12 to 2015/16 are set aside to build up the budget to fund the project. As is shown below this is less than would be required to fund long term costs of "do-minimum". It is not proposed that this should change the affordability level set out in the tables above.

199. It should also be noted that the affordability line will be flexed to exclude the impact of budget decisions within the Waste Disposal service that don't impact on the PFI contract.

Value for Money (VFM)

200. The City Council will only enter into the PFI project if it offers value for money, both compared to its own projected costs of the 'do minimum' position and other similar projects.
201. The 'do minimum' option is essentially continuing the current arrangements of disposing residual waste from grey bin collections and HWRC's at Harewood Whin with ongoing Landfill Tax and LATS liabilities.
202. A comparison of the costs of the waste strategy (including the PFI contract) with 'do minimum' using the assumptions set out above demonstrates that undertaking the PFI contract, within the overall waste strategy offers value for money.

	NYCC £000	CYC £000	Total £000
Costs of Waste strategy inc PFI LATS Sales	1,212,934 (35,035)	276,438 (13,922)	1,489,372 (48,957)
Net cost of waste strategy inc PFI	1,177,899	262,516	1,440,415
Costs of 'do minimum'	1,441,720	322,331	1,764,051
Saving of waste strategy inc PFI over 'do minimum'	263,822	59,815	323,637

- 203 The overall conclusion therefore is that:
- The PFI project offers value for money, based on key assumptions and allowing for sensitivities.
 - Compared to the do minimum scenario the project is expected to avoid costs of £60m for the City Council over the life of the contract.
 - The PFI project is affordable, based on key assumptions and allowing for sensitivities.

Human Resources (HR)

204. There are no implications in respect to Human Resources.

Equalities

205. Compliance with the statutory obligations in relation to equalities under the equalities legislation was a criterion for the selection of the contractor in the procurement process, as is required by the Council's equality policies. The PFI contract will also require compliance with equalities legislation including any future legislative requirements during the life of the contract.

206. The Output Specification for the project contains a service output stating that: "The Contractor shall address issues of equality, disabled access and social exclusion where relevant to aspects of the Service." AmeyCespa has responded to this requirement in the Contractors Proposals documents to ensure they meet the Council's requirements.
207. In the course of dealing with the planning application for the facility, consideration will be given to an equalities impact assessment of the project. Appropriate equalities impact assessments will also be carried out in advance of service delivery.

Human Rights Implications

208. The procurement has been conducted in a manner consistent with the Councils' obligations under Human Rights legislation.
209. The Council is bound to have regard to Human Rights implications in its decision making. The subject matter of this report however is about the award of the waste PFI contract as a culmination of the procurement process, which follows a statutory procedure. That being so, the Human Rights implications of this decision in itself, are limited. However, if the Councils ultimately resolves to award the contract to AmeyCespa, the next key stage will be the submission and determination of a planning application for the site upon which the waste facility will be located. Human Rights will be a matter for consideration at that stage, and the following provisions together with any others identified at the time as being relevant, will be subject to consideration, as well as the general requirement that the Councils' actions must be proportionate.

Human Rights Provisions

- Protocol No 1: Article 1

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of the State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure payment of taxes or other contributions or penalties.

- Article 6: Right to a fair trial

(1) In the determination of his civil rights and obligations or of any criminal charge against him, everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law. Judgment shall be pronounced publicly but the press and public may be excluded from all or part of the trial

in the interests of morals, public order or national security in a democratic society, where the interests of juveniles or the protection of the private life of the parties so require, or to the extent strictly necessary in the opinion of the court in special circumstances where publicity would prejudice the interests of justice.

(2) Everyone charged with a criminal offence shall be presumed innocent until proved guilty according to law.

- Article 8: Right to privacy

(1) Everyone has the right for his private and family life, his home and his correspondence.

(2) There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

Legal

210. The proposed long term waste management contract is the primary method by which the Councils will discharge their statutory duties as defined earlier in the report.

Contractual Arrangements

211. PFI is a highly complex form of procurement as detailed in this report. If it is decided that this contract should proceed, the Councils and AmeyCespa will enter into various contractual documents. Whilst the principal agreement comprises the Project Agreement it should be noted that a number of other agreements will require completion, principally the Funder's Direct agreement,
212. Also because this is a joint procurement with North Yorkshire County Council, and the Project agreement will not include the City of York Council as a party, the City Council will need to enter into a separate waste management agreement with North Yorkshire County Council . Detail of the contractual structure is dealt with throughout the report.
213. There will also be ancillary agreements. Entering into the arrangements will create contractual obligations upon the parties, which are described in this report in the Contract Overview Section (paragraphs 95-127).

Powers

214. In summary, the Council is empowered to enter into the contractual arrangements referred to in this report by the following legislation:

a) Section 51 Environmental Protection Act 1990 which places a duty upon waste disposal authorities to make arrangements for the disposal of waste in their area, as set out below:

Section 51(1) It shall be the duty of each waste disposal authority to arrange—

for the disposal of the controlled waste collected in its area by the waste collection authorities; and

for places to be provided at which persons resident in its area may deposit their household waste and for the disposal of waste so deposited;

b) Section 111 Local Government Act 1972 which contains powers enabling the Council to do anything to facilitate, or is incidental or conducive to the discharge of its functions, as set out below:

Section 111(1) Without prejudice to any powers exercisable apart from this section but subject to the provisions of this Act and any other enactment passed before or after this Act, a local authority shall have power to do any thing (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.

c) Section 2 Local Government Act 2000, which empowers authorities to do anything for the promotion of the well-being of their area, as set out below:

Section 2 (1) Every local authority are to have power to do anything which they consider is likely to achieve any one or more of the following objects—

(a) the promotion or improvement of the economic well-being of their area;

(b) the promotion or improvement of the social well-being of their area, and

(c) the promotion or improvement of the environmental well-being of their area.

Local Government Contracts Act 1997 Certificates

215. The Local Government (Contracts) Act 1997 facilitates PFI contracts by removing concerns about authorities' power to enter into contracts of this nature. In particular the Act enables it to be certified, in relation to a contract, that the local authority both has the power to enter into the contract and has exercised that power properly in doing so. It is proposed that the Director of Customer and Business Services be empowered to issue certification under the Act to enable the contract

to be entered into. The giving of a certificate under these provisions is a personal undertaking by the officer involved and accordingly the Council is asked to indemnify the officer in respect of any potential liability on giving the certificate.

Procurement Process

216. The Public Contracts Regulations 2006 prescribe how public sector procurement for works, supplies and services should be undertaken, and also include detailed provisions in relation to the competitive dialogue procedure referred to paragraphs 41-57 of this report. In accordance with the requirements of the procedures followed under the Regulations, the principal decision for the Authority at this stage will be whether or not to award the contract to AmeyCespa.
217. The City Council is also required to comply with its standing orders in relation to contracts, which are set out in the Contract Procedure Rules, and which reflect the need to undertake procurement in accordance with the statutory requirements set out in the report.
218. Throughout the procurement process the Councils have instructed external legal advisers with experience in the procurement of large scale projects such as the long term waste management contract. The procurement has been conducted in accordance with their advice and they have been fully involved in the negotiation and agreement of the terms of the Project Agreement and associated documents.
219. The Council's external legal advisers, Watson Burton, have advised the Council that, in their view, the procurement to date has been carried out in compliance with the requirements of the Public Contracts Regulations 2006.
220. In making its decision the Council is required to comply with the provisions of the Constitution including the following decision making principles as follows:
 - Respect for human rights and equality of opportunity
 - Presumption of openness
 - Clarity of aims and desired outcomes
 - Decisions will be proportionate to the intended objective
 - Having regard to relevant facts and considerations, and disregarding irrelevant ones
 - Due consultation and taking professional advice from Officers
 - Explaining options considered and giving reasons

Crime and Disorder

221. There are no implications relating to crime and disorder.

Information Technology

222. There are no implications in respect of information technology.

Property

223. In anticipation of the procurement, the Councils entered into discussions with a number of owners of sites that were potentially suitable as the site for a waste facility. Those discussions included discussions with the freeholder of Allerton Park and the County Council has an option with the right to call for the grant of a lease. Throughout the procurement, the Councils made it clear to tenderers that, whilst options had been obtained over a number of sites, this was to ensure a competitive procurement and the Councils would not accept any risks associated with the chosen site. The Councils also made it clear that the securing of options for potentially suitable sites did not constitute a request to use those sites or an implied opinion on the suitability of those sites for the solutions offered.
224. AmeyCespa is presently finalising negotiations with the freeholder of Allerton aggregates quarry and landfill that will result in the agreement of terms of a lease to be granted to AmeyCespa as the Council's nominee under the option agreement.
225. The Council will not lease the land themselves but will have the ability (without being obliged) to call for an assignment of AmeyCespa's lease when the proposed contract comes to an end. All assets used in the PFI including the contractors lease will revert to the County Council at no cost on termination of the contract.

Risk Management

226. The key risks can be split into contractual risks pre financial close, planning risk and project risks. Contractual risks are those associated with entering into the contract, planning risks occur between commercial and financial close and project risks arise once the contract is operational. The overall risk analysis for the project is set out at **Appendix 10 (a)**.

Contractual risks pre financial close

227. The key contractual risks pre financial close are set out below:
- One or both of the Councils do not sign the contract (including the Waste Management Agreement). This could occur at commercial close or financial close.
 - AmeyCespa do not sign the contract, at either commercial or financial close. Not signing at financial close could be caused by contractor termination or by a material breach of contractor obligations.
 - The project becomes unaffordable or does not offer value for money for the Councils between commercial and financial close. This could occur due to a number of factors such as delay, increased debt costs or adverse foreign exchange movements.

- There is a challenge to the decisions taken by the Councils relating to the contract award prior to commercial close.
 - There is a failure or delay in achieving planning permission (addressed separately below).
228. The contractual risk relating to affordability primarily arises from the financial implications of a 'split' commercial and financial close.
229. Work continues to be undertaken on the planning application, and the Councils believe the proposal represents a potentially deliverable project. However, the biggest risk to the project is achievement of planning permission.
230. At financial close all Funders' Agreements are in place. This triggers access to the funding and with it the commitment to pay the banks by way of one off arrangement fees of 0.2 to 0.3% of debt and commitment fees at 50% of the agreed margin until the loans are drawn down. This ensures access to fixed rate funding. Once funding is drawn down, interest and capital repayments become payable. Therefore contract costs start to be incurred from financial close.
231. Should a decision have been taken to have financial close in advance of achievement of planning permission, the Councils would become liable for financial arrangement and commitment fees from commercial close. The Councils would also be responsible for the costs of unwinding financial arrangements if planning permission were to be refused. However, if financial close takes place after planning permission is obtained then the Councils become liable to debt charge movements as a result of market changes until the debt is drawn down. Thus the longer it takes to achieve planning permission the higher the commitment fees. This aspect was particularly pertinent because the cost of debt and particularly the banks' margins were at an all time high at CFT, thus increasing the Councils exposure. In addition the Councils are exposed to foreign exchange changes until Euro currency is purchased. This is in line with the sensitivities modelled in the financial implications section (paragraphs 195 and 196).
232. The financial consequences of these risks and cross-reference to clauses in the project agreement (contract) are set out in **Appendix 10 (b)**. On balance taking the risk of movement in costs as a result of fluctuations in funding and foreign exchange rates is preferable to the certain exposure to commitment fees payable in advance of obtaining planning permission.

Planning risk

233. A critical risk to the project is failure to achieve or delay in achieving planning permission. It is AmeyCespa's responsibility to secure a satisfactory planning consent and to use reasonable endeavours in doing so. A failure to use reasonable endeavours would put them in breach of their contractual obligations.

234. Until the equipment and materials are ordered the costs of capital are subject to agreed indexation (and thus will continue to rise) and as a significant proportion of the equipment is sourced from the EU, the costs are subject to the impact of adverse foreign exchange movements.
235. In addition delays/failure to achieve planning permission incur additional development costs and additional exposure to current levels of landfill tax and LATS.
236. Any architectural enhancement costing more than £500k arising as a result of planning permission conditions, in addition to the cost of S106 and S278 enhancements (which relate to planning and highways requirements), will fall to the Councils.
237. The financial consequences of a delay in achieving planning permission are indicated in the financial implications section paragraph 196. The consequences of a failure to achieve planning permission are set out in **Appendix 10 (b)**.

Project risks

238. The key project risks as agreed with AmeyCespa are summarised in the paragraphs below.

Financial risks

239. The Councils are liable to pay pass through costs relating to lease costs and non-domestic rates. The contract includes indexation relating to inflation; the Council has the risk should the indices used not reflect actual increases in costs.
240. The contract includes guaranteed levels of third party income (electricity and recycle sales). The actual level of third party income is a risk for AmeyCespa subject to the Councils obligations to deliver minimum tonnages. Where third party income exceeds the guaranteed levels additional income is shared 50:50 with the Councils.

Tonnage Risk

241. The contract requires the Councils to supply waste to the 'guaranteed minimum tonnage' (GMT). For tonnages supplied above GMT the Councils pay at banded rates. If the Councils do not supply waste at GMT levels, AmeyCespa must make 'reasonable endeavours' to make up tonnages using locally available commercial waste. If it is unable to make up tonnages then the Councils will pay for the lost income and may be subject to paying compensation to AmeyCespa.
242. During the procurement process AmeyCespa provided an independent evaluation concluding that there is sufficient commercial waste arising

of sufficient quality to ensure that commercial waste supply would not be a significant risk. This report was evaluated during the procurement process and considered sound and justified. The report was also considered to use a relatively conservative approach to estimating potentially available commercial waste tonnage.

243. Since appointment as Preferred Bidder, a further report projecting commercial waste arisings in North Yorkshire and York until 2026 has been produced by Urban Mines for AmeyCespa. This latest report confirms that there is likely to be sufficient commercial waste available from North Yorkshire and York for the duration of the Contract to effectively mitigate any risk that the Councils will have to compensate AmeyCespa for deliveries below GMT. Further detail on the availability of commercial waste is included in **Appendix 11**.

Performance, design, planning construction/ property, technology and operational Risk

244. In general these risks are with AmeyCespa. The facilities have been designed by AmeyCespa and their advisers including the choice of technology and the subcontractors constructing and operating the plant.
245. However, the worst case scenario would be that the plant is fully constructed but fails to operate. The Special Purpose Vehicle (SPV) would be unable to repay its debts, thus requiring the banks to step in and 'run the plant'. If the banks are unable to make the plant operational then the Councils can terminate the contract. Termination would make the Councils liable to pay compensation to the contractor. That compensation is paid by the SPV to the banks. The precise amount would depend on the circumstances and timing of the termination, but it would be based on a theoretical valuation of the contract in the light of those circumstances at that time. The Councils will in turn take ownership of the plant (albeit that it does not work). This scenario is highly unlikely given the contractual arrangements in place and the experience of both AmeyCespa and the funders in this market. However, this scenario could equate to a significant repayment of outstanding capital plus interest.
246. The risk apportionment and implications are substantially in line with standard PFI contracts. Officers and advisers have endeavoured to improve terms throughout the competitive dialogue and the relevant risk positions proposed by tenderers were considered in the evaluation of tenders. The Council's legal advisors, Watson Burton have advised that the risks contained in the proposed Contract represent a balance that is in favour of the Councils.

Next Steps

247. Should the Councils decide to approve the award of the contract to AmeyCespa the formal signing of the contract (commercial close) is

likely to take place in January 2011. At the same time the County Council and City Council will sign the Waste Management Agreement. The decision to award the contract will not prejudice the outcome of the planning application. It should be noted that the County Council is expected to consider the proposal at its Council Meeting on 15th December 2010.

248. AmeyCespa expects to submit a planning application in January 2011. The Environmental Permit application will also be made to the Environment Agency and twin tracked with the planning process.
249. Following the planning application, the planning process will involve statutory consultation and comprehensive assessment of environmental impacts including many issues raised following the announcement of the Preferred Bidder. AmeyCespa will need to demonstrate the reasons behind site selection and acceptability of any environmental impacts to achieve satisfactory planning consent.
250. Financial Close will occur around three months after a successful planning application.

Conclusions and Reasons for Decision

251. For the reasons set out in the report and particularly the Background Section the Councils need to identify means to deal with the future disposal of waste for their areas, to ensure that they are able to comply with their statutory duties in relation to waste disposal. This procurement has therefore been carried out pursuant to the joint waste strategy. The procurement has been carried out in compliance with the requirements of the Public Contracts Regulations 2006 and the Councils own Contract Procedure Rules
252. Throughout the process there has been thorough consideration of alternative solutions. The Councils have been technology and site neutral and bidders were free to propose location(s) and technology which they felt were deliverable and would offer the best value solution to the Councils.
253. The tender submitted by AmeyCespa has been judged, using objective criteria, to be the most economically advantageous tender. As such, in accordance with the Public Contracts Regulations 2006, it is now possible for Members to consider only whether to award the contract to AmeyCespa.
254. The proposed solution has a sound strategic fit with local and national policy and the Government continues to be fully committed to the project.
255. The Council's legal advisers, Watson Burton, have advised that the risks contained in the proposed Contract represent a balance that is in favour of the Councils.

256. The financial assessment has concluded that the project is affordable and offers value for money based on key assumptions and allowing for sensitivities.
257. Whilst the procurement process has been a lengthy affair, the project remains an appropriate solution to the Council's needs.

Recommendations

Recommendations - North Yorkshire County Council

258. The following recommendations are being considered by the County Council in their direct contractual role with AmeyCespa. Since the City Council is only proposing to enter into a Waste Management Agreement with the County Council that replicates the key elements of the core contract it is important that the City Council is supportive of the approach taken to finalise the overall agreement.
259. that the Executive agree that the following recommendations are put to the County Council:
- that the County Council agree to award the Waste Private Finance Initiative (PFI) contract to AmeyCespa for the service operation period of 25 years with an option to extend for up to 5 years, and, in that event;
 - that the County Council commits to make sufficient budgetary provision for the contract for its term, and determines the limits of the affordability envelope within which financial close may be agreed, as set out as in paragraph 7.3 (para. 193 equivalent in CYC report);
 - that delegated authority is given to the Corporate Director, Business and Environmental Services (acting in consultation with the Corporate Director, Finance and Central Services, and the Assistant Chief Executive, Legal and Democratic Services) to determine the final terms of the following documents at commercial and financial close as necessary:
 - a) the Private Finance Initiative (PFI) contract between the County Council and AmeyCespa; and
 - b) the Waste Management Agreement between the County Council and City of York Council; and
 - c) the Funders Direct Agreement with AmeyCespa's funders; and
 - d) the Novation Agreement; and
 - e) any documents ancillary to the Private Finance Initiative (PFI) Contract, the Waste Management Agreement and the Funder's Direct Agreement, and any other documents necessary to give effect to this project.

- that delegated authority is given to the Assistant Chief Executive, Legal and Democratic Services, to execute on behalf of the County Council the following documents at commercial and financial close stage as necessary:
 - a) the PFI Contract with AmeyCespa; and
 - b) the Waste Management Agreement with City of York Council.
 - c) the Funders Direct Agreement with AmeyCespa's funders
 - d) the Novation Agreement
 - e) any documents ancillary to the Private Finance Initiative (PFI) Contract, the Waste Management Agreement and the Funders' Direct Agreement, and any other documents necessary to give effect to this project.
- that the Corporate Director, Finance and Central Services, is authorised to issue the certificates under the Local Government (Contracts) Act 1997 to confirm the County Council's powers to enter into the contracts referred to in the above bullet point a), b), c) and d) above.
- that an indemnity be given by the County Council to the Corporate Director, Finance and Central Services, against any claim that may arise out of or in connection with the issue of the certificates under the Local Government (Contracts) Act 1997.
- That the County Council note that in the event that the above is agreed by the County Council, the Executive will take all such decisions as may be required out of or in connection with the implementation of the Council's decision to award the PFI Contract to AmeyCespa, including agreeing that financial close may proceed within the limits of the affordability envelope set by the County Council.

Recommendations – City of York

260. The Executive agree that the following recommendations are put to Full Council:
- That the City Council is supportive of the award of the Waste Private Finance Initiative (PFI) contract by North Yorkshire County Council to AmeyCespa for the service operation period of 25 years with an option to extend for up to 5 years, and, in that event;
 - that the City Council commits to make sufficient budgetary provision (£750k per annum growth from 2011/12 to 2015/16 inclusive) for the contract for its term, and determines the limits of the affordability envelope within which financial close may be agreed, as set out as in paragraph 193 ;
 - that delegated authority is given to the Director of City Strategy (acting in consultation with the Director of Customer & Business Support Services, and the Head of Civic, Democratic and Legal Services) to

determine the final terms of the Waste Management Agreement between the County Council and City of York Council documents at commercial and financial close as necessary:

- that delegated authority is given to the Head of Civic, Democratic and Legal Services, to execute on behalf of the County Council the Waste Management Agreement with North Yorkshire County Council.
- that the Director of Customer & Business Support Services, is authorised to issue the certificates under the Local Government (Contracts) Act 1997 to confirm the City Council's powers to enter into the contract referred to in the above paragraph.
- that an indemnity be given by the City Council to the Director of Customer & Business Support Services, against any claim that may arise out of or in connection with the issue of the certificates under the Local Government (Contracts) Act 1997.
- That the Council note that in the event that the above is agreed by the Full Council, the Executive will take all such decisions as may be required out of or in connection with the implementation of the Council's decision to award the PFI Contract to AmeyCespa, including agreeing that financial close may proceed within the limits of the affordability envelope set by the City Council.

Reason: In order for Full Council to determine whether to enter into a long term waste treatment contract.

Contact Details

Author:	Chief Officer Responsible for the report:
<p>Bill Woolley, Director of City Strategy & Deputy Chief Executive Directorate of City Strategy Tel No. 01904 551330</p> <p>Patrick Looker Finance Manager Directorate of Customer & Business Support Services Tel No. 01904 551633</p>	<p>Bill Woolley, Director of City Strategy & Deputy Chief Executive Directorate of City Strategy Tel No. 01904 551330</p> <p>Ian Floyd Director of Customer & Business Support Services</p>

Specialist Implications Officer(s) *List information for all*

Andy Docherty
Assistant Director Legal, Governance and ITT

John Goodyear
Assistant Director Environment

Wards Affected: *List wards or tick box to indicate all*

All	<input checked="" type="checkbox"/>
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For further information please contact the author of the report

Background papers

Please see below.

Annexes

1. Background Documents
2. a) Inter Authority Agreement 2008
b) Inter Authority Agreement (2009 update)
3. Summary of waste performance
4. a) Defra PFI Credits approval letter
b) Defra confirmation of PFI Credits post CSR letter, October 2010
5. Evaluation Criteria
6. Technical Summary of proposals submitted at each stage of the PFI process
7. Defra FBC approval letter including WIDP Commercial Close Conditions
8. a) Location plan of the proposed site
b) Aerial photograph of the proposed site
9. a) Financial implications (confidential)
b) Financial assumptions (confidential)
10. a) Risk analysis
b) Financial consequences of risk (confidential)
11. Availability of commercial waste
12. Summary of issues raised at NYCC Area Committees
13. Summary of issues raised in correspondence
14. Waste Forecasts and Residual Waste Treatment Capacity

The following confidential documents are available for inspection by Members on request:

- Waste Management Agreement
- Latest draft of the proposed contract with AmeyCespa
- Evaluation reports submitted to Project Board

GLOSSARY

AD	Anaerobic Digestion
BPEO	Best Practicable Environmental Option
CFT	Call for Final Tenders
DECC	Department for Energy and Climate Change
DEFRA	Department of Environment, Food and Rural Affairs
EA	Environment Agency
EOI	Expression of Interest
EFW	Energy From Waste
FBC	Final Business Case
GMT	Guaranteed Minimum Tonnage
HWRC	Household Waste Recycling Centre
IAA	Inter Authority Agreement
ISDS	Invitation to Submit Detailed Solutions
ISFT	Invitation to Submit Final Tenders
ISOS	Invitation to Submit Outline Solutions
LATS	Landfill Allowance Trading Scheme
MBT	Mechanical Biological Treatment
MT	Mechanical Treatment
MTFS	Medium Term Financial Strategy
OBC	Outline Business Case
OJEU	Official Journal of the European Union
ONS	Office of National Statistics
PA	Project Agreement (“the contract”)
PFI	Private Finance Initiative
PIN	Prior Information Notice
PQQ	Pre-qualification Questionnaire

SOPC4	Standardisation of PFI Contracts (Version 4)
SPV	Special Purpose Vehicle
VFM	Value for Money
WMA	Waste Management Agreement
WET Act	Waste and Emissions Trading Act 2003
WIDP	Waste Infrastructure Delivery Programme
WRATE	Waste and Resources Assessment Tool for the Environment
WTS	Waste Transfer Station
YNYWP	York and North Yorkshire Waste Partnership

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Background Documents

- Waste Strategy for England 2007
<http://www.defra.gov.uk/environment/waste/strategy/strategy07/documents/waste07-strategy.pdf>
- Lets Talk Less Rubbish – A Municipal Waste Management Strategy for the City of York & North Yorkshire 2006 – 2026
<http://www.letstalklessrubbish.com/ltlr/Library0.nsf?OpenDatabase>
- Previous reports to City of York Council Executive on the long term waste management service procurement process.
9th November 2004
http://modgov.york.gov.uk/CeConvert2PDF.aspx?MID=795&F=waste_strategy_report_2.pdf&A=1&R=0
25th October 2005
http://modgov.york.gov.uk/CeConvert2PDF.aspx?MID=814&F=waste_pfi_-_legal_agreement_with_nycc.pdf&A=1&R=0
13th June 2006
<http://democracy.york.gov.uk/mgConvert2PDF.aspx?ID=1070>
12th September 2006
<http://democracy.york.gov.uk/mgConvert2PDF.aspx?ID=1983>
27th March 2007
<http://democracy.york.gov.uk/mgConvert2PDF.aspx?ID=5222>
26th June 2007
<http://democracy.york.gov.uk/mgConvert2PDF.aspx?ID=6834>
23rd October 2007
<http://democracy.york.gov.uk/mgConvert2PDF.aspx?ID=9047>
- Outline Business Case Executive Summary
This document is available in the useful downloads section of the Municipal Waste Strategy Page on the NYCC website
<http://www.northyorks.gov.uk/index.aspx?articleid=3074>
- Prior Information Notice (PIN)
PDF starting with letter o
<http://www.letstalklessrubbish.com/ltlr/Library0.nsf?OpenDatabase>
- Contract Notice - Official Journal of the European Union Notice (OJEU)

This document is available in the useful downloads section of the Municipal Waste Strategy Page on the NYCC website
<http://www.northyorks.gov.uk/index.aspx?articleid=3074>

- Pre Qualification Questionnaire (PQQ)

PDF starting with letter q

<http://www.letstalklessrubbish.com/ltlr/Library0.nsf?OpenDatabase>

- Descriptive Document

This document is available in the useful downloads section of the Municipal Waste Strategy Page on the NYCC website

<http://www.northyorks.gov.uk/index.aspx?articleid=3074>

- Redacted Final Business Case

This document is available in the useful downloads section of the Municipal Waste Strategy Page on the NYCC website

<http://www.northyorks.gov.uk/index.aspx?articleid=3074>

- Best Practicable Environmental Option (BPEO)

PDF starting with letter a

<http://www.letstalklessrubbish.com/ltlr/Library0.nsf?OpenDatabase>

- Draft Waste Strategy Consultation report

PDF starting with letter g

<http://www.letstalklessrubbish.com/ltlr/Library0.nsf?OpenDatabase>

- The Impact on Health of Emissions to Air from Municipal Waste Incinerators, Health Protection Agency 2010

http://www.hpa.org.uk/web/HPAwebFile/HPAweb_C/1266228112244

- NYCC Members Panel Report on Waste PFI Procurement

Inter Authority Agreement 2008

THIS AGREEMENT is made the 21 day of JAN 2008

BETWEEN

- (1) **NORTH YORKSHIRE COUNTY COUNCIL** of County Hall, Northallerton, North Yorkshire DL7 8AH ("North Yorks")
- (2) **CITY OF YORK COUNCIL** of the Guildhall, York, North Yorkshire YO1 9QN ("York")

WHEREAS

- A North Yorks and York (together the "Councils" and each a "Council") have agreed to carry out a joint procurement of waste management services (the "Project").
- B In line with Government guidance the Project has been divided into a number of procurements of which one, for the long term treatment of waste (the "Treatment Contract") will be procured under the Government's private finance initiative.
- C The Councils have agreed, notwithstanding the Project is a joint procurement, that North Yorks will act as lead authority and will enter into the Treatment Contract with the Preferred Partner and will at the same time enter into a sub-contract with York (the "Sub-Contract") whereby waste arising in York will be treated under the Treatment Contract.
- D The Councils have agreed to enter into this Agreement for the purpose of setting out their rights and responsibilities in relation to the procurement of the Treatment Contract as well as the other procurements comprising the Project.

NOW THEREFORE in consideration of the steps to be taken by the Councils in connection with the Project it is hereby agreed as follows:

1. Definitions and Interpretation

- 1.1 In this Agreement the following words or phrases shall, unless the context otherwise requires, have the following meanings:

Agreed Proportions	At the date hereof York's proportion is 25% and North Yorks' proportion is 75% and those proportions may be adjusted by the Parties in line with the principles set out in clause 9.5
"Conflicting Arrangements"	has the meaning given to it in clause 8.3;
"Executive"	the executive for each Council as more particularly described in clause 5.2.1;
Front End Contract	means the contract to be let by North Yorks relating to the management of waste that does not extend to treatment under the Treatment Contract;
"Financial Allocations Principles Paper"	means the paper setting out the cost sharing arrangements for the Councils in relation to the Project attached at Schedule 1 to this Agreement;
"Financial Close"	the date on which the agreements between the Preferred Partner and its funders relating to the funding of the infrastructure to be delivered under the Treatment Contract are signed;
"First Inter Authority Agreement"	has the meaning given to it in clause 5.1;
"Interim Contract	means the contract or contracts for the interim treatment of waste to be let by North Yorkshire to cover the interim period ending with the commencement of services under the Treatment Contract;
"Non-Signing Council"	has the meaning given to it in clause 10.3;
"Preferred Partner"	the bidder selected following the conclusion of the procurement process and who will enter into the Treatment Contract;
"Project"	has the meaning given to it in Recital A;
"Project Board"	has the meaning given to it in clause

	5.2.3;
“Strategic Steering Board”	has the meaning given to it in clause 5.2.2;
Sub-Contract	means the sub contract referred to in Recital C whereby North Yorks will contract with York so that municipal solid waste arising within York will be treated under the Treatment Contract
“Treatment Contract”	has the meaning given to it in Recital B;
Wasted Costs	means the costs incurred by the relevant Council in the period from the 1 st September 2007 up to the date on which the Provisions of clause 10.4 apply to the other Council, out of or in connection with the Project, including without limitation, all such costs as are referred to in clause 9 (internal costs, external costs and costs in excess of budget). As the same may be agreed or determined following the procedure set out in clause 17;
“Withdrawing Council”	has the meaning given to it in clause 10.1;

- 1.2 In this Agreement the singular includes the plural and vice versa and any gender includes any other gender.
- 1.3 The clause headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation.
- 1.4 References to clause(s) and schedule(s) are references to clause(s) and schedule(s) of this Agreement and this Agreement includes the schedules.
- 1.5 Reference to any statute or statutory provision includes a reference to that statute or provision as from time to time amended, extended, re-enacted or consolidated and to all statutory instruments or orders made under it.
- 1.6 Reference to any post or post holder by any title shall be taken as a reference to the function carried out by the post holder regardless of the title given to the person who carries out that function from time to time

2. Statement of Intent

- 2.1 Each of the Councils hereby confirms its intention to act in collaboration with the other with a view to procuring jointly the Treatment Contract and agreeing the Sub Contract.
- 2.2 Each of the Councils agrees to act reasonably towards and in good faith in its dealings with, the other Council in all matters connected with the Project.
- 2.3 Each of the Councils recognises the importance of the PFI credits awarded by DEFRA and agrees not intentionally to jeopardise the payment of the full amount of those PFI credits (£65 million).

3. Provision of Resource

- 3.1 (Subject to the necessary budgets having been duly approved on behalf of the respective Councils each Council will make available sufficient personnel and resource to support the procurement as such needs may be determined from time to time by the Project Board.

4. Appointment of External Advisors

- 4.1 Each Council agrees to the joint appointment of external advisors to the Project on terms from time to time agreed between those advisors and North Yorks (acting as lead authority) and to keep such appointments under review from time to time.. At the date of this Agreement the following (amongst others) have been appointed as external advisors to the Councils:

Speciality	Advisor
Finance	Ernst & Young
Technical	Enviros
Legal	Ward Hadaway
Insurance	Marsh

- 4.2 Neither Council shall appoint any external advisor to the Project without the prior consent of the other Council however this shall not prevent any Council that feels a need to have independent advice from appointing an independent external advisor for the purpose of providing that advice. Any such independent advice shall be paid for by the Council commissioning it.

- 4.3 The costs of such external advisors will be borne by the Councils in the Agreed Proportions.

5. **Management of the Procurement**

- 5.1 On 18th September 2006, the Councils executed an agreement (the "**First Inter Authority Agreement**") that set up a basic framework for the management of the Project. The First Inter Authority Agreement also established that

- neither Council was committed to entering into the Treatment Contract until the Treatment Contract had been approved by that Council's Executive;
- throughout the procurement itself, when there was any matter that was to be decided by both Councils and, that matter having been put to a vote and the vote being tied, North Yorks would have a casting vote.

- 5.2 The Councils have agreed that in substitution for the project management structure established by the First Inter Authority Agreement, the following governance arrangements should apply:

5.2.1 *The Executives*

The executive of each Council is the body by which relevant decisions, not delegated to officers or bodies of that Council, shall be taken. Without limiting the responsibilities of each Executive, the role of each executive shall include the:

- Approval of the strategy for the Project
- Approval of the resources required for the Project
- In the case of North Yorks: Approving the form of the Treatment Contract and taking the decision to enter into the Treatment Contract with the Preferred Partner and approving the form of the Sub-Contract and taking the decision to enter into the Sub-Contract with York
- In the case of York: Approving the form of the Sub-Contract and taking the decision to enter into the Sub-Contract with North Yorks.

Strategic Steering Board

A Strategic Steering Board will be established for the Project. The members of the Strategic Steering Board will be (or will be those persons attending on behalf of) North Yorks' Chief Executive (who will chair meetings of the Strategic Steering Board) York's Chief Executive, North Yorks' Corporate Director Finance and Central Services, York's Director of Resources, North Yorks' Corporate Director Business and Environmental Services and York's Director of City Strategy. Other persons may attend meetings of the Strategic Steering Board at its invitation.

Without limiting the responsibilities of the Strategic Steering Board, the role of the Strategic Steering Board will be to :

- Ensure that the Executive of the relevant Council are kept briefed as to the progress of the Project
- Review the progress of the Project at key stages;
- Ensure strategic direction and alignment of the Project as a whole with the corporate objectives of each Council;
- Ensure that adequate resources are made available by each Council for the Project;
- Provide direction and guidance to the Project Board in the delivery of the key project objectives
- Consider those themes arising in connection with the Project that are common to both Councils or where the interests of one Council differ from those of the other, so as to ensure a joint approach across the Project
- Consider the respective interests of each Council in relation to the other contracts to be procured at or about the same time as the Project, being the Interim Contract and the Front End Contract.

The Strategic Steering Board will meet at such times as its members may agree but normally every 3 months and not less than once every six months until such time as the Treatment Contract achieves Financial Close.

The Project Board

The Councils will delegate such decision making powers as are necessary to progress the project and as are not reserved to the Executive of either Council and as are not inconsistent with that Council's scheme of delegation to a board, established pursuant to s 101 and 102 Local Government Act 1972 (the "Project Board"). The members of the Project Board will include North Yorks' Corporate Director Business and Environmental Services, North Yorks' assistant director Waste Management, an assistant director of finance of each Council, the Project Director, the Project Manager and a representative of the Council's external advisors. The chair of the Project Board will be North Yorks' Corporate Director Business and Environmental Services.

Subject to timely reporting to the Strategic Steering Board, The Project Board will have power to deal with all project specific issues including but not limited to:

- Approval and publication of the OJEU notice
- Selection and evaluation of bidders at all stages of the procurement
- Issue of all tender documents
- Management of all stages of the procurement
- Appointment of the Preferred Partner and issue of the preferred partner letter.

The Project Board shall meet at least once each month.

- 5.3 The Councils have also agreed that references in the First Inter Authority Agreement to the Treatment Contract should now be read as references to the Treatment Contract and the Sub Contract.

6. Sites and Planning

- 6.1 In line with Government advice the Treatment Contract will be procured by the Councils first identifying sites on which waste management facilities can be situated with the intention that the Preferred Partner, if it elects to develop facilities on such sites, will then obtaining planning permission for the erection on such sites of waste management facilities suitable to deliver the Treatment Contract.

- 6.2 The Councils have commissioned a search for suitable sites and the sites that align closest with the expected requirements of the Preferred Partner are located in North Yorks area. North Yorks will take the lead in the acquisition of options over those sites ("Suitable Sites").
- 6.3 The process of acquiring an option over the Suitable Sites consists of two phases. The first phase ("First Phase") consisted of commissioning land use consultants and other advisors in the process of identifying the Suitable Sites and the negotiation of the terms on which an option might be taken over the Suitable Sites. The second phase ("Second Phase") consists of the exercise of any option over any Suitable Site.
- 6.4 Any costs incurred in connection with the First Phase are to be treated as costs of the Project and are to be apportioned in the Agreed Proportions.
- 6.5 Where, in connection with the Second Phase any option is exercised and as a consequence the freehold or a long leasehold interest in any Suitable Site is acquired, both Councils shall contribute to the relevant purchase price, option exercise fee or assume liability for the payment of rent in the Agreed Proportions, and each Council shall be deemed (subject to any interests granted in favour of the Preferred Partner or its funder) to have acquired a corresponding proportionate interest in the relevant Selected Site and on any subsequent disposal shall be entitled to receive the corresponding proportion of any net gain, or shall be obliged to contribute the corresponding proportion of any net loss, arising on such disposal. The Councils recognise that the provisions of this clause are unlikely to create an interest in the Selected Site and agree to work together as a matter of good faith to procure that whatever interests the Councils have in any Selected Site are appropriately recorded and registered.
- 6.6 The Councils acknowledge that the terms of the Treatment Contract will contain provisions whereby, in certain circumstances, the interest of the Preferred Partner in any site used for the purposes of the Treatment Contract may be transferred to North Yorks and the Councils agree to include in the Sub-Contract provisions to ensure that (so far as practicable and subject to any compensation payment required under the Treatment Contract having been paid in the Agreed Proportions) each Council has its proportionate interest in that site.
- 6.7 Each Council shall be responsible for identifying and procuring appropriate front-end transfer and recycling sites within each Council's respective administrative boundaries.

7. Duration

This Agreement shall commence on the date first written above and (subject to the proviso below) shall terminate on the occurrence of any one of the following events:

- 7.1 a decision is made by both Councils that the Project should be abandoned;
- 7.2 full planning permission is not granted for all of the facilities and/or sites required to deliver the Treatment Contract within 3 years from the date of the letter appointing the Preferred Partner as preferred partner following the conclusion of the procurement process;
- 7.3 a decision is made by both Councils to terminate this Agreement;
- 7.4 support from the Government in the form of PFI credits falls below £65 million.

Provided that on the happening of any of the above events the Councils shall meet as soon as practicable with a view to deciding whether or not to continue with the Project in the light of that event having happened. If the Councils agree that the Project is to continue notwithstanding the happening of that event then this Agreement shall not terminate but shall continue in force *mutatis mutandis*.

8 Exclusivity

- 8.1 Both Councils recognise the mutual advantage of a joint procurement; however both Councils recognise that there may from time to time be tensions caused by the differing needs of the two authorities both of which have differing political and demographic complexions.
- 8.2 Both Councils recognise that the withdrawal from the procurement of one of them could make the continued procurement of the Treatment Contract and the Sub Contract unaffordable or may otherwise have an adverse effect on the Project. In particular, but without limitation, both Councils recognise that the withdrawal from the procurement of the Treatment Contract and/or the Sub Contract could result in the amount of PFI Credit paid in respect of the Treatment Contract being reduced or being made unavailable.
- 8.3 For the term of this Agreement neither Council shall (subject to 8.4) without the consent of the other Council (not to be unreasonably withheld) do anything which in the view of the other Council acting reasonably will undermine, prejudice or adversely affect the

procurement and/or terms of the Treatment Contract including, but not limited to, entering into any agreement for the treatment of waste ("**Conflicting Arrangements**") or the issuing of any briefing or any press release Provided that the entry by the Councils into the Sub Contract will not constitute a Conflicting Arrangement.

- 8.4 At the date hereof, York has entered into a landfill contract with Yorwaste Limited and North Yorks has advertised its intention (by way of a prior information notice published in the Official Journal of the European Union under number 2007/S 101-124687) to procure interim waste management services. In both cases those waste management contracts (when awarded) are intended to run until services commence under the Treatment Contract and the entry by either Council into such contract and any extension thereof in accordance with its terms will not constitute a Conflicting Arrangement.
- 8.5 Where, pursuant to clause 8.3 either Council wishes to obtain the consent of the other Council to the first Council entering into any Conflicting Arrangements, the consent of the other Council may be given or withheld. If that consent is withheld and the first Council enters into any Conflicting Arrangements then the provisions of clause 10.4 will apply. If that consent is given it may be given on such terms as may be agreed (and in default of agreement shall be deemed not to have been given).

9. **Cost Sharing**

- 9.1 *Internal Costs of the Councils.* These shall be borne by the relevant Council and shall not bear any mark up or margin.
- 9.2 *External Costs.* Any external costs incurred by either Council in bringing this Project to fruition, including but not limited to the use of external advisors pursuant to clause 4.1, shall be borne by the Councils in the Agreed Proportions.
- 9.3 The Councils agree at the earliest opportunity to establish a budget for the Project which shall fix limits on expenditure for internal and external costs. Any Council that expends in excess of the budgeted limit shall not be reimbursed for the excess expenditure unless such expenditure is approved by the Councils.
- 9.4 Unless otherwise agreed all costs specifically relating to the Project will, in the first instance be paid by North Yorks . Thereafter North Yorks will on a quarterly basis issue an invoice to York for York's Agreed Proportion of those costs together with the appropriate supporting documents. York will pay such invoice within 30 days. In any case

where the Councils are unable to agree the amount due under an invoice then the matter shall be resolved by following the procedure set out in clause 16 or clause 17.

- 9.5 The Agreed Proportions have been arrived at by taking the waste arisings in the areas of each Council as a percentage of the total arisings across the areas of both Councils. At the date hereof those percentages are 75% and 25%. It may be the case that from time to time those percentages may change and whenever either Council can demonstrate to the reasonable satisfaction of the other Council that the Agreed Proportions have changed by more than 2% then the Agreed Proportions shall be taken to have changed accordingly.

10. **Withdrawal**

- 10.1 Where either Council (the "**Withdrawing Council**") expresses the intention to enter into Conflicting Arrangements, without the consent having been given or obtained from the other Council, in breach of clause 8.3 then it shall first give notice to the other Council of its intention whereupon the Councils will work together (including but not limited to submitting to mediation) to minimise the impact on the Project of such intention.
- 10.2 If notwithstanding the efforts of the Councils pursuant to clause 10.1, the Withdrawing Council enters into any Conflicting Arrangements then the provisions of clause 10.4 shall apply.
- 10.3 If either Council (the "**Non-Signing Council**"), whether or not expressing the intention to enter into Conflicting Arrangements, fails to enter into the Treatment Contract or the Sub Contract or any analogous contract (as the case may be) with the effect that the Treatment Contract does not come into force or comes into force in an amended version with a resulting further cost for the Council that does enter into the Treatment Contract then the provisions of clause 10.4 shall apply.
- 10.4 If either Council enters into Conflicting Arrangements, without consent having been given or obtained from the other Council, in breach of clauses 8.3 and 8.5, or if either Council is a Withdrawing Council or a Non-Signing Council (as the case may be) then such Council shall within 30 days of demand in writing from the other Council reimburse to the other Council all of the other Council's Wasted Costs.

11. **Interim Nature of this Agreement**

- 11.1 This Agreement is intended to deal with the procurement of the Treatment Contract. In drawing up the terms of the Sub Contract

(which shall contain a proportionate pass-down of the terms of the Treatment Contract) the agree to work together to draw up the principles to be applied in the management of the Treatment Contract and all other aspects of the Councils working together as joint procuring authorities and such principles (including but not limited to the matters the subject of the Financial Allocations Principles Paper) will be in addition to and not in substitution for this Agreement

12. Confidentiality and Publicity

- 12.1 The Councils agree to work together to develop and thereafter comply with a joint communication strategy in relation to the procurement, which will include, but not be limited to, the approval process in relation to the type and extent of information that may be made available to the public and the manner in which it may be made available.
- 12.2 Without prejudice to clause 12.1, each Council agrees that it will not make public (unless required by law and in which case only to the extent so required) any information relating to the Project without the agreement of the other Council (such agreement not to be unreasonably withheld or delayed).
- 12.3 The Councils' acknowledge that they are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004 and nothing within this clause 12 is intended to derogate from the Councils' obligations thereunder.

13. No Partnership

The Councils recognise that this Agreement requires an element of cost sharing but it is not their intention that any partnership should come into being between the Councils

14. No Assignment

Neither Council may assign or otherwise deal with the rights or obligations arising from this Agreement unless otherwise agreed by the other Council or as may be required by law to implement any reorganisation of local government in England.

15. Variations

No variation, modification or waiver of any provision of this Agreement, or consent to any departure therefrom, shall in any event be of any force or effect unless confirmed in writing and signed on behalf of each of the Councils.

16 Dispute Escalation

- 16.1 Any dispute between the Councils as to any matter connected with the Project ("Dispute") will first be referred to the next meeting of the Strategic Steering Board for determination.
- 16.2 If the Dispute is not determined by the next meeting of the Strategic Steering Board (or if the Dispute is of such urgency that it can not await the next meeting of the Strategic Steering Board) then the Dispute shall be referred to the Chief Executives of the Councils for determination.
- 16.3 If the Dispute is not determined by the Chief Executives of the Councils within 10 days of being referred to them then the Dispute may (without prejudice to either Council's right to require the matter to be determined by the High Court) be referred an Adjudicator in the manner set out in clause 17.

17 Dispute Resolution

- 17.1 Any Dispute shall be resolved in accordance with this clause.
- 17.2 If a Dispute arises, the Councils shall consult in good faith in an attempt to come to an agreement in relation to the disputed matter.
- 17.3 Without prejudice to clause 16.3, either party may give the other notice of its intention to refer the Dispute to adjudication ("the **Notice of Adjudication**"). The Notice of Adjudication shall include a brief statement of the issue to be referred and the redress sought. The party giving the Notice of Adjudication ("the **Referring Party**") shall on the same day and by the same means of communication send a copy of the Notice of Adjudication to an adjudicator selected in accordance with clauses 17.4 and 17.5 (Identity of Adjudicator).
- 17.4 The Adjudicator nominated to consider a dispute referred to him shall be selected by agreement between the parties.
- 17.5 If the Councils are unable to agree on the identity of the Adjudicator within five (5) Business Days either party may request, the President for the time being of the Chartered Institute of Arbitrators to appoint an Adjudicator within ten (10) Days of any application for such appointment by either party.
- 17.6 Within seven (7) days of the service of the Notice of Adjudication, or as soon thereafter as the Adjudicator is appointed, the Referring Party shall serve its statement of case ("the **Referral Notice**") on the Adjudicator and the other party ("the **Responding Party**"). The Referral Notice shall include a copy of this Agreement, details of the circumstances giving rise to the dispute as set out in the Notice of Adjudication, the reasons why the Referring Party is entitled to the redress sought, and the evidence upon which it relies.

- 17.7 The Responding Party shall serve its statement of case (“the **Response**”) on the Adjudicator and the Referring Party within a period of time to be directed by the Adjudicator. The Response shall include any arguments in response to the Referral Notice of the dispute set out in the Notice of Adjudication and any additional evidence on which the Responding Party relies.
- 17.8 Subject to clause 17.12, the Adjudicator shall have absolute discretion as to how to conduct the adjudication, including whether a meeting is necessary. He shall establish the procedure and timetable subject to any limitation within this Agreement. The Councils shall comply with any request or direction of the Adjudicator in relation to the adjudication.
- 17.9 In any event, the Adjudicator shall provide to both parties his written decision on the dispute, within twenty eight (28) days after the date of receipt of the Referral Notice (or such other period as the parties may agree). The Adjudicator shall be entitled to extend the said period of twenty eight (28) days by up to fourteen (14) days with the consent of the Referring Party. The Adjudicator shall state any reasons for his decision. Unless and until revised, cancelled or varied by the English courts, the Adjudicator’s decision shall be binding on both Councils who shall forthwith give effect to the decision.
- 17.10 The Adjudicator’s costs of any referral shall be borne as the Adjudicator shall specify or, in default, equally by the Councils. Each Council shall bear its own costs arising out of the referral, including legal costs and the costs and expenses of any witnesses.
- 17.11 The Adjudicator shall be deemed not to be an arbitrator but shall render his decision as an expert, and the provisions of the Arbitration Act 1996 and the law relating to arbitration shall not apply to the Adjudicator or his determination or the procedure by which he reached his determination.
- 17.12 The Adjudicator shall act fairly and impartially and may take the initiative in ascertaining the facts and the law. The Adjudicator shall have the power to open up, review and revise any opinion, certificate, instruction, determination or decision of whatever nature given or made under this Agreement.
- 17.13 All information, data or documentation disclosed or delivered by a Council to the Adjudicator in consequence of or in connection with his appointment as Adjudicator shall be treated as confidential. The Adjudicator shall not disclose to any person or company any such information, data or documentation and all such information, data or documentation shall remain the property of the Council disclosing or delivering the same and all copies shall be returned to such Council on completion of the Adjudicator’s work.
- 17.14 The Adjudicator is not liable for anything done or omitted in the discharge or purported discharge of his functions as Adjudicator unless the act or omission is in bad faith. Any employee or agent of the Adjudicator is similarly protected from liability.

17.15 Either Council may (within ninety (90) calendar days of receipt of the Adjudicator's decision or where the Adjudicator fails to give a decision pursuant to clause 17.9) give notice to the other party of its intention to refer the dispute to the courts of England and Wales for final determination.

17.16 The Councils shall continue to comply with, observe and perform all their obligations hereunder regardless of the nature of the Dispute and notwithstanding the referral of the Dispute for resolution under this clause and shall give effect forthwith to every decision of the Adjudicator and the courts delivered under this clause.

18. Entire Agreement

This Agreement and the Agreement of the 18th September 2006 and the Joint Municipal Waste Management Strategy contain and embody the entire agreement of the Councils and no representations, inducement, or agreements, oral or otherwise, between the Councils not contained and embodied in this Agreement shall be of any force or effect.

19. Severance

In the event that any provision of this Agreement is deemed to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not effect the other provisions of this Agreement that shall remain in full force and effect

20. Governing Law, Language and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of England the parties hereby submit to the non exclusive jurisdiction of the English Courts.

21. Notices

Any notice or communication to be given pursuant to this Agreement shall be given in writing and delivered by hand or sent by both (i) mail and (ii) email to the addresses given below or to such other address as may be notified in writing by the relevant Council from time to time:

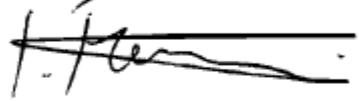
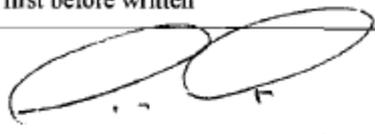
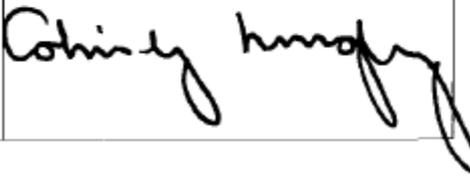
North Yorks - marked for the attention of Legal Services at County Hall,
Northallerton, North Yorkshire DL7 8AH

York - marked for the attention of the City Solicitor at Guildhall, York, North
Yorkshire YO1 9QN

22. **Contract (Rights of Third Parties) Act**

The Councils do not intend that any of the terms of this agreement should be enforceable by anyone who is not a party to this Agreement. Any rights of any person to enforce the terms of this Agreement pursuant to the Contracts (Rights of Third Parties) Act 1999 are excluded.

IN WITNESS WHEREOF the hands of the authorised representatives of the Councils were hereunto set the day and year first before written

<p>SIGNED for and on behalf of NORTH YORKSHIRE COUNTY COUNCIL in the presence of:</p> <p>i. <u>FIELDING</u></p> 	 (G.S. GREEN) 21/1/08
<p>SIGNED for and on behalf of CITY OF YORK COUNCIL in the presence of:</p> <p>SIAN HANSON Sian Hanson 21/1/08</p> <p>Sheekley 22/1/08.</p>	 

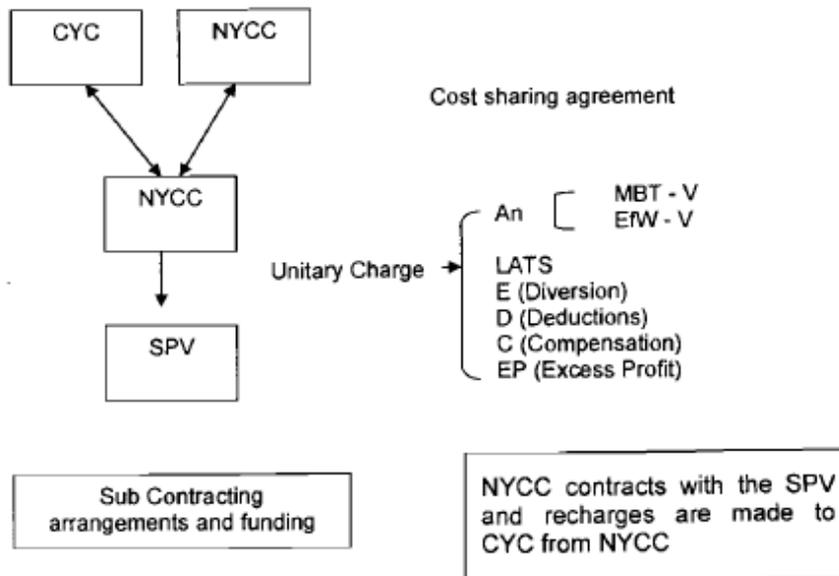
Schedule 1
FINANCIAL ALLOCATIONS MECHANISM
PRINCIPLES PAPER

Introduction

This paper supplements the Financial Allocation Mechanism Discussion Document and outlines the principles underpinning the mechanisms to share the costs associated with the PFI Reference Project between North Yorkshire County Council and City of York Council.

The Financial Allocation Mechanism reflects the Payment Mechanism for the Residual Waste Treatment facilities as outlined in the Reference Project.

The diagram below represents diagrammatically the arrangements for the payment of the Unitary Charge to the Contractor



Payment Mechanism

Unitary Charge = An +/- V +/- E +/- LATS + C + W + NC - EP - D

Principles

We set out below the basis for allocating each of the cost elements between the Councils.

	Cost Allocation Method
Payment Mechanism	
An (Unadjusted Unitary Charge)	Volume of waste delivered into the contract based on annual forecast inputs to the project.
V (Volume Adjustment)	Regular adjustments to An based upon forecast inputs to each facility.
E (Diversion adjustment)	A year end reconciliation is performed based upon actual inputs to each facility of each Council. Forecast levels of waste to be landfilled each year. Diversion deduction or bonus based upon weighted average/landfill gatefee for both Councils.
LATS	Volume of waste delivered into the contract based on annual forecast input to each facility.
C (Compensation) - For WCA's Actions/inactions which impact the contractor.	The Council responsible for deviation from the input specification will bear the associated additional costs
W (Waste Minimisation)	The Councils share of waste minimisation works will be pro-rata to An.
EP (Excess Profit)	The Councils share would be pro-rata to An.
D (Deductions) - unavailability/ poor performance	Volume of waste delivered into the contract based on annual forecast input to each facility.
PFI Credit	The total PFI credits will be used to net down An prior to calculating each Councils' respective share of An.
Other Cost Share Considerations	
Site and Planning costs (RWT Only)	The following costs will be based on a fixed 3:1(NYCC: CYC) basis:

	Cost Allocation Method
Benchmarking of costs	<ul style="list-style-type: none"> • Site acquisition costs • Value of sites returned to Councils at end of contract. • Planning costs in excess of appeal contingency. • CPO compensation payable. <p>Such changes would adjust the payments made to the contractor (Unitary Charge - An). The financial implications will therefore automatically flow through the adjustment to the payment mechanism elements set out earlier.</p>
Contract Change - Council	<p>If the change is requested by both Councils the additional costs will be agreed at the time dependent on the nature of the change.</p> <p>Where only one Council requires a change then such costs will be for the relevant Council to account for.</p>
Contractor (qualifying change)	<p>Where both Councils are affected by a qualifying change - the costs will be agreed at the time.</p> <p>Where only one Council is affected - that Council should be required to fund the associated costs.</p>
Termination of the Contract - Council Default	<p>Where due to both Councils default, the final payment to the Contractor will be apportioned to the Councils based upon the cause of the termination. The cost will be agreed at the time.</p> <p>Where only one Council causes the default, the Council at fault will bear the full costs.</p>
Failure to Agree	<p>Failure to agree issues will go for decision by the arbiter.</p>
VAT	<p>It is assumed that VAT will be payable by NYCC on the contract and recharges to CYC will be made and VAT applied.</p>

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Inter Authority Agreement (2009 update)

THIS AGREEMENT is made the ²⁴ day of ~~October~~ ^{November} 2009 BETWEEN (1) NORTH YORKSHIRE COUNTY COUNCIL of County Hall, Northallerton, North Yorkshire, DL7 8AH ("North Yorks") (2) CITY OF YORK COUNCIL of Guildhall, York, North Yorkshire, YO1 9QN ("York")

WHEREAS

- (A) North Yorks and York entered into an Agreement on 21 January 2008 ("the 2008 Agreement") relating to the joint procurement of certain waste management services ("the project")
- (B) The Councils agree that it is necessary to amend the 2008 Agreement to clarify the arrangements for the making of decisions relating to the project

NOW THEREFORE it is hereby agreed as follows:

1. Definitions and Interpretations

1.1 In this Agreement words and phrases shall, unless the context otherwise requires, have the same meanings as in the 2008 Agreement

2. Amendment of 2008 Agreement

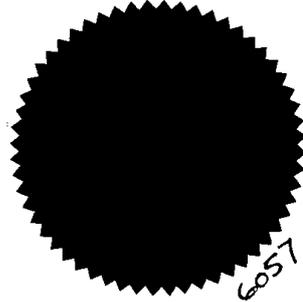
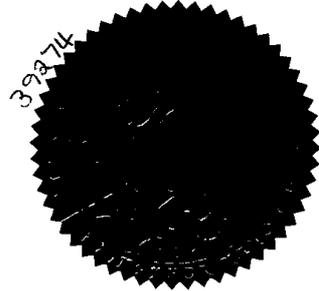
- 2.1 The Councils agree that the provisions of clause 5.2 of the 2008 Agreement which related to the Project Board and was headed as such shall cease to have effect from the date of this Agreement and shall be superseded by the wording in the Appendix hereto
- 2.2 Subject to the amendment in clause 2.1 the Councils confirm that all the terms of the 2008 Agreement shall continue to remain in full force and effect

IN WITNESS WHEREOF the Common Seals of the Councils were hereunto affixed the day and year first before written

THE COMMON SEAL of NORTH YORKSHIRE COUNTY COUNCIL was affixed in the presence of:-


AUTHORISED SIGNATORY

THE COMMON SEAL of THE CITY OF YORK COUNCIL was affixed in the presence of:-

APPENDIX

The Project Board

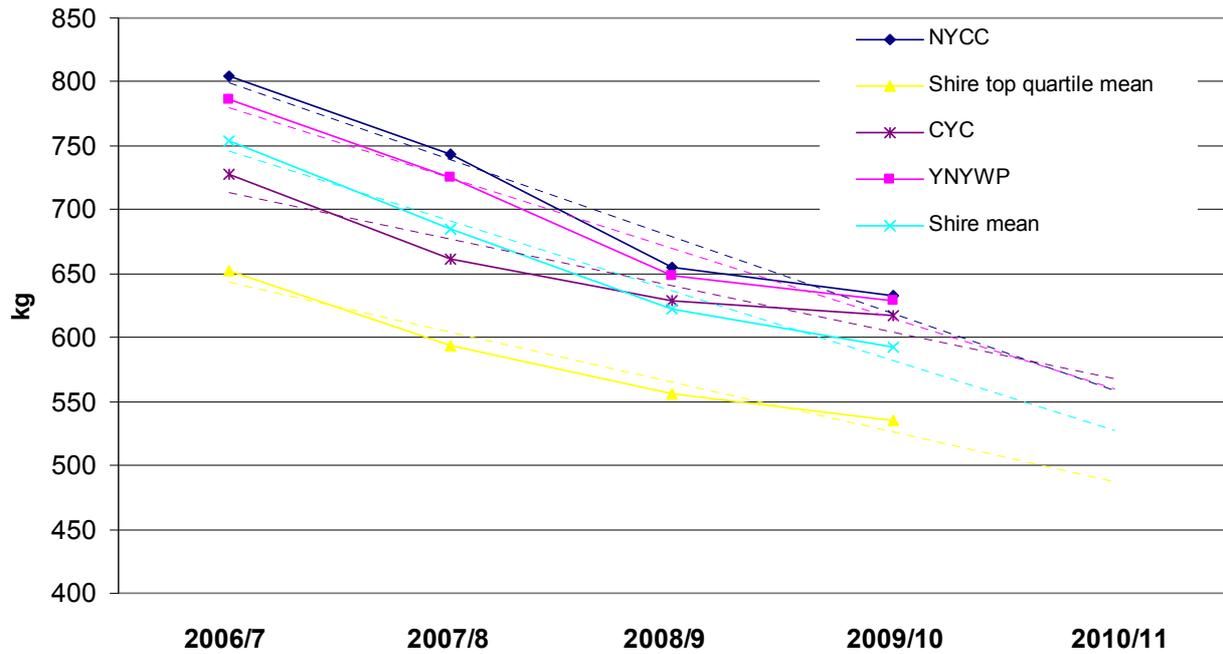
1. North Yorks and York agree that North Yorkshire will delegate such decision making powers as are necessary to progress the project and as are not reserved to the Executive of either Council to North Yorkshire's Corporate Director, Business and Environmental Services (in this and the following paragraphs "**the North Yorkshire Director**")
2. Subject to timely reporting to the Strategic Steering Board the North Yorkshire Director will have power to deal with all project specific issues including but not limited to:
 - ◆ approval and publication of the OJEU notice
 - ◆ selection and evaluation of bidders at all stages of the procurement
 - ◆ issue of all tender documents
 - ◆ management of all stages of the procurement
 - ◆ appointment of the preferred partner and issue of the preferred partner letter.
3. The North Yorkshire Director will exercise the power in 2 above in consultation with the Project Board referred to in 4 below as may be appropriate from time to time; wherever possible this will be in advance of any decision taken by the North Yorkshire Director provided that where this is not possible the North Yorkshire Director will report back to the Project Board as soon as practicable after the decision has been taken by him.
4. The Councils will establish a Project Board the members of which will include the North Yorkshire Director, North Yorks' Assistant Director Waste Management and Assistant Director of Finance of each Council, the Project Director, the Project Manager and a representative of the Councils' external advisers.
5. The Chair of the Project Board will be the North Yorkshire Director.
6. The Project Board shall meet at least once each month.

Summary of waste performance

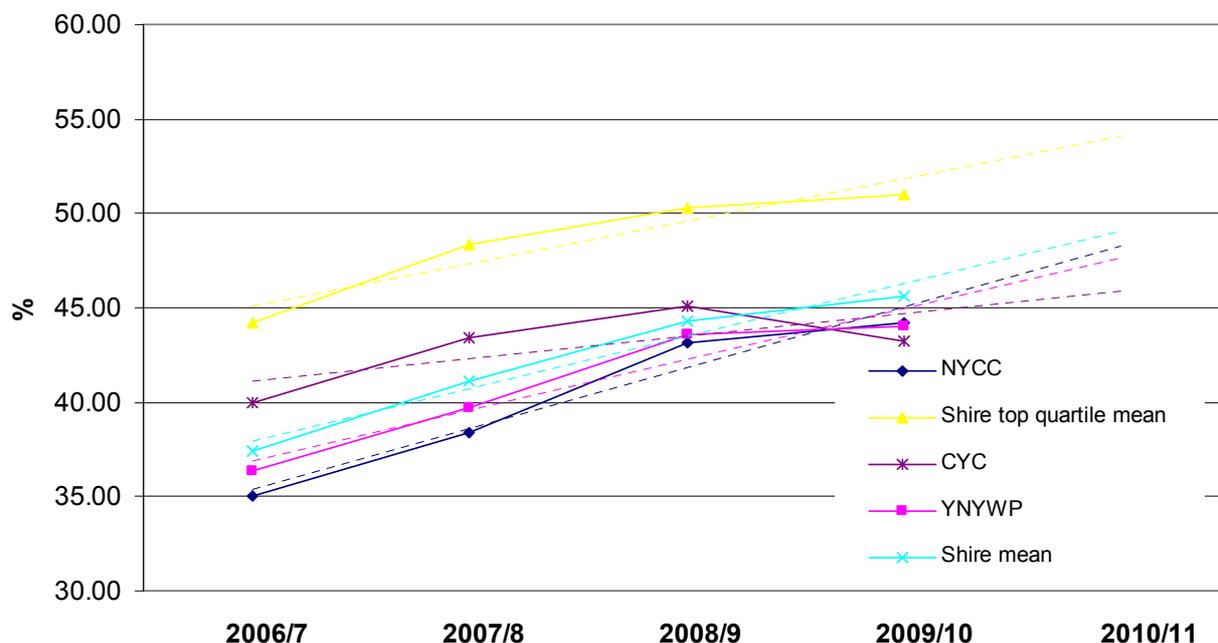
Graphs and tables showing the performance against National Indicators (NI):

- NI191 – Residual household waste per household (kg/household)
- NI192 – Percentage of household waste sent for reuse, recycling and composting
- NI193 – Percentage of municipal waste sent to landfill

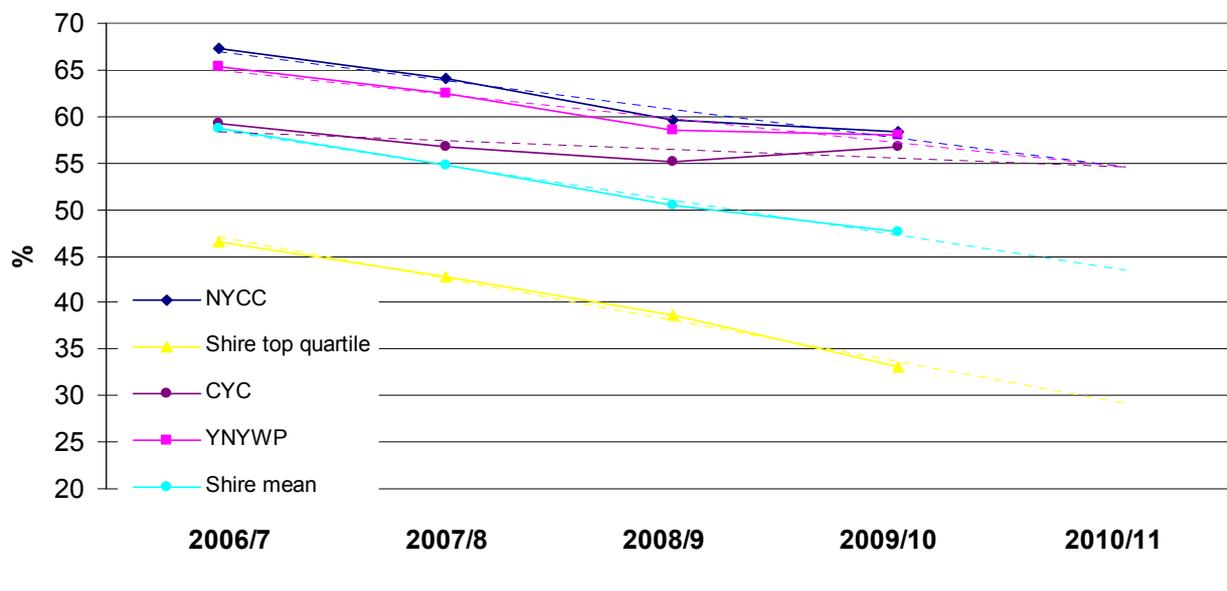
NI191 - Residual HH waste per dwelling (kg)



NI192 - % HH waste sent for reuse, recycling and composting



NI193 - % MSW to landfill



NI Waste Performance Tables (tonnages) for NYCC, CYC and YNYWP

North Yorkshire County Council (2006 -10)

NYCC									
Year	HH Collected (t)	HH sent for reuse, recycling or composting (t)	Residual (t)	No. HHs	NI 191 (kg/HH)	NI 192 (%/HH)	Total MSW collected (t)	Total MSW sent to landfill (t)	NI 193 (% MSW to landfill)
2006-07	330,712.20	116,669.90	214,042.30	266,077	804.44	35.28	389,441.93	261,825.60	67.23
2007-08	325,273.69	125,347.73	199,925.96	268,733	743.96	38.54	385,571.91	247,390.71	64.16
2008-09	312,502.58	134,868.88	177,633.70	271,127	655.17	43.16	362,708.90	216,462.43	59.68
2009-10	307,919.32	136,264.93	171,654.39	271,127	633.11	44.25	352,115.88	205,336.99	58.32

City of York Council (2006 -10)

CYC								
HH Collected (t)	HH sent for reuse, recycling or composting (t)	Residual (t)	No. HHs	NI 191 (kg/HH)	NI 192 (%/HH)	Total MSW collected (t)	Total MSW sent to landfill (t)	NI 193 (%) MSW to landfill)
101,105.87	40,268.40	60,837.47	83,597	727.75	39.83	122,376.82	72,607.47	59.33
98,829.10	43,089.24	55,739.86	83,983	663.70	43.60	118,602.37	67,234.50	56.69
96,721.84	43,651.75	53,070.09	84,383	628.92	45.13	113,782.33	62,740.19	55.14
91,725.97	39,677.92	52,048.05	84,383	616.81	43.26	106,288.76	60,295.72	56.73

York & North Yorkshire Waste Partnership (2006 -10)

YNYWP								
HH Collected (t)	HH sent for reuse, recycling or composting (t)	Residual (t)	No. HHs	NI 191 (kg/HH)	NI 192 (%/HH)	Total MSW collected (t)	Total MSW sent to landfill (t)	NI 193 (%) MSW to landfill)
431,818	156,938.30	274,879.77	349,674	786.10	36.34	511,818.75	334,433.07	65.34
424,103	168,436.97	255,665.82	352,716	724.85	39.72	504,174.28	314,625.21	62.40
409,224	178,520.63	230,703.79	355,510	648.94	43.62	476,491.23	279,202.62	58.60
399,645	175,942.85	223,702.44	355,510	629.24	44.02	458,404.64	265,632.71	57.95

HH = household

t = tonnes

MSW = Municipal Solid Waste

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Defra PFI Credits approval letter

6E Ergon House
Horseferry Road
London SW1P 2AL

Telephone: 0845 77 77 88
Web: www.defra.gov.uk



Richard Flinton
Corporate Director, Business and Environment
Services
North Yorkshire County Council
County Hall
Northallerton
DL7 8AH

Your ref:
Our ref: North Yorkshire/PFI
Date: 11 September 2008

Dear Richard,

City of York and North Yorkshire Waste PFI project

I am writing in lieu of the fact that formal confirmation that the York and North Yorkshire Waste PFI project was endorsed by the Project Review Group (PRG) was not provided at the time the project was endorsed last in July of last year. Please accept my sincere apologies for this oversight.

This letter is to inform you that consideration of the outline business case (OBC) submitted in May 2006 for the York and North Yorkshire Waste PFI project has been completed. I am pleased to be able to tell you that your project was endorsed by the Project Review Group (PRG) on 23 July 2007 as ready to enter into procurement. We expect that central Government revenue support will be given based on PFI credits of £65 million. Your scheme should be developed so that it is affordable within this offer.

Conditions

Support for this project depends on the project continuing to meet all the published criteria in the Department for Communities and Local Government *Local Government PFI Project Support Guide*, available at www.local.communities.gov.uk/pfi/pfigrant.htm. In particular, you are reminded of the requirements on the use of standardised contract documentation; and on sharing documentation, including publication of your OBC (barring any sensitive information) on your website as soon as possible.

This letter is without prejudice to any other consent that may be required, for example, in connection with planning legislation.

Procedures

Please keep in touch with us about your project so that we can assess progress. We will monitor your progress during procurement and particularly at ISOS and preferred bidder. We have agreed that you are aiming to reach these stages by January 2008 and December 2008.



In particular, you are reminded of the requirements to negotiate a contract based on standardised contract documentation; comply with the Government's commitment to achieving "Better Public Buildings"; and share documentation with this Department or other local authorities procuring a similar project at no cost. Standardised contract documentation should be taken to mean 'Standardisation of PFI Contracts' (Version 4), available at

http://www.hm-treasury.gov.uk/documents/public_private_partnerships/ppp_index.cfm . Any derogations are expected to be exceptional and must first be agreed with HM Treasury in line with its 21 March 2007 implementation letter. It is strongly advised that compliance with the standardised contract should be settled prior the appointment of a preferred bidder.

Your project should reach financial close by no later than December 2010. Failure to achieve financial close by this date could mean withdrawal of support for the project and you must therefore notify this Department with an explanation of the reasons if you should need an extension to the deadline.

The Department must be informed immediately if the scope, contract, need for credits, timetable, or any other aspect of the project is changed in any material way from the case agreed. If that happens you will need to obtain the Department's written agreement to all proposed changes in good time before the contract is signed. You will not be able to rely on existing letters as entitling your authority to a PFI credit and failure to secure prior agreement to deviations will invalidate any undertaking by the Department or PRG to support your scheme.

You should send a Final Business Case (FBC) to this Department before you select a preferred bidder. The FBC should provide re-assurance that the project continues to support the aims and outputs approved at OBC, and that the procurement process has been such as to ensure VfM. It should set out any proposed derogations to the standard contract conditions for each 'final tender' being assessed by the authority and these need to be agreed with the Department. Any post-preferred bidder risks should be highlighted. You should note that this project was selected for a second stage review. This review will cover the contract and continued affordability. Note that it is a Departmental requirement that you (the authority) meet with Defra (WIDP) to discuss the process before closing the Competitive Dialogue process.

We will formally issue PFI credits on the basis of a letter from the authority confirming the date financial close was reached and reporting any post-FBC changes. In doing so we will provide you with details of how and when revenue support can be claimed as set out in the Local Government PFI Annuity Grant Determination for the financial year in which grant is first claimed. The interest rate which will be applied in calculating grant for your project will be 5.9%, and the scaling factor of 1. Your authority will need to ensure that funds are available to cover that part of the payments to the contractor which will not be met by central Government.

You will be eligible for grant when the first permanent asset is completed, which should be taken to mean when the beneficial treatment of waste begins. For your project, the first permanent asset has been agreed to be a Mechanical & Biological Treatment facility. Credits will be phased for your project as set out in the table below.

Phase	Facility	PFI Credits	Year
1	MBT	£38.25m	2012/13
2	EFW	£26.75m	2013/14

Revenue support is not intended to match or correlate directly to the payments that arise under a PFI contract. However, the Government is committed to supporting good PFI projects and to assisting the development of PFI in the local authority sector. Its policy is therefore to maintain revenue for PFI projects in the long term, consistent with the long-term nature of PFI contracts, even though formally such support cannot be guaranteed.

Yours sincerely



John Burns
WIDP Programme Director

Direct line: 020 7238 4310

Email: john.f.burns@defra.gsi.gov.uk

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Defra confirmation of PFI Credits post CSR letter October 2010

Nobel House
17 Smith Square
London SW1P 3JR

Telephone 08459 335577
Email helpline@defra.gsi.gov.uk
Website www.defra.gov.uk



Mr Richard Flinton
Chief Executive
North Yorkshire County Council
County Hall
Northallerton
DL7 8AH

20 October 2010

From Lord Henley
Parliamentary Under Secretary

A handwritten signature in black ink, appearing to read "Lord Henley". The signature is fluid and cursive, written over a light blue background.

NORTH YORKSHIRE AND CITY OF YORK RESIDUAL WASTE PFI PROJECT

As part of the Spending Review process Defra has reviewed the amount of PFI grant that central government needs to put into local government funded waste treatment infrastructure

We have concluded that we must withdraw the provisional allocation of PFI credits from some projects, on the basis that, on reasonable assumptions these projects will no longer be needed in order to meet the 2020 landfill diversion targets set by the European Union.

I am pleased to be able to confirm that your project is one of 11 that continues to retain its provisional allocation of PFI credits. The financial support will also continue to be supplemented by Transactor and Commercial Team support from our Waste Infrastructure Delivery Programme (WIDP).

Please contact my office should you like to discuss this matter in person with me or my officials.

Yours sincerely
Lord Henley

LORD HENLEY

cc: Ian Fielding Project Director

Appendix 5



**NORTH YORKSHIRE COUNTY COUNCIL and the
CITY OF YORK COUNCIL**

**Waste Treatment Contract
OJEU Notice Ref 208874-2007**

Evaluation Approach

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1. APPROACH TO EVALUATION

The Council intends to use the evaluation process both as an opportunity to evaluate and establish the suitability of Participants' proposals and an opportunity for Participants to provide the necessary level of information to allow a sufficient understanding of their proposed waste treatment solutions. The Council is acting as the lead authority in the procurement process on behalf of itself and the City Council.

To this end the evaluation process is aimed at providing participants with a framework to explain and justify to the Council in an objective manner why their proposal is both the most practical and deliverable solution that also represents value for money.

The evaluation criteria are based around and aligned to the Council's key needs as described below:

- the extent to which solutions offered will meet the Council's requirements not only at commencement but also throughout the Service Period;
- whether or not the Participants' technical proposals will be capable of meeting the requirements in the Output Specification relating to the provision of the Services;
- whether the proposal is deliverable both in terms of technical performance and financial;
- the flexibility of Participants' proposals to accommodate future changes in requirements;
- how sustainable is the solution offered;
- whether or not the Participants' proposals offer best value and value for money solutions;
- the extent to which the Participants' submission complies with the terms in the Draft Project Agreement;
- whether the Participant demonstrates an understanding of the Waste Partnership including the variety of activities, personnel, procedures and priorities;
- whether the Participant has demonstrated a clear commitment to work within a partnering arrangement to deliver the Services required and the extent to which they have the ability to manage the various interfaces with the Council and third parties in an effective and efficient manner;
- the risk to achieving closure of the contract.

2. THE EVALUATION PROCESS

The Waste Treatment Contract shall be awarded to the Participant that proposes the most economically advantageous solution for the Council. This may not necessarily be the Participant that proposes a solution which offers the lowest cost.

A key element of the evaluation process will be to determine whether the submissions achieve the objectives as set out in the documentation. The evaluation process will take into account the information provided by Participants in their submission documentation and responses provided to the Council in regards to any subsequent clarification process.

Each submission will undergo a two stage review, comprising:

- A Preliminary Check
- A Detailed Evaluation against a Core Criteria Matrix

These stages are described in detail below.

3. PRELIMINARY CHECKING

On receipt of the submissions, a preliminary review will be carried out to establish completeness and compliance with the submission requirements and to identify significant points of clarification and qualifications. In addition Participants will be asked for confirmation that their circumstances, including financial standing, have not changed materially since the ISDS stage.

Where submissions are not substantially complete or where inconsistent information is presented, one of the following courses of action, which are not necessarily mutually exclusive, will be taken:-

- Information presented will be analysed and, where necessary, specific clarification sought from the Participant;
- The submission may be rejected at this stage of the evaluation.

4. DETAILED EVALUATION

The evaluation of submissions received will be focused in three parts:

Table 1: Core Evaluation Criteria

Core Criteria	Relative Weighting
Technical, sustainability and added value	60%
Financial and Commercial	40%
Legal and Contractual	Pass/Fail

Each submission will undergo an initial evaluation against the core criteria listed above. The score assigned to each aspect of evaluation, apart from Legal and Contractual which is based solely on a Pass/Fail approach, will be subject to a weighting in accordance with its relative importance at that stage of the procurement to provide the overall evaluation score and the relative ranking of the Participant's submission against the other Participants.

There will then be a presentation/interview with each Participant and following the presentations/interviews the initial evaluation scores will be reviewed and if appropriate re-evaluated as a consequence of the presentation/interview.

On the interview day, Participants are asked to present as follows:

Table 2: Format

Format	Time allocated
Brief introduction including if appropriate consortium structure and any key supply chain members. A summary of the key aspects of their written responses to the submission requirements to support why the County Council should select their solution.	90 minutes
Questions from the Evaluation Panel	90 minutes

It is envisaged that the Evaluation Panel's questions will be a mixture of standard questions asked of both Participants and specific questions relating to individual Participants' submissions. Neither open debate nor Participant questions will be allowed.

Participants may be asked to confirm issues raised at the interview day subsequently as an aspect of clarification.

Participants should note that the Council reserves the right to reject any proposed solution, regardless of the overall score of the Participant, if the Participant's submission in any given category fails to reach a minimum score of 25%.

Apart from where described differently the submissions will be rated against the following scoring matrix for each criterion.

Score	Acceptability	Participant response demonstrates
0	Unacceptable	The information is either omitted or fundamentally unacceptable to the Council.
1-2	Poor	The information submitted has insufficient evidence that the specified requirements can be met and/or does not demonstrate acceptable level of experience and ability.
3-4	Fair	The information submitted has some minor omissions against the specified requirements and/or demonstrates only limited level of experience and ability.
5-6	Satisfactory	The information submitted meets the Council's requirements and/or demonstrates an adequate level of experience and ability.
7-8	Very good	The information submitted provides good evidence that the specified requirements can be met and demonstrates a good level of experience and ability.
9-10	Outstanding	The information submitted provides strong

	evidence of best of sector capability to deliver the specified requirements.
--	--

5. CORE CRITERIA FOR TECHNICAL, SUSTAINABILITY AND ADDED VALUE (60% OF OVERALL SCORE)

The weightings for Technical, Sustainability and Added Value evaluation sub-criteria are summarised in the table below.

Table 5: Core Criteria for Technical, Sustainability and Added Value

Aspect	Relative Weighting	
Compliance with the Output Specification	20%	
Does the proposed solution comply with the requirements of Service Outputs 2-7	50%	
Will performance against defined targets be achieved	20%	
Does the proposed solution support the Council's waste strategy aims	15%	
Is there a proven commercial track record of proposed approach/solution	15%	
Deliverability of Solution	20%	
Has an adequate Service Delivery Plan and programme (Service Output 1) been included and can this be achieved	30%	
Has the overall level of risk of delivery of the proposed solution been evaluated and have adequate contingency plans been developed	20%	
What is the position with land ownership and the likely timetable for site availability	15%	
What are the site-specific/planning issues, does the proposed approach adequately manage to reduce any risk to ensure planning success	15%	
Level of adequacy of the approach to regulatory issues	10%	
Has sufficient evidence been provided that the Participant has adequate overall capacity and resources available to achieve Contract Award and Financial Close by the due dates	10%	
Adaptability of Solution	15%	

Has the proposed solution assessed the potential effect of changes in waste or future legislation	20%	
Adaptability of solution to changes in legislation and economic conditions over the life of the contract	40%	
Flexibility of solution to changes in waste volume and composition	40%	
Level of Participant's reliance on third parties for performance achievement, e.g. end markets/outlets		5%
Does the proposal require securing markets and outlets	40%	
Are these markets available and proven	60%	
Any impacts on existing services/systems/WCAs and level of mitigation proposed		10%
Has the interface between the collection and treatment systems been assessed	20%	
Level of compatibility of proposed solution to other existing or proposed contracts under the Procurement Programme	15%	
Suitability of the access to facilities eg location, times, ease of use	15%	
Acceptability to any changes necessitated to existing WCA collection systems over the contract duration	20%	
Suitability of mechanisms for monitoring, responding to and mitigating any adverse impacts on existing services and collections systems	15%	
Appropriateness of the mechanisms proposed for data recording and information transfer to the Council	15%	
Extent of Integration and Partnering with Waste Partnership and approach to interface management, at contract, Authority and end user levels		5%
Appropriateness of proposals for partnership working with the Council, WCAs and other stakeholders and waste producers	50%	
How are common goals and objectives to be met	25%	
How flexible is the proposed approach to improving efficiency, value for money and options for 'gain share'	25%	

Sustainability	20%	
Evidence of assessment of environmental impacts undertaken in developing the solution	10%	
Level of potential local, environment, biodiversity and social impacts from the solution proposed and how are these to be mitigated. <ul style="list-style-type: none"> Local impacts including landtake, local amenity impacts, ecological and health (20%) Regional/global impacts as assessed by use of WRATE (50%) 	70%	
Proposals for continuous environmental improvements to service provision	10%	
To what extent does the proposal align with the UK's developing environmental policy eg 'green' policies, environmental management systems etc.	10%	
Social	5%	
To what extent are community and local social/economic benefits demonstrated by the proposed solution	33%	
To what extent does the proposal intend to manage and reduce any impacts on the well being (respect for) local community	33%	
Adequacy of the approach to community relationship and local community engagement with the proposed solution	33%	

6. CORE CRITERIA FOR FINANCIAL AND COMMERCIAL (40% OF OVERALL SCORE)

This section sets out the methodology to be utilised by the Council in the evaluation of the financial and commercial aspects of the submissions. Together these criteria represent 40% of the overall score awarded.

The financial and commercial evaluation in relation to submissions will consist of three elements. These are shown in the table below together with their respective weighting for this ISFT stage.

Table 6: Financial and Commercial evaluation core criteria

Evaluation Criteria	Weighting out of 40%	Weighting out of 100%
Financial Robustness of the Submission	12%	30%
Economic Cost / Affordability of the Submission	18%	45%
Commercial	10%	25%
Total	40%	100%

7. FINANCIAL ROBUSTNESS OF THE SUBMISSION (12%)

This will consider the robustness of Participant's response and will assist the Council in assessing whether solutions can be delivered within the Council's threshold of affordability and associated economic cost. The specific criteria to be assessed are as follows:

Table 7: Financial Robustness of the Submission Level 2 criteria

Criteria		Relative Weighting out of 100%
Level 1	Financial Robustness of the submission	30%
Level 2	Are the assumptions used to determine the indicative gate fee and capital and operating costs reasonable and robust? This will take into account such matters as the reasonableness and robustness of commercial arrangements and gate fee underpinning any merchant facility, as well as the Participants ability to reconcile any change in the indicative gate fee from that bid at ISDS.	50%
	To what extent is third party income, including the sale of recyclables and power/heat offtake arrangements guaranteed?	25%
	Sensitivity analysis will be undertaken to ascertain the likely range of costs	25%

	to the Council associated with each Solution (i.e. how sensitive the bid price is) for the purposes of the evaluation. This will include, without limitation, an evaluation of estimated variability of income from off-take contracts, and an estimated range of additional costs which might be incurred by the Council in relation to land filling of process residues and the extent to which amendments to the Output Specification or Project Agreement are required to meet the Council's affordability envelope		
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A score out of 10 will be awarded to each of the level 2 criteria which will then be expressed as a percentage score for each of the above criteria using the scoring mechanism set out in Table 8 below:

Table 8: Financial Robustness of the Submission scoring mechanism

Range of Score out of 10	Term	Explanation
0 – 2.5	Poor	Information is omitted or fundamentally unacceptable to the Council
2.5 – 5	Fair	Information has some minor omissions or provides limited information or evidence to support an assessment of the Affordability and Economic Cost of the Solution
5 – 7.5	Satisfactory	Participant provides sufficient information or evidence to support an assessment of the Affordability and Economic Cost of the Solution
7.5 – 10	Good	Participant provides strong evidence and information to support assessment of the Affordability and Economic Cost of the Solution

8. ECONOMIC COST / AFFORDABILITY OF THE SUBMISSION (18%)

This will consider whether Participant's solutions can be delivered within the Council's threshold of affordability and associated economic cost. The specific criteria to be assessed are as follows:

Table 9: Economic Cost / Affordability of the Submission Level 2 criteria

Criteria		Relative Weighting out of 100%	
Level 1	Economic Cost / Affordability of the submission	45%	
Level 2	Comparison of the Net Present Cost (NPC) of each bid* with the NPC of other bids. The NPC of each bid will be scored relative to its deviation from the mean NPC of all other Participants' bids	66.7%	
	Comparison of the NPC of each bid* with the NPC of the Council's affordability envelope. The NPC of each bid will be scored relative to its deviation from the affordability envelope	33.3%	

* The NPC of the bid may be adjusted for other factors which will impact the overall cost to the Council, for example; haulage costs, changes in collection costs, land/site costs, and any other costs where an additional financial burden is likely to fall upon the Council as a result of the Participants solution.

9. COMMERCIAL (10%)

The commercial element of the evaluation criteria is split into three criteria:

Table 10: Commercial evaluation criteria

Commercial Evaluation Criteria	Weighting out of 100%	Weighting out of 10%
Deliverability of Funding Package	6.25%	2.5%
Extent of guarantees and robustness of contracting structure	6.25%	2.5%
Payment Mechanism principles	12.5%	5%
Total	25%	10%

The specific criteria to be assessed are as follows:

10. DELIVERABILITY OF FUNDING PACKAGE (2.5%)

Due consideration will be given to the robustness of the participant's funding proposals and where applicable, the nature of supporting parent company guarantees in relation to funding as follows:

Table 11: Deliverability of Funding Package Level 2 criteria

Commercial Criteria Level 1			Relative Weighting
			out of 100%
Level 2	Deliverability of Funding Package		6.25%
Level 3	Assessment of the funding structure, including gearing levels and where a regional or merchant facility is proposed, how such facilities will be funded	30%	
	Where a corporately funded solution is proposed, the extent to which a parent company guarantee is available in relation to funding	30%	
	Evidence of the ability of the bidder to raise funding including funding history of the technology	30%	
	Timing of due diligence to be undertaken (Highest marks will be given to those Participants where due diligence has been completed or is substantially underway)	10%	

A score out of 5 will be awarded to each of the level 2 criteria which will then be expressed as a percentage score for each of the above criteria using the scoring mechanism set out in Table 12 below:

Table 12: Deliverability of Funding Package scoring mechanism

Score	Deliverability of Funding Package
1	Minimal or no support for funding proposals identified
2	Issues identified in relation to the funding proposals that are considered to place the deliverability of funding at significant risk
3	Issues identified in relation to the funding proposals that are considered to place the overall deliverability of funding at risk, but are considered unlikely
4	Issues identified in relation to the funding proposals that are considered to place a small portion of funding at risk, but are considered unlikely to impact on the deliverability of funding overall
5	No significant issues identified in relation to the deliverability of funding

11. EXTENT OF GUARANTEES AND ROBUSTNESS OF CONTRACTING STRUCTURE (2.5%)

Due consideration will be given to the robustness of the participant's proposed contracting structure and where applicable, sub-contracting structure and the nature of supporting parent company or performance guarantees as follows:

Table 13: Extent of guarantees and robustness of contracting structure Level 2 criteria

Commercial Criteria Level 1		Relative Weighting out of 100%	
Level 2	Extent of guarantees and robustness of contracting structure		6.25%
Level 3	Evidence from proposed equity and or external funder confirming support for solution and technology, including performance risk	30%	
	Evidence of performance guarantees from sponsors where funders unwilling to take performance risk and where a regional or merchant facility is proposed, details of sub-contracts and performance guarantees offered	40%	
	Robustness of contracting structure, including role of consortium members and shareholdings and role and terms of subcontracting arrangements (including any market testing/benchmarking proposals)	30%	

A score out of 5 will be awarded to each of the level 2 criteria which will then be expressed as a percentage score for each of the above criteria using the scoring mechanism set out in Table 14 below:

Table 14: Extent of guarantees and robustness of contracting structure

Score	Extent of guarantees and the robustness of contracting structure
1	Problems or risks identified with the contracting structure of the bidder that they are considered unlikely to be capable of implementing the project
2	Problems or risks identified with the contracting structure of the bidder; considered to have the possibility of significantly impacting on the ability of the bidder to implement the project
3	Few problems or risks identified with the contracting structure of the bidder; considered unlikely to impact on the ability of the bidder to

	implement the project
4	Minor problems or risks only identified with the contracting structure of the bidder; considered highly unlikely to impact on the ability of the bidder to implement the project
5	No problems or risks identified with the contracting structure of the bidder

12. PAYMENT MECHANISM PRINCIPLES (5%)

This criterion will consider the Participant's acceptance of the Council's Payment Mechanism principles document as follows:

Table 15: Payment Mechanism principles Level 2 criteria

Commercial Criteria Level 1			Relative Weighting out of 100%
Level 2	Payment Mechanism principles		12.5%
Level 3	Acceptance of the Council's Payment Mechanism Principles document, or if applicable, commentary or amendments to the extent to which such commentary or proposals are shown to demonstrate better VFM for the Council or expose the Council to greater risk	60%	
	Participants proposals for risk acceptance with regards to BMW diversion	40%	
	Acceptance of OGC guidance on refinancing	Pass/Fail	

A score out of 5 will be awarded to each of the level 2 criteria which will then be expressed as a percentage score for each of the above criteria using the scoring mechanism set out in Table 16 below:

Table 16: Payment Mechanism principles scoring mechanism

Range of Score	Payment Mechanism Principles
7.5 – 10	Participant either fully accepts the Payment Mechanism Principles (to the extent they are applicable to their proposed Solution) or, where amendments are proposed, those amendments are considered acceptable to the Council (e.g. on VFM grounds)
5 – 7.5	Participant clearly accepts the Payment Mechanism Principles (to the extent they are applicable to their proposed Solution) but proposes a number of amendments, the majority of which are considered acceptable to the Council (e.g. on VFM grounds) and the remainder are considered

	surmountable and therefore expose the Council to some but not significant risk
2.5 – 5	Participant accepts the Payment Mechanism Principles (to the extent they are applicable to their proposed Solution) but proposes a number of amendments, which either are unacceptable to the Council (e.g. against the core principles) or do not demonstrate VFM and may expose the Council to greater risk
0 – 2.5	Participant does not accept or does not clearly accept the payment Mechanism Principles and/or proposes a number of significant amendments which are unacceptable to the Council (e.g. on VFM or Risk grounds)

13. CORE CRITERIA FOR LEGAL AND CONTRACTUAL (PASS/FAIL)

Assessment of the acceptability of the legal proposals will be solely on a pass/fail basis generally against SOPC4 requirements.

Aspect	Relative Weighting
Acceptability of project terms proposed	Pass/Fail
Acceptability of risk exposure to the County Council	Pass/Fail

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Appendix 6

Technical summary of proposals submitted at each stage of the PFI Process

Invitation to Submit Outline Solutions

Outline solutions were received from 10 consortia on the 18th December 2007.

1	<p>Proposed solution is MBT with single line moving grate EfW but includes pre-treatment of some incoming organic waste through Anaerobic Digestion. Front end sort of metals and plastics.</p> <p>Compliant bid has excess capacity for C&I waste. Variant bid takes HWRC residual and restricts C&I waste to minimal input to compensate, increases MBT capacity through additional operating shift.</p> <p>MBT capacity: 225ktpa compliant bid, 263ktpa variant bid EfW capacity: 250ktpa compliant bid, 254ktpa variant bid AD capacity: 40ktpa compliant and variant bid</p> <p>MSW Diversion: 78% if IBA to landfill, 98% if used in aggregates. Same % given for compliant and variant bids</p> <p>BMW Diversion: 99% compliant bid, 97% variant bid</p> <p>Recycling: 5%. Same % given for compliant and variant bids</p>
2	<p>Upfront segregation of metals by overhead magnets and eddy current separation, followed by input to a 400,000tpa EfW (twin stream), [225,000tpa contract waste and 175,000tpa C&I waste].</p> <p>MSW Diversion: 96%</p> <p>BMW Diversion: 100%</p> <p>Recycling: ~4-6% (dependent on the quantity of metals within the residual waste)</p> <p>Residues: IBA, FGTR</p> <p>Recyclables: Metals</p>
3	<p>MBT (270,000tpa) to segregate BMW into Anaerobic Digestion plant (65,000tpa) for energy recovery. Non-BMW waste to undergo recovery of metals and plastics for recycling. Remaining material to EfW plant (218,000tpa) for energy recovery. Solution able to deal with 225,000 contract waste, HWRC residual waste and 40,000tpa C&I waste.</p> <p>MSW Diversion: 91%</p> <p>BMW Diversion: 97%</p> <p>Recycling: 5.1%</p> <p>Residues: IBA (~54,000tpa), FGTR (~8,000tpa)</p>

	Recyclables: Metals + plastics (~11500tpa)
4	Combination of MBT and incineration technologies. The MBT facility incorporates GRL's UR-3R Process with a capacity of 225,000tpa of contract waste. It includes the initial separation of recyclables. Percolation and digestion provide the biological component the MBT. An AD component produces a biogas for electricity generation and heat is also recovered. These elements are followed by dewatering and biodrying processes from which a Solid Recovered Fuel (SRF) is produced. The SRF is to be sent to the on-site Recovered Fuel Power Facility (RFPF) for combustion. The RFPF has a capacity of 145,000tpa and includes bubbling fluidised bed technology and the generation of electricity for export to the grid.
	Landfill Diversion: 90%
	BMW Diversion: 94%
	Recycling: 11.5%
5	Proposed solution is for MBT facilities (with front end sorting of recyclates) at two sites, producing SRF for gasification - also at one of the sites. In addition Shanks propose use of a merchant autoclave facility at South Tees. MBT capacity 210ktpa (140ktpa facility plus a 70ktpa facility) Gasification capacity 125ktpa Autoclave capacity 40ktpa
	MSW Diversion: 82%
	BMW Diversion: 91%
	Recycling: 9%
	Proposed solution is as for standard bid plus a HWRC residual waste treatment facility providing additional feedstock to MBT. Capacities are as for the standard bid plus 40ktpa HWRC treatment plant capacity
	MSW Diversion: 75%
	BMW Diversion: 92%
	Recycling: 12%

6	<p>Development of two sites:</p> <ul style="list-style-type: none"> • a recycling plant with the capacity of 220,000tpa; and • further development of an existing EfW site, out of County with new EfW capacity (256,00tpa). <p>The majority of residual household waste from the WCAs will be transported, via WTSs, to the recycling plant where various mechanical processes will be used to separate recyclables from the residual waste stream.</p> <p>The RDF to be transported via a rail network 70miles to the EfW facility.</p> <p>MSW Diversion: 95%</p> <p>BMW Diversion: 100%</p> <p>Recycling: 9%</p>
7	<p>Proposed a combination of autoclave, MRF and incineration technologies.</p> <p>The proposed autoclave facility will have a capacity of 260,000tpa, across four autoclave units.</p> <p>Recyclables will be removed after the autoclave process and the 'Sterefibre' product will then be sent for combustion at the on-site 114,000tpa CHP facility. The high pressure steam produced in the CHP facility will be re-circulated into the autoclave and associated processes.</p> <p>MSW Diversion: 71%</p> <p>BMW Diversion: 81%</p> <p>Recycling: 27%</p>
8	<p>65k tpa MTB - Entsorga Heboit process – biodrying.</p> <p>192k tpa of Energos gasification plant. Modular, 4 plant @ 48k tpa.</p> <p>65k tpa first delivered to MBT, biodried then sent to gasification where it is mixed with other MSW.</p> <p>MSW Diversion: 77.5% - 84%</p> <p>BMW Diversion: 98%</p> <p>Recycling: 5.3 – 9%</p> <p>Residues: IBA, FGTR.</p> <p>Recyclables: Metals 4%, Bulky & plastics 1.1% (RDF from MBT to gasification)</p>
9	<p>Compliant Bid: 225,000tpa EfW plant to take only contract waste. No upfront recycling.</p> <p>Variant Bid: 300,000tpa EfW plant to take contract waste and 75,000tpa C&I waste. No upfront recycling.</p>

	MSW Diversion: 96%
	BMW Diversion: 97.8%
	Recycling: 0%
10	<p>EfW plant of 240,900 tpa capacity. Supplier yet to be chosen from 3 (Keppel Seghers, Von Roll and Takuma). Technology likely to be moving grate, multiple line with sufficient spare capacity to cover HHWRC waste.</p> <p>No up-front processing. Metals recycled from ash if ash not recycled.</p>
	MSW Diversion: 89% (NB this relies on ash recycling)
	BMW Diversion: 89%
	Recycling: >20% if ash recycled, if not recycled metals recycling will be <5%

Invitation to Submit Detailed Solutions

Detailed solutions were received from four short listed consortia on the 30th May 2008.

1	<p>Proposed solution is MBT with twin line moving grate EfW but includes pre-treatment of some incoming organic waste through Anaerobic Digester. Front end sort of metals and plastics.</p> <p>MBT capacity: MT is 275ktpa (operating normal shift patterns). AD capacity is 40ktpa EfW capacity: 310ktpa</p>
	MSW Diversion: 79% (guaranteed)
	BMW Diversion: 95% (guaranteed)
2	<p>400 ktpa EfW (twin stream), to take circa 273-305 ktpa contract waste and remaining capacity filled by C&I waste. Will include shredder/breaker for elements of HWRC waste stream. Variant includes upfront segregation of metals (and glass in waste flow model) by overhead magnets and eddy current separation.</p>
	MSW Diversion: 90% (reported as 'typical')
	BMW Diversion: 94% (reported as 'typical')
	Recycling: No 'NPI' recycling in base bid. Variant Bid offers to exceed 5% recycling however waste flow modelling based on wrong composition and preliminary analysis suggest 5% will not be achieved.

3	Overall 325,000 tpa plant capacity. MBT (260ktpa) to segregate organic rich (high in BMW) fraction of kerbside Contract Waste into AD plant (69ktpa) for energy recovery. Combustible rich fraction to undergo recovery of metals for recycling. ~45ktpa Shredded HWRC residual waste and ~188ktpa Mechanical Treatment residues plus 20ktpa dried AD digestate to go into single line EfW plant (260,000tpa) for energy recovery. Commercial waste input to EfW ranges from 30ktpa – 52ktpa depending on how much Contract Waste there is sent to the plant.
	MSW Diversion: 85%
	BMW Diversion: 92%
	Recycling: 3.1% based on metals recovery from kerbside collected material only.
4	311ktpa EfW (calculated at 89% availability), two lines – no up-front recycling. 3 rd party capacity as required to ensure the plant inputs are to the plant capacity.
	MSW Diversion: ~95% (guaranteed)
	BMW Diversion: ~95% (guaranteed)
	Recycling: 0% (potential to recover metals from IBA both at the facility and through additional reprocessing)

Call for Final Tender

The final two consortia submitted final tenders on the 2nd October 2009.

Company Consortium /	1
Description of Solution / Capacities (inc merchant/spare capacity)	<p>Proposed solution is MBT with twin line moving grate EfW but includes separation of the organic fraction of the residual kerbside waste through AD 'Dranco' process. Front end sort of metals, plastics and paper.</p> <p>MBT capacity: maximum design capacity is 408 ktpa., though typically will process 264 ktpa in 2 shifts.</p> <p>AD capacity is 40 ktpa</p> <p>EfW capacity: maximum design capacity is 310 ktpa (during typical operation (2014/15) based on NCV of 9.0 MJ/kg, dropping to 294 ktpa (2037/38)).</p> <p>Spare EfW capacity to be used for C&I waste.</p>
Performance	<p>MSW Diversion: 90% (guaranteed)</p> <p>BMW Diversion: 95% (guaranteed)</p> <p>Recycling: 5% (guaranteed) based on kerbside collected</p>

	material only.
Sites/Locations	Allerton Park for whole process

Company / Consortium	2
Description of Solution / Capacities (inc merchant/spare capacity)	Overall 325,000 tpa plant capacity. MBT (260ktpa) to segregate organic rich (high in BMW) fraction of kerbside Contract Waste into AD plant (69ktpa) for energy recovery. Combustible rich fraction to undergo recovery of metals for recycling. 45ktpa Shredded HWRC residual waste and 140ktpa to 170ktpa Mechanical Treatment residues plus 20ktpa dried AD digestate to go into single line EfW plant (260,000tpa) for energy recovery. Commercial waste input to EfW ranges from 34ktpa – 81ktpa depending on how much Contract Waste there is sent to the plant.
Performance	MSW Diversion: 84% (guaranteed)
	BMW Diversion: 92% (guaranteed)
	Recycling: 2.7% (guaranteed) based on metals recovery from kerbside collected material only.
Sites/Locations	Allerton Park

Defra FBC approval letter including WIDP Commercial Close Conditions

6E Ergon House
Horseferry Road
London SW1P 2AL



Telephone: 0845 77 77 88
Web: www.defra.gov.uk

Richard Flinton
Chief Executive and Project SRO
North Yorkshire County Council
County Hall
Northallerton
North Yorkshire DL7 8AH

Your ref:
Our ref: North Yorkshire/PFI
Date: 22 June 2010

Dear Richard

North Yorkshire and City of York Waste PFI: Evaluation of Pre-Preferred Bidder Final Business Case (Pre-PB FBC)

Thank you for the recent submission of the Pre-PB FBC for the above project, which was received by WIDP on 22 April 2010.

Having scrutinised your submission I am pleased to confirm that the Executive WIDP Team (EWT) have agreed that the project continues to comply with the relevant PFI criteria and the current award of £65m of PFI credits for the project will continue to apply. We are therefore content for the authorities to proceed in appointing the preferred bidder, as identified within the Pre-PB FBC.

In granting this approval, the EWT note that the Council's have decided not to proceed to financial close until planning permission has been secured for the proposed residual waste treatment infrastructure. WIDP must therefore highlight that the allocation of credits may be at risk and that costs to the Council's may increase due to finalising costs at a later stage than other projects that reach financial close prior to securing planning permission.

All terms and eligibility for grant are set out in the endorsement letter of 11 September 2008. Furthermore, approval is also granted subject to the following specific conditions arising from our evaluation:

- The resolution of the issues listed in Appendix A of this letter prior to Commercial Close.

Also, please note that the ESA95 review, which assessed the project to be off budget for Defra, will be subject to a satisfactory budget assessment and sign-off by Defra Finance prior to financial close.



The credit award is also subject to the submission of a satisfactory Final Business Case (FBC) prior to Financial Close and I understand that the authority is presently working towards financially closing the contract in November 2011. Please keep WIDP informed of any potential significant slippage in this date. Please refer to our guidance on the FBC process for advice on completing the FBC:

<http://www.defra.gov.uk/environment/waste/localauth/funding/pfi/guidance.htm>

You will require prior approval if, between now and contract signature, different terms are negotiated which affect either the nature of the project or the potential amount of PFI credits, or those terms differ from the relevant PFI standardisation documents. Any departure from these terms could affect the authority's entitlement to PFI credits, and will in any case risk delay to the project if PRG decides to have the proposed departures reviewed. Should we wish to support the revised project we would issue a further letter.

Please note that, in particular and without prejudice to the generality of the foregoing, the PFI credit allocation will be reviewed if, by the original anticipated Planning Longstop Date, a Satisfactory Planning Permission has not been achieved for the reference site as referred to in your FBC. The Authority will be required to submit all documentation, specified at the time by WIDP, in order for WIDP to complete the review. A possible outcome of the review may be that the allocation of credits is withdrawn.

Finally we encourage the publication of the Pre-PB FBC on your website at the earliest opportunity, albeit with any commercially sensitive information redacted.

Yours sincerely



John Burns
Programme Director
WIDP

Direct line: 020 7238 4310

Email: john.f.burns@defra.gsi.gov.uk

Web: www.defra.gov.uk

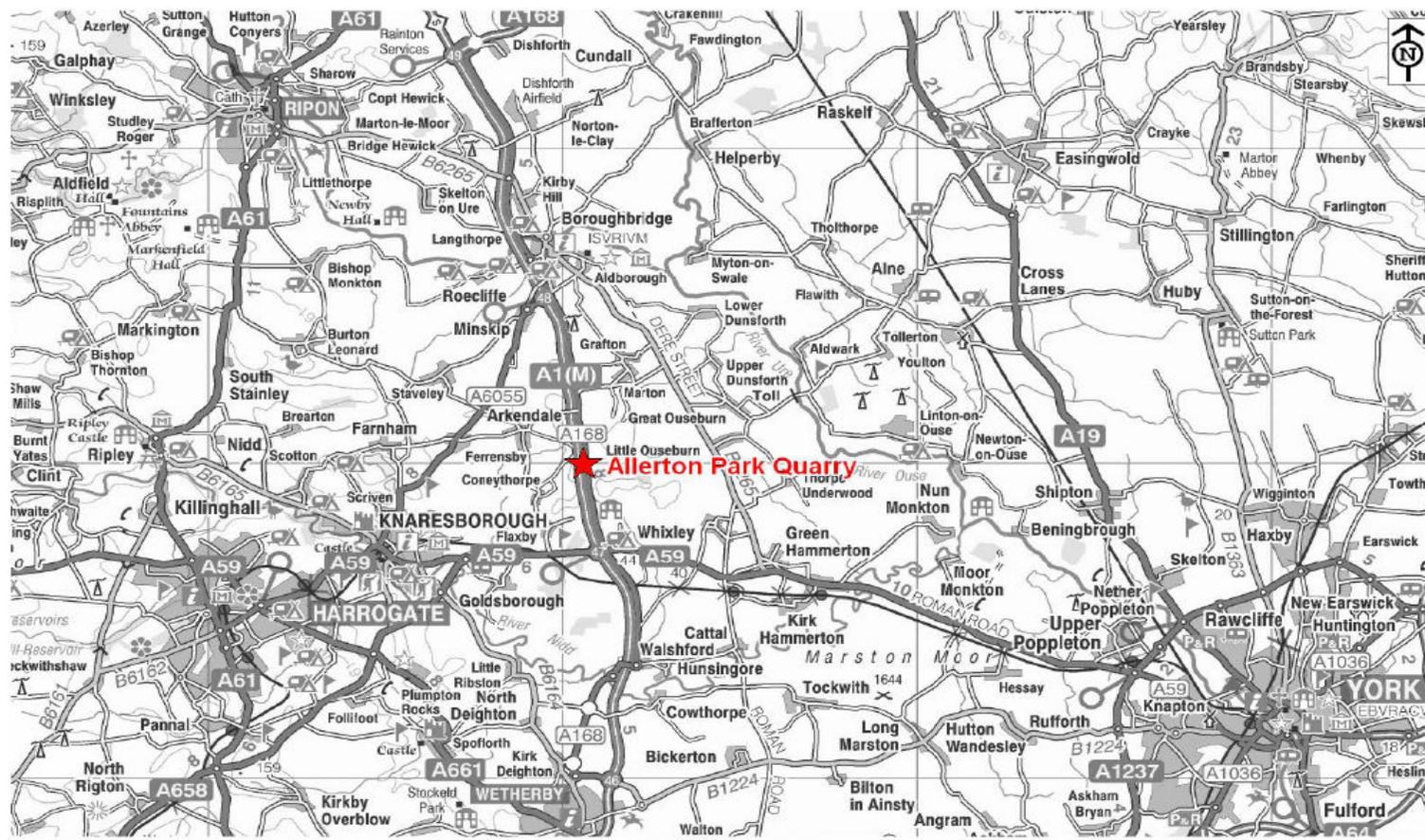
Cc: Ian Fielding - Project Director
Daryl Hill - WIDP Project Transactor
Amar Qureshi – Head of WIDP Commercial and Team and Contracts
John Enright – Head of WIDP Project Development and Scrutiny

Appendix A: Issues to be resolved prior to Commercial Close

- i. The Council's need to demonstrate to WIDP the appropriateness of potential funders Due Diligence at Commercial Close to provide assurance that new issues will not be raised between Commercial and Financial Close or if new issues are raised that they are managed appropriately so as to ensure Financial Close is achieved on obtaining Satisfactory Planning Permission or as soon as practicable thereafter.
- ii. WIDP will need to see a final version of the back-to-back sub contract between North Yorkshire County Council and City of York Council.
- iii. The Council's will need to demonstrate that the Council's liability, if any, in the scenario of failure to achieve Financial Close as a result of the project being unaffordable when Satisfactory Planning Permission has been achieved is documented appropriately. If the Council's are liable for costs under this scenario the Council's will need to demonstrate that budget has been allocated to pay such costs.
- iv. WIDP will need to understand what the Council's believe constitutes unaffordability for the project at Financial Close and how this will be reflected at Commercial Close and how the Council's, working with the Contractor, will manage the process of ensuring the project remains affordable between Commercial and Financial Close.
- v. The Council's will need to demonstrate that they have established an appropriate mechanism for managing the scenario were the Contractor fails to achieve a Satisfactory Planning Permission that results in Financial Close not being realised.
- vi. The Council's will need to demonstrate that Third Party Income compensation if Contract Waste is below GMT is appropriately set.
- vii. The Council's will need to demonstrate that the Capital Cost increase mechanism and the Longstop dates are appropriately set to ensure that the Council's have established a robust mechanism for ensuring the project remains deliverable in the event of delay on the delivery of a Satisfactory Planning Permission.
- viii. The Council's will need to demonstrate that they have appropriately incentivised the Contractor to complete the construction of the facility in accordance with the build timetable and that the Council's are not adversely affected by any delay.
- ix. The Council's will need to demonstrate that the financial Base Case that will be used for the purposes of the Project Agreement following Financial Close is appropriately set and that the mechanism for changing the model between Commercial Close and Financial Close is clearly documented.
- x. The Council's will need to demonstrate that they have agreed with the Contractor an appropriate level of senior debt funding coverage at Commercial Close that provides satisfaction that the project will be in a position to achieve Financial Close once a Satisfactory Planning Permission has been achieved. The Council's will also need to demonstrate that equity provision is also guaranteed to facilitate a timely Financial Close.
- xi. The Council's will need to demonstrate that the Project Agreement accurately documents the process for managing a split Commercial Close and Financial Close.

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Location plan of the proposed site



North Yorkshire County Council
Waste Management

North Yorkshire
County Council
10001 7948 2010

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Aerial Photograph of the proposed site



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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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Ref	Risk Heading	Definition	Contract Element
1. PLANNING RISKS			
1.1	Cost estimates for obtaining planning approvals	(a) Estimated cost of receiving detailed planning permission is incorrect;	Planning
1.2	Cost estimates for obtaining planning approvals	(b) Higher cost in satisfying unforeseen planning requirements (architectural enhancements)	Planning
1.3	Costs of appeal	Costs of appeal	Planning
1.4	Conduct and lodging of Planning not in accordance within the Project Plan	Lodgement not in accordance with the defined planning and construction timetable (planning submitted late) causing delay to project	Planning
1.5	Delayed planning permission	A delay in receiving planning permission may have broader cost implications for the project.	Planning
1.6	Rejection of planning application	Rejection of planning application will have knock on effect - delays, cost impact, and possible termination of contract specification deliverables	Planning
1.7	Planning permission conditions	Planning permission is granted with onerous conditions attached, which will have a knock on effect - delays, cost impact	Planning
1.8	Failure by contractor to comply with conditions of planning consents	Additional costs arising out of facility suspension or failure to comply with the conditions of any planning consents	Planning

2. DESIGN RISKS			
2.1	Failure to design to brief	Failure to translate the needs of the authorities, set out in the agreed Contract Specifications, into the design. Failure of design technology to provide a solution with effective integrated technology, may lead to additional design, construction or operational costs	Design
2.2	Design Development Timetable	The detail of the design should be developed within an agreed framework and timetable. A failure to do so may lead to addition design and construction costs.	Design
2.3	Failure to build to design (including life expectancy)	Misinterpretation of design or failure to build to agreed specification during construction may lead to additional design, construction or operational costs	Design
2.4	Change in project content by NYCC/CYC	The Council may require changes to the overall service specification - additional design and construction costs may be incurred.	Design
2.5	Change in design required by contractor	This is the risk that the operator will require changes to the design, leading to additional design costs.	Design
2.6	Failure of Design to meet environmental standards at contract award	Design may not comply with existing environmental standards	Design
2.7	Failure to design to incorporate flexibility	Design fails to accommodate change in terms of composition, calorific value, service input of waste	Design

Amey Cespa		
Risk Allocation		
Public	Private	Shared
	✓	
		✓
	✓	
✓		
✓		
✓		
	✓	

	✓	
	✓	
	✓	
✓		
	✓	
	✓	
	✓	

Ref	Risk Heading	Definition	Contract Element
2.8	Change in design required due to external influences	(a) There is a risk that the designs will need to change due to legislative or regulatory changes. (i) General	Operation
		(ii) Specific	

3. CONSTRUCTION AND PROPERTY RISKS

3.1	Incorrect time estimate	The time taken to complete the construction phase may be different from the estimated time.	Construction
3.2	Unforeseen ground/site conditions on new sites	Unforeseen ground/site conditions (SSIs, ecological, archaeological, etc.) may lead to variations in the estimated costs or project delays or an inability to deliver	Construction
3.3	Delay in gaining access to sites not in Authorities ownership	A delay in gaining access to the sites may put back the entire project	Property
3.4	Availability of utilities/ Infrastructure etc to provide service	The non-availability of necessary utilities	Construction
3.5	Theft of/damage to equipment/materials	Use of sub-standard materials and/or theft and/or damage to equipment and materials may lead to unforeseen costs in terms of replacing damaged items, and delay.	Construction
3.6	Responsibility for maintaining site safety	The Construction, Design and Management (CDM) regulations must be complied with.	Construction
3.7	Third party claims	The risk refers to the costs associated with third party claims due to loss of amenity and ground subsidence on adjacent properties.	Construction
3.8	"Compensation Events" (contractor gets time & money)	An event of this kind may delay or impede the performance of the contract construction phase and cause additional expense e.g. there is an Authority breach of obligation and therefore a change in contract influenced by the Authority or discriminatory or specific changes in law	Construction
3.9	"Relief Events" (contractor gets time but not money)	An event of this kind (outside of the Contractor's direct control) may delay or impede the performance of the contract construction phase and cause additional expense and lead to time extension. Examples include strike action, fire, explosion or shortage of power etc.	Construction
3.10	Force Majeure	In the event of Force Majeure additional costs will be incurred. Facilities may also be unavailable	Construction
3.11	Termination due to Force Majeure	There is a risk that an event of Force Majeure will mean the parties are no longer able to perform the contract	Construction
3.12	Main contractor default and sub-contractor cost for over runs	In the case of main contractor default, additional costs may be incurred in appointing a replacement, and may cause a delay	Construction
3.13	Poor project management	There is a risk that poor project management will lead to additional costs.	Construction

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Ref	Risk Heading	Definition	Contract Element
4.11	Force Majeure	In the event of Force Majeure additional costs will be incurred. Facilities may also be available?	Operation
4.12	Termination due to Force Majeure	There is a risk that an event of Force Majeure will mean the parties are no longer able to perform the contract	Operation
4.13	Obtaining and maintaining environmental permits etc.	There may be failure to obtain consents, many of which will require renewal on an annual basis	Operation
4.14	Sub standard plant operation	The assets may not operate as intended due to: - Sub standard maintenance - Sub standard materials - Sub standard quality of construction	Operation
4.15	Responsibility for maintaining health and safety, quality and environmental standards	Compliance with relevant health and safety, quality and environmental standards may be more than envisaged.	Operation
4.16	TUPE	(i) The cost of the transfer of the employment of staff under TUPE. This includes the cost of any legal appeals. (ii) Inaccurate information provided by the Council	Operation
4.17	TUPE - Estimated cost of restructuring the workforce providing services under the contract is incorrect	The cost of restructuring the workforce at any time during the operating phase, such as recruitment costs and redundancy payments.	Operation
4.18	Public Liability	Cost of third party claim for death, injury or other loss.	Operation
4.19	Termination due to default by the Council	The risk that the Council defaults leading to contract termination and compensation for the private sector	Operation
4.20	Default by the operator leading to step-in by financiers	The risk that the operator or individual service providers default and financiers step-in leading to higher costs than agreed in the contract	Operation
4.21	Termination due to default by the operator	The risk that the operator defaults and step-in rights are exercised by financiers but that they are unsuccessful leading to contract termination	Operation
4.22	Operational, maintenance and life cycle costs	Actual operational, maintenance and life cycle costs are different to that in the base case financial model	Operation

5. DEMAND RISKS			
5.1	Changes in the volume of demand for services	There is a risk that the volume of demand for waste services will change. This may occur due to demographic factors or changes in the size of the catchment area. i) below GMT	Demand
5.2		ii) between GMT and Forecast Level of Contract Waste	Demand
5.3		iii) Above the Forecast Level of Contract Waste	Demand
5.4	Changes in general waste composition	There is a risk that the composition of waste inputs will change	Demand
5.5	Acceptance of Contract Waste	Acceptance of Contract Waste in accordance with the Contract	Demand

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Ref	Risk Heading	Definition	Contract Element
6. PERFORMANCE RISKS			
6.1	Failure to meet performance standards	As set out in Schedule 1 Authority Requirements	Performance
6.2	Availability of service	Service is not available to accept Contract Waste	Performance
6.3	Contract Targets	a) Recycling Target as set out in Schedule 1 Authority Requirements	Performance
		b) Municipal Solid Waste Diversion as set out in Schedule 1 Authority Requirements	Performance
		c) Biodegradable Municipal Waste Diversion as set out in Schedule 1 Authority Requirements	Performance

7. TAXATION RISKS			
7.1	Changes in Corporate taxation	Changes in Corporate taxation may affect the cost of the project	Taxation
7.2	Changes in the rate of VAT	Changes in the rate of VAT may increase the costs of the project.	Taxation
7.3	Other changes in VAT	Changes in VAT legislation other than changes in the rate of VAT payable	Taxation
7.4	Landfill Tax	Changes in the prevailing rate of Landfill Tax in relation to the Authority's payment of the Service Provider's landfill costs up to the guaranteed level of diversion	Taxation
7.5	Landfill Tax	Changes in the prevailing rate of Landfill Tax where the Service Provider does not meet the guaranteed level of Municipal Solid Waste diversion as set out in Schedule 1 Authority Requirements	Taxation
7.6	Tradeable Permits ("The WET Act")	Changes in the basis of Tradable Permits	Taxation

8. FINANCIAL RISKS			
8.1	Income from processing Non Contract Waste	i) Income from the processing Non Contract Waste could be less than that in the Service Provider's Base Case Financial Model	Financial
8.2	Income from sale of Recyclates	i) Income from sale of recyclates could be less than that in the Service Provider's Base Case but Contract Waste delivered to the facility is greater than any minimum tonnage provisions	Financial
8.3		ii) Income from sale of recyclates could be less than that in the Service Provider's Base Case and Contract Waste delivered to the facility is less than any minimum tonnage provision	Financial
8.4		iii) Income from sales of recyclates could be more than that in the Service Providers Base Case.	

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Ref	Risk Heading	Definition	Contract Element
8.5	Income from electricity sales	i) Income from electricity sales could be less than that in the Service Provider's Base Case Financial Model but Contract Waste delivered to the facility is greater than any minimum tonnage provisions	Financial
8.6		ii) Income from electricity sales could be less than that in the Service Provider's Base Case Financial Model but Contract Waste delivered to the facility is less than the minimum tonnage provisions	Financial
8.7	General Inflation	i) impact on Unitary Charge	Financial
8.8		ii) impact on actual costs	
8.9	Business Rates	NNDR for the site	
8.10	Land Lease		
8.11	Excess Revenue Share	The Contractor may generate excess revenues for reasons other than third party income or refinancing gains	
8.12	Change in SPV structure	The contractor will continue to guarantee any performances as a result of any change in structure of the SPV	Financial
8.13	Insurance (I)	The contractor provides all necessary for the operation	Financial
8.14	Insurance (ii)	Cost of insurance through contract term	Financial
8.15	Insurance (iii)	Insurance of last resort	Financial
8.16	Foreign Exchange Risk up to financial close	Impacts the pricing of facilities and the unitary charge as part of the plant is sourced from the Eurozone	Financial
8.17	Foreign Exchange Risk after financial close	Impacts the pricing of facilities and the unitary charge as part of the plant is sourced from the Eurozone	Financial
8.18	Interest rate risk up to financial close	The risk that cost of financing increases above that used to initially price the contract	Financial
8.19	Interest rate risk after financial close	The risk that cost of financing increases above that used to initially price the contract	Financial
8.20	All in cost of finance (margins)	The risk of the all in cost of finance changing and the impact on the Unitary Charge (i) prior to financial close	Financial
8.21	All in cost of finance (margins)	(ii) After financial close	Financial
8.22	Refinancing	(i) Risk of ability to refinance as required by funders	Financial
8.23	Refinancing	(ii) Benefits arising from refinancing	Financial

9. TECHNOLOGY AND OBSOLESCENCE RISKS			
9.1	Unexpected changes in technology	Unexpected changes in technology may lead to a need to re-scale or re-configure the provision of services.	Technology & Obsolescence
9.2	Asset obsolescence	Buildings, plant and equipment may become obsolete during the contract.	Technology & Obsolescence

10. REGULATORY RISKS			

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Ref	Risk Heading	Definition	Contract Element
10.1	Legislative / regulatory change: discriminatory	A change in local authority specific legislation, taking effect during the construction phase, leading to a change in the requirements and variations in costs	Regulatory - Construction
10.2	Legislative / regulatory change: waste industry specific	A change in waste industry specific legislation, taking effect during the construction phase, leading to a change in the requirements and variations in costs	Regulatory - Construction
10.3	Legislative / regulatory change: general	A change in non-local authority general legislation / regulations taking effect during the construction phase, leading to a change in the requirements and variation in costs	Regulatory - Construction
10.4	Legislative / regulatory change: discriminatory	A change in local authority specific legislation/regulations, leading to a change in the requirements and variations in costs	Regulatory - Operation
10.5	Legislative / regulatory change: waste industry specific	A change in waste industry specific legislation/regulations, leading to a change in the requirements and variations in costs	Regulatory - Operation
10.6	Legislative / regulatory change: general	A change in non-local authority general legislation/regulations, leading to a change in the requirements and variation in costs	Regulatory - Operation
10.7	Compliance with existing environmental regulations/legislation	The facilities may fail to meet existing environmental regulations/legislation due to : - Inadequate plant design - Inadequate maintenance - Use of Sub-standard materials	Operation
10.8	Compliance with (a) new non-foreseeable or (b) an agreed list of environmental regulations/legislation	The facilities may fail to meet new environmental regulations/legislation	Operation
10.9	Legislative / regulatory change having capital cost consequences: Sector specific	Local authority specific changes to legislation / regulations may lead to additional construction costs, and higher building, maintenance, equipment or labour costs (eg landfill directive)	Regulatory - Operation
10.10	Legislative / regulatory change : compliance with Best Value obligations	Changes to legislation / regulations in respect of Best Value may lead to additional construction costs, and higher building, maintenance, equipment or labour costs	Regulatory - Operation

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11. RESIDUAL VALUE RISKS			
11.1	Rectification costs	the facility may require some form of rectification cost at handback	Residual
11.2	Decontamination of sites which are transferred at the end of the PFI contract to either the Authorities or another incoming contractor	(i) Decontamination costs could be significant from any/all sites. (ii) Allowance should also be made for any known or predictable contamination at the start of the PFI contract where operational 'asset' sites are transferred from the Authority to the incoming PFI contractor	Residual
11.3	"Fitness for purpose" of any premises transferred back to the Authorities at end of contract	The premises are required to be handed back in good condition	Residual
11.4	Cost of decommissioning	Cost of decommissioning	Residual

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Availability of commercial waste

During the procurement process both of the final two bidders used available reports and statistics (up to mid-2009) on commercial waste arisings to provide evidence that there would be sufficient commercial waste for them to target for supply contracts to their facilities. Both bidders provided in-house and independent evaluations concluding that there was sufficient commercial waste arising of sufficient quality to ensure that, with the correct marketing and gate price, commercial waste supply would not be a significant risk.

This was considered by both bidders within worst-case scenarios. The reports supplied by the bidders were evaluated during the bid assessment process and considered sound and justified, albeit based on the somewhat limited information available on commercial waste arising at that time.

The AmeyCespa commercial assessment report for their bid concluded that, considering estimates that 37% of the waste would be of an unsuitable composition for processing and that 50% of the waste would be recycled or recovered that there would still be in the region of 4.5 million tonnes of commercial waste arising within the Yorkshire and Humber region which might be suitable for targeting for waste supply. Reports from both final tenderers were considered by NYCC technical advisors during assessment of the final tenders and were considered to use relatively conservative approaches to estimating potentially available commercial waste tonnage although there is inherent uncertainty over the long-term predictions. This provided the councils with sufficient comfort on availability of commercial waste to enable appointment of Preferred Bidder.

Since appointment as preferred bidder, a further report projecting commercial waste arisings in North Yorkshire and York until 2026 has been produced by Urban Mines for AmeyCespa. The report identifies that commercial waste arisings are forecast to decrease by 0.45% in York and North Yorkshire between 2009 and 2026. This compares with a predicted 23% decline in commercial waste for the whole region by 2026 (Projection of Commercial & Industrial Waste Arisings in Yorkshire & Humber to 2026, Urban Mines 2009).

The difference is because North Yorkshire and York does not have the same level of manufacturing industry and therefore the reduction of waste related to a decline in these sectors is not expected to be as substantial as in other parts of the region. Retail & wholesale and other services make up a greater proportion of the economy and are forecast to continue to grow in York and North Yorkshire. These sectors, along with the public sector and food & drink are most likely to produce wastes that are combustible and suitable for treatment.

The recent report concludes that approximately 600,000 tonnes of commercial waste of a type suitable for treatment is produced annually in York and North Yorkshire (against a reducing forecast need of AmeyCespa from 60,000 tonnes to 10,000 tonnes over the life of the contract). This latest report

confirms that there is likely to be sufficient commercial waste will be available from North Yorkshire and York for the duration of the Contract.

Competition for commercial waste

Both of the final bidders pointed to diminishing landfill void reserves within the region and the need for alternative options for the disposal of the commercial waste. The National Waste Strategy promotes the development of treatment capacity to meet the needs of businesses as well as for municipal waste, and proposes mechanisms for diversion of commercial waste from Landfill. This and a rising landfill gate fee (with landfill tax) will make landfilling of commercial waste financially prohibitive and more waste producers will seek alternative outlets over time. As further evidence of commercial waste availability, AmeyCespa completed an assessment of expected commercial waste arising compared against existing facilities and future facilities within a 100-mile radius, which may compete for commercial waste supply contracts.

From this data and comparison against their expected commercial waste arising they conclude that the total demand for commercial waste from competing facilities will be in the region of 685,000 tpa. Compared against the 4.2mt of suitable available commercial waste arising, AmeyCespa concluded that approximately 3.5mt will still be available to target.

The Councils' Technical Adviser (SKM Enviros) considered that the assessment provided a reasonable appreciation of the facilities that are likely to be in direct competition for waste. SKM Enviros have also recently reviewed the data on planned and proposed facilities and, assuming the same 100 mile radius, they have concluded that other plants could also now be considered.

If these additional facilities become operational then they may also be in competition for the same waste streams. However, the majority of new facilities are part of PFI procurement processes where it is assumed that the majority of the waste will be municipal in origin and the need for commercial waste will be only a relatively small proportion of the capacity of the plant. The total additional capacity is approximately 4.0 million tonnes of which it is suggested approximately 1.2 million tonnes would be commercial. This would still leave a market for 2.3 million tonnes of commercial waste in the region (i.e 3.5mt identified by AmeyCespa above less 1.2mt identified by SKM Enviros).

Attention has been drawn to local competition for waste supply from alternative waste treatment facilities, notably the Ferrybridge facility. The proposed Ferrybridge plant has yet to built and is targeting a different waste stream than AmeyCespa. Treatment of residual waste at Ferrybridge would be dependent on additional upfront treatment of mixed waste to provide a fuel. The production cost of the fuel plus the cost of transport of the waste to Ferrybridge would need to be taken into consideration to arrive at an overall cost of waste treatment. AmeyCespa's facility at Allerton Park will be able to treat mixed and unprocessed commercial waste streams, and they are

therefore unlikely to be in competition with Ferrybridge for the same feedstock.

Other comments refer to “evidence of market saturation meaning there is not enough waste to fuel the growing regional, national and international market in waste for incineration.” This assertion is not supported by the evidence. It is widely recognised that there is a significant shortfall in residual waste treatment capacity in the UK. Indeed, an article in the June 2010 edition of the Chartered Institution of Wastes Management (CIWM) Journal (Incineration Transformation, Metcalfe, pages 46 – 49) concludes that even if all the potential incineration capacity ‘in planning’ was added to the existing capacity in the UK this would only deal with approximately 40% of all municipal waste produced in the UK. The article goes on to note that it is unlikely that all the planned facilities would be developed and estimates that if half the potential capacity was realised before 2020 then there would be capacity for approximately 26% of the total MSW waste produced in the UK.

Others have suggested that the Councils should not fund facilities that would present a commercial advantage for AC in terms of commercial waste treatment. This misunderstands the nature of the contract.

The capacity of the plant was determined by AmeyCespa taking into account the needs of the Councils and that AmeyCespa were in a competitive environment. The overall capacity of the plant is therefore a commercial issue determined by AmeyCespa as part of their tender.

The Council is not funding the facility, AmeyCespa are. The Councils are contracting to use the facility. AmeyCespa are then proposing to offer any spare capacity to local commercial customers who require a more sustainable and cost effective option than landfill. Income from commercial waste contributes to AmeyCespa’s overall income and is then used to subsidise the cost to the Councils. The net result of not providing for commercial waste, all other things being equal, would be an increased cost for councils and local businesses.

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Summary of issues raised and questions asked at Area Committees

QUESTIONS/STATEMENTS - CRAVEN
PFI provides capital up front – proposals for the operations are rather open-ended. How can value for money be factored into the proposals for the local tax payer, in the long term, when the PFI provider is likely to be making substantial profits for a significant period of time?
There had been no mention of contractors' waste within the proposals. A large amount of building waste is generated in North Yorkshire, which currently goes to landfill. There is a huge potential for recycling and re-using that material. Have those possibilities been explored?
In respect of the Anaerobic Digestion phase this would still produce a residue, so why waste time going through that process rather than sending that material directly for incineration?
Would there be any flexibility for change written into the 25 year contract to take account of future progress made on re-use, recycling, etc. during that period of time, ensuring that any new developments on the treatment of waste are taken account of?
What work had been carried out to ensure that the consultation event had been widely publicised in the Craven District, as the lack of attendance suggested that the majority of people in the District were unaware of the event?
A lot of work had been carried out in recent years to make the A59 safer. The proposals would result in a greater number of HGVs having to travel along the road. What efforts were being made, and proposals being put in place, to alleviate potential traffic problems on the A59?
The volume of waste is starting to decrease and under the coalition Government's plans was likely to decrease further. With expected improvements in respect of less packaging, re-use and recycling over the next 25 years how can it be guaranteed that the incineration method chosen would continue to receive the amounts of waste required to ensure that it remains cost effective?
Even where people were aware of the consultation meeting, many were unable to attend due to work commitments, because of the 10am start.
What risk is there, and, who is taking that potential risk, of advances in waste disposal leaving insufficient waste for the incineration process being proposed?
Part of the presentation outlined that there are a number of significant environmental impacts. Could more specific details of these impacts be provided?
Had anyone given consideration to the operation of the Cambridgeshire waste management system, provided by AmeyCespa, which did not use any thermal treatment, as requested at a previous presentation and was that information available?
Why was the meeting not moved to a more appropriate time to allow people who work to attend and express their views?
As the contractor has been identified, the detailed application will be determined by the Planning Committee and traffic issues would be included in the planning consultation, what would the Full Council Meeting be deciding in December?
As a member of Skipton Town Council, as far as I am aware, no notice has been provided to the Council of this consultation meeting.
What experience does the contractor have of running incinerators?
What would be the penalties if the Council decided that the project should not go ahead?
What guarantees could be given against the risk of contamination from the emissions to the surrounding area?
At the beginning of the process was any presumption made by either the Executive or Full Council as to what the technology used should be?

In respect of the Anaerobic Digestion phase what percentage of waste would be incinerated or thermally treated?
Is there a national energy strategy that this process can be linked to or are all Local Authorities developing individual projects to suit their own needs?
It would be beneficial to have comparable information from a similar facility, already operating in Hampshire, to provide guidance on what could be expected.
How many transfer stations were to be provided, where would these be located and would the planning applications for these be dealt with before the application for the main proposal?
Currently there is over 80000 tonnes of waste brought into Craven for disposal from the Bradford Metropolitan Borough, would this cease by 2014 at the latest?
Are Bradford Metropolitan Borough Council looking for a similar solution in respect of their waste disposal?
There are a number of concerns raised in relation to the potential effect emissions could have on health. Reassurance was felt that there is a stringent process that has to be met before the Licence is granted to carry this out.

QUESTIONS/STATEMENTS - HAMBLETON
What is the number of vehicle movements?
If the plant is shut down due to technical failure what is the capacity on site for storing waste and how long will it take before that storage reaches capacity?
What are the location details for the dispersion of noxious gases?
What is the prevailing wind direction?
Will the public be given access to documentation on dispersion modelling.
Timing of the meeting was criticised (midweek during the day) curtailed the number of people able to attend.
Have alternatives to thermal energy been considered?
Height of chimney stack (74M) excessive especially in what is a low lying tourist area next to A1.
If all recyclables were properly extracted, the volume of waste that remained to be incinerated would be negligible.
What percentage of ash will go to aggregate/landfill?
Do the statistics quoted for recycling include roadside collections?
What is the current cost of landfill, as compared to cost of landfill over next 25 years?
How many incinerators nationally were in the pipeline?
Will waste be imported from outside North Yorkshire to meet the targets?
Why is the NY recycling target 50%, when the target for other local authorities is 70%?
On 1/9/10 AmeyCespa took over the Cambridgeshire waste site (top performing waste treatment plant) that uses MBT to produce usable compost on farm land. At Cambridge no thermal treatment is used – NY should use Cambridge as example of best practice.
The location is environmentally sensitive and not suitable for thermal treatment because of local meteorological conditions and temperature inversions in the Vale of York.

What contingency plans does NYCC have for dealing with legal actions that will arise if decision to build plant is approved?
Cambridgeshire is comparable to North Yorkshire and should be used as an example of best practice as the treatment plant is both cost effective and realistic.
NY Times described PFI financing as a form of grant funding, is this correct?
If base rates increase as forecast to 8% or more, what will be the impact?
Who will the site belong to at the end of 25 years?
What happens if technology changes during the course of the contract?
What happens if during the course of the contract, the legal aspects of waste treatment change - who is responsible for covering the cost?
Why can't the compost the plant produces be used on farm land?

QUESTIONS AND STATEMENTS - HARROGATE
The Allerton Park site could be used for greater recycling than that proposed at present. This would also save AmeyCespa money compared to the present arrangement. The County Council should not hand over waste to AmeyCespa on their terms which would be highly profitable for them. The PFI would increase both bankers' bonuses and the expense incurred by North Yorkshire residents. It was desirable for AmeyCespa to handle all the waste themselves without reference to other incinerators which were located on our boundaries which might be prepared to take the waste. The financial model was flawed as highlighted by comments from four MPs. The banks would be queuing to provide PFI investments given the relatively low risk and high reward involved. Payback would be in eight years and then 17 years of profit to follow. This would be the largest contract ever entered into by North Yorkshire County Council and the level of expertise was queried which existed within the Authority to handle this. There was no need to rush into a contract in 2011 funds could be better invested.
In the spring of 2011 the results of a major new waste survey were due; would this have any impact upon the current proposals for Allerton Park? Ferrybridge Power Station will be converted into a multi fuel waste facility.
How has the County Council arrived at its present position particularly with regard to the 60:40 split? The financial aspects were often quoted as a secondary consideration however it was money and savings which came over most strongly in the presentations therefore why the 60:40 split?
The contract would not be viable, research suggested that there were flaws given the reliance of forecasts of waste volumes and recycling over 25 years. North Yorkshire County Council's "guesses" under estimated changes in custom and practice for example kerb side recycling. There was an over estimate regarding the growth in waste. If the facility was therefore over sized savings would never materialise in practice. The projected savings anticipated between 2020 and 2035 might actually become losses. Net present value would be minimal and therefore the County Council should perhaps re-evaluate the proposals. Pause signing the contract and review current waste trends with the view to developing a ten year contract instead.
What percentage of waste arriving at Allerton would be incinerated and what was the definition of recycling, would that include waste going to household waste and recycling centres or that extracted at the Allerton plant?
This was not very environmental friendly. Some operators used non incineration methods for example Dunarvon who had recently been taken over by AmeyCespa why couldn't use be made of that technology?
The Cambridgeshire situation was not that dissimilar to North Yorkshire and they had a fabulous environmental plant.

What modelling had been done regarding traffic flows as a result of the development of the Allerton site?
The Flincher Waste Management Policy rejected incineration as a way forward and were pursuing greener alternatives. They expected to divert 10% of their waste away from landfill by 2020.
Were arrangements not too far progressed to withdraw from the project?
Preference would be to see an alternative solution which excluded incineration.
Someone who had had involvement with PFI's previously was amazed at the length of the contract proposed and expressed concerns about North Yorkshire County Council's ability to manage such a large contract. Concern was expressed regarding the Great Ouseburn presentation which had been made by AmeyCespa at which no County Council Officers were present. Concern was expressed that the model proposed only looked at disposal arrangements undertaken by North Yorkshire County Council and it was felt that the model needed to look at both sides of the equation in terms of collection and disposal. It was also hoped that in view of the proposed duration of the contract that open book accounting would apply.
How would the scheme make energy from waste work given there was no market currently for heat capture?
Most effective energy from waste plants do utilise heat capture.
At the Parish Council meeting with the County Council some five to six weeks ago it had been agreed that a Professor would be given time to discuss his concerns in detail and there was disappointment that this had not been followed up to date. It was added that financial experts had noted that the proposed model was flawed. It was spoken of the difference between the capacity for 320,000 tonnes of waste to be accepted at the plant per annum when North Yorkshire is only expected to deliver 200,000. The short fall was anticipated to be met from industrial and commercial waste. On a recent feature on Radio York Bill Jarvis of AmeyCespa had spoken of the potential for landfill material to go through the plant. Reference was made to the Sheffield incinerator which had insufficient waste through put and were now applying gate fees of zero. Finally comment was passed about the democratic process which was felt was flawed and commented upon concerns previously raised by a County Councillor concerning Planning and Regulatory Committee.
So many meetings would not have been necessary if factual information had been readily available. Where would the commercial waste be burnt and would money arising from the production of electricity go to the County Council? Would outgoing steam from be fed back in to the boilers? What would be the noise levels arising from the use of fans to drive air over the roof fins? Would the chimney stack be high enough to distribute the emissions, would it be over 1,000 feet high? Had the Councillors been briefed on all of these aspects?
This was another example of new information coming out and not something that had previously been clear.
The life of the incinerator would be 25 to 30 years and would ownership at the end of this period reverted to the County Council? Would it be the County Council's role to decommission or dispose of the facility? What tonnages of heavy metals would be arising, dioxins etc? Concerns were expressed about fly ash and its impact upon infant mortality.
A recent survey of air quality in the region had found standards to be in breach of the desirable air quality targets. Would the incinerator help overcome this issue? Was the Allerton site originally due to be returned to a Greenfield site from 2015?
Would the scheme remain within budget and costs not escalate? Would any excess profits generated be reinvested to benefit North Yorkshire County Council projects?
Do the proposals take account of changes in packaging of goods? If there are no risks to human health why was such a tall chimney required? Before the decision is taken in December could a crane be put in place on site to simulate the height and visual impact of the chimney on the site?
Would the district continue to push for improvements in recycling rates rather than simply send waste direct to the Allerton facility? Why is such a tall chimney required?

<p>County Councillors should feedback the concerns expressed at the meeting. The project would proceed to planning stage and registered concern about the planning process and the appropriateness of voting on your own project. An open vote which was not whipped should be taken on this issue. It was sad that a Councillor had had to leave the Conservative Group as a result of this issue. District and Parish Councillors' views should be heard within the process. Expressed concern that figures were not available regarding traffic movements and also wished to know the volumes concerned for transfer stations.</p>
<p>Had the County Council acquired unbiased consultants' views ahead of tenders being sought? If the waste were shipped elsewhere how many years could we cope? Could planning be refused on the basis of the proposed height of the chimney and if so could the height be reduced? Could the public know which Councillors had voted for and against the proposal? When would Harrogate Borough Council have better recycling facilities?</p>
<p>A County Councillor had brought valuable independent advice to the meetings. North Yorkshire County Council was England's largest rural County and nano particles were more concentrated in sheep by 30 times and even more so in cattle by 50 times. There had been no mention of these statistics today. Was this American research familiar and would account be taken of it? What cancellation costs would be incurred if the contract was not awarded? A number of local people were frustrated as they had had protest signs removed from their private property by the County Council.</p>
<p>Individual approaches to Councillors had not been made on this issue. He expressed reservations about the County Council acting as Judge and Jury at the planning stage.</p>
<p>Earlier comments regarding Planning and Regulatory Committee were repeated and noted that concerns had been expressed to the County Council's Standards Committee.</p>
<p>Concern was expressed about some of the figures quoted in the proposals, which strained credibility. Why burn non-domestic waste? This was probably permissible until capacity was reached, but what if it was burnt purely to keep the incinerator busy? Would it be right to subsidise operations in this way - effectively with rate payers money? If the contract was not signed including an incineration element, could the County Council insist upon a non incineration option, or would the Authority really have to go back to square one and start again with tenders?</p>
<p>The capacity requirements should stay the same?</p>
<p>A balance had to be appropriately struck for a risk and reward scenario and this needed to be understood particularly at a time when services were being cut.</p>
<p>A very informative session had been provided and for the future would be interested to see the likely impact on the A59 in terms of transport implications.</p>
<p>A concern was expressed that County Councillors may be whipped to agree the solution.</p>
<p>An article in the Yorkshire Post had stated that the Esk Valley was a magnet for pollutants. Would this be affected by the Allerton Plant? How was the County Council encouraging Districts and public to recycle and compost more? If waste was exported outside of North Yorkshire couldn't costs be negotiated every three to five years? He also noted that a Councillor's questions had not been fully answered.</p>
<p>The Waste PFI Working Party was looking at the whole of the procurement process to ensure that arrangements were rigorous and robust.</p>
<p>A County Councillor recorded his thanks for the open and frank discussion throughout the session.</p>
<p>What would happen following County Council in December and Planning in February?</p>
<p>A County Councillor asked if the plant would incinerate any toxic waste?</p>
<p>Thanks for a useful meeting and highlighted the relevant pages on the County Council's website which covered many of the issues raised today. Finally he noted what very difficult decisions lay ahead.</p>

A County Councillor stated that it had been a very good meeting and looked forward to reading a transcription of all the public questions and statements made.
A County Councillor noted his appreciation for the opportunity to hear residents concerns on the issue.
Issues around the hazards to health had not been fully answered. Some effects might not manifest themselves until decades later for example chronic obstructive lung diseases these were caused by dust and irritant gases. Many Councillors would be dead before the effects of their decision might be felt. Concerns regarding fly ash were reiterated particularly regarding the dispersal of those at less than 2.5 microns which was very fine dust. It was explained that inorganic elements can attach to these and once ingested they will remain in the lungs some being carcinogenic. Direct evidence about the impact of this isn't available at the present time as it takes such a long time to develop.
It had been a very informative and useful meeting.
A Councillor advised that Harrogate Borough Council had that evening adopted a scheme to improve recycling rates by 2013.

QUESTIONS AND STATEMENTS - RICHMONDSHIRE
In terms of recycling would the proposals lead to all household waste being indiscriminately placed in one bin or would recyclables still be separated?
How long was the proposed contract for?
The figures provided did not appear to correlate with the experience of other incinerators operating in other parts of the Country. Where did the figures provided come from, and how had they been calculated? The financial viability of the scheme appeared to rely on 100,000 tonnes of commercial waste being available in the county at any given time, even taking into account potential inflation. What would happen if that was not available? There was likely to be further increases in recycling in the future which would further reduce the amount of waste available for the incinerator. Who would fund the project if it was not being used at the levels indicated and would recycling rates fall to ensure that the incinerator was being used to its maximum capacity?
There is a need for a change to be made, but there was an objection to incineration being the method used to change it. There are real concerns that other, safer methods of dealing with waste are not being considered. The solution being proposed was not based on environmental protection, as was purported, but was based on financial matters, as incineration gave more emissions and more CO2. There had not been an incinerator built in the USA for the last 15 years, for these reasons, and the developer was leading the Council by the nose in claiming to be the expert in these matters. In terms of the financial benefit, the figures quoted appeared to be changing by the week.
Only 4 County Councillors attended a conference last week that provided information on alternative plans for household waste. Why is the Council rushing head long into outdated technology with a 25-30 year contract?
Why has the Council abandoned usual commercial practice by not looking at alternative solutions?
Why has the Council not waited for the publication of the forthcoming DEFRA initiatives before making its decision?
The 'do minimum' figures provided do not add up.
Why are the Council not considering less risky alternatives?
What alternative solutions have been presented to the Council?
NYCC and AmeyCespa are spending a large amount of money selling the current proposal – what funding is being given to allow the case for

alternative solutions to be sold to the public?
Have NYCC built the cost of de-commissioning the waste park, at the end of the contract, into the figures provided?
What will be the optimum level of recycling?
Why is the Council not working towards a 70% recycling rate?
Why are recycle and re-use not being promoted more?
A climate change representative has been looking closely at the development of Anaerobic Digestion, and noted that a new generation of this process is close to being announced. Could the project be altered at this stage to take account of factors such as higher Anaerobic Digestion or is the proposal a 'fait accompli'?
Would the demand for commercial waste to assist the project compromise other projects in the area?
The real problem of transporting waste to a centralised facility, and the capital costs involved, could be addressed through the development of a number of smaller Anaerobic Digestion units throughout the area, with investment opportunities available for this through One North East. Has consideration been given to this?
Has any consideration been given to cross-border waste disposal and links into other regions?
What levels of particulates will be contained within the effluent?
Did the contract contain any financial penalties should the level of waste required to meet the optimum output fail to be met?
As the site chosen for the proposed facility was surrounded by trees and raised banks, what would be visible from a distance of around 1 mile away?
An attendee was unhappy with the timing of the Meeting and would have liked this to have been held at a time when more people could attend, as requested.
The presentation had mentioned that 17 different options had been considered, so why have County Council Members only being allowed to look at one of them?
In respect of the bottom ash from the Incinerator, how could this be considered to be a safe option? The Environment Agency have expressed concerns around the Zinc levels in this residue, and the USA have deemed them to be totally unsuitable for any purpose. What would happen if this material was found to be unsafe, having been used for highway maintenance, and then had to be dug up to widen the road, for example? A new EU directive was due to be published shortly on the re-use of bottom ash but the decision on the facility may come before this information is available.
Why did the recycling figures provided by the County Council's Treasurer not match those provided in relation to the consultation exercise?

QUESTIONS AND STATEMENTS - RYEDALE
What are the implications if the PFI didn't go forward, in particular re contracts with landfill sites?
Why was North Yorkshire County Council planning a facility that was twice as big as it needed to be? Why propose such a large plant and using a contractor who only operated one incinerator in the whole of Europe? Why speculate when the costs will not be known until two years time? There was a need to step back and look at recycling rather than build an oversized facility.
Describe the elements of risk within the contract?
What are the personal health risks?

To what extent had NYCC looked at increased recycling beyond 50%? There were many people in need of work and this could provide a good job creation opportunity compared to incinerating waste.
Why hadn't the meeting been held in the evenings to enable more people to attend? The presentation stated that North Yorkshire generates more waste than the national average.
What is the height of the chimney on the new facility and would this be visible from Ryedale?
If most materials were to be recycled and only the residue burnt, what percentage would be burnt?
County Councillors probably wouldn't ask many questions, explaining that Members had in fact seen many similar presentations of this information already.
If the contract was not awarded, then the existing landfill facilities at Allerton and Harewood Winn would continue to be used. Given Harewood Winn, which was deemed to be state of the art 'landform' when it was built 20 years ago; why couldn't another Harewood be created now? This would probably be much cheaper than the PFI option? Appropriateness of pursuing the PFI route? AmeyCespa's incinerator in Andorra; if waste was imported to support its throughput, also why more countries weren't using AmeyCespa in this field?
A further contribution about the importing of waste from other countries to Andorra.
Reference to an article covered by the Yorkshire Post quoting a professor who lectured on recycling. An example from the United States; some states had adopted legislation which required businesses to minimise plastics and packaging etc. If a similar circumstance arose in the UK would the plant have the flexibility to respond to such a change in the composition of waste?
Concern expressed that no alternative approach appeared to have been looked at. Reference to the waste hierarchy and the preference to reduce, re-use and recycle waste, ahead of incineration or landfill. Landfill was not a good way forward, although it might provide an opportunity to temporarily store waste for which there may be future markets when technology had developed further. Regarding incineration what nano particles would come out of the stack to date no answer to this question. The example of San Francisco where in 2000, recycling was 50% and is now up to 75%. In Ryedale recycling was already over 50% and if food waste were added approximately 73% could be achieved. If card and plastics were also added that would take the performance to 75% plus. Concerns about incorporating bottom ash with recycling performance, taking it up to 65%. The approach would take something non-toxic and make it toxic. Greater efforts to be made to separate waste to avoid this. 70 jobs projected to be created at the plant was poor and that if recycling was taken to the 70% - 80% level, this could create between 500 to 1,000 jobs. This would also avoid the need to commit £1.4b of expenditure. How much would it cost to recycle at an 80% level across North Yorkshire, in terms of green house gases, materials saved etc? Exactly what was in the toxic ash and what could be salvaged? There was a need to know the answers to these questions before an informed decision could be made. Reiterated desire for the Authority to put forward an alternative approach, as the choice currently faced was poor: to either stay with landfill or only move up the waste hierarchy by one notch. Stressed the need to concentrate on reducing, reusing and recycling.
If that were the case then increased recycling had not been taken sufficiently seriously.
Query about the 17 options considered and asked why this hadn't become apparent during previous consultation? Reference to the Harewood landform site, reflecting that some 20 years ago the proposals for the site had been openly considered. Could documentation be made available to the public which showed how the current preferred proposal had been arrived at?
This was clearly a very complex issue but was disappointed that the paying public couldn't see the result i.e. the scored rankings for themselves.

QUESTIONS AND STATEMENTS - SELBY
What is the number of vehicle movements?
What was the anticipated number of vehicle movements from waste transfer sites to plant?
What was the exact location of waste transfer sites?
What was the anticipated number of vehicle movements to/from waste transfer sites?
Would waste be separated at transfer sites?
Would transfer sites store waste in enclosed buildings?
Would planning permission be needed for transfer sites?
Is NYCC confident about its ability to negotiate successfully a contract of this size and complexity?
What happens if during the course of the contract cheaper alternative methods of dealing with waste emerge?
Does NYCC have a contingency plan?
What happens if AmeyCespa go bankrupt?
What happens if NYCC can't meet the stipulated minimum target for the amount of waste to be disposed of at the plant?
As the plant is capable of separating recyclables, wouldn't it be cheaper and more efficient if the districts stopped separating waste, and domestic waste was collected from one bin and was then separated into recyclables at the plant?
Concern at cumulative impact of plant – the local area already has Drax and there is a planning application for a similar plant at Ferrybridge.
Is it necessary for each county to have its own waste treatment plant would it have been better to adapt an existing plant (e.g. Teesside)?
The efficiency of the power generation is poor at the projected 28%.
Why isn't the heat produced by the plant used?
Maintenance – will routine maintenance affect the operation of the plant?
If the plant is out of action due to technical failure what would happen to the waste routinely collected by the districts?
How will the flue gases be cleaned?
What is the difference between domestic/commercial waste?
What happens to commercial waste in North Yorkshire at present?
The targets quoted for recyclables are too low
The volume of plastics will drop due to the high price of oil – what will be the impact of this?
Is there motivation for the districts to keep recycling rates low?
District Councils have an incentive to recycle as they get income based on performance.
The predicted saving of £9.2M is misleading, as during the three years the plant is under construction the County Council will still be paying for landfill costs.
The contract figures quoted, even allowing for inflation, are excessive and don't add up.
Will waste be imported from outside the county?
The site of the waste transfer stations needs careful consideration in order to minimise the number of miles the waste travels before being finally disposed.

QUESTIONS AND STATEMENTS - YORKSHIRE COAST AND MOORS

Why was the County Council pursuing a 25 year contract? This seemed a very long time. No allowance appeared to have been made for technical or social change. There was almost a disincentive to reduce waste and yet trends show that recycling is increasing. In view of this the excess capacity of the plant will it be used to process commercial and industrial waste – although it had been thought that the aim was to keep this to a very small amount?
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Not against incineration but was against the hauling of waste over long distances across the County. Had a satellite arrangement been considered where plants would feed energy into the grid via incineration locally?

Concern regarding the timing of meetings, feeling that this was not conducive to optimising public attendance. Noted that AmeyCespa would have further road shows and sincerely hoped that these would not be during the day time but at evenings or weekends when people were more easily able to attend. In the event of a Judicial Review, North Yorkshire County Council and York City Council could find themselves in a difficult position regarding public consultation. The important decision would be taken on 15 December 2010. Rumours abounded regarding the imposition of penalties if the contract wasn't awarded, in the region of £5m? Was this correct? Comment about the huge financial consequences for rate payers, 25 years being a very long time during which there would be inevitable change – technology, governments, public attitudes. Emphasis should be more on waste prevention then disposal. A Government report due out in 2011, would look at the nationwide strategy reflecting changes in public attitude and changing trends within the packaging industry and supermarkets. In view of this, wasn't a decision on 15 December therefore premature? Had all read the report of a Professor of Durham University which looked at issues around the composition of waste in the area? Changes in the practices of local industry were likely to have an impact upon the composition of waste. Reiterated view that there was insufficient emphasis upon the imperative to reduce waste and recycle. Had the County Council considered the alternatives thoroughly enough? The Professor's report supported the views expounded by a fellow attendee.

All County Councillors should be present to vote.

There was favour of diversion from landfill however no mention had been made of the emissions from the plant. What about carbon emissions, dioxins, heavy metals etc. How had these issues been considered?

Summary of issues raised in correspondence

Respondent Number	Correspondence Number	Issue	Summarised Comments
			KEY
			Comments made by
CGr			Campaign and Representative Groups
Com			Commercial organisations
DCo			District Council Members
MPM EP			Member Parliament/Member of the European Parliament
PCo			Parish/ Town Councils
Pub			Public

PCo 001	PFI/ 015	01	When will the consultation start?
Pub 001	PFI/ 016	01	If NYCC is going to build a waste incineration plant, please make sure its a Waste to Energy plant and then at least we derive some use out of our waste
Pub 008	PFI/ 017	01	Information request response forwarded after previous dialogue
Pub 002	PFI/ 021	01	Waste Incinerator at Allerton Park makes very little sense - such an incinerator is designed to produce electricity this requires access to a large supply of water and access to the national grid. Allerton has neither of these therefore there will be a Financial cost and Environmental impact- pylons to tie up with the National Grid.
Pub 002	PFI/ 021	02	Local road system will have additional traffic which is already is great use.
Pub 002	PFI/ 021	03	Why, when the existing power stations near Selby possesses access to both water and the National Grid as well as having access to rail network, they are not being considered? The proposal to site the incinerator at Allerton makes no sense whereas locating it next to an existing power station, especially one that it is coal fired does. Please, therefore, let me know exactly why Allerton has been chosen
Pub 003	PFI/ 022	01	This will be deeply unpopular and I am disgusted that you have wasted taxpayers money on what will be at best a very expensive battle and at worst, and I sincerely hope this will be the case, a failed planning Application. You had the chance to go to consultation before deciding on a controversial strategy but have ignored that opportunity You say you will now consult. Will you drop plans for the incineration aspect of the strategy if the public are against it?
PCo 002	PFI/ 028	01	On behalf of Parish Council I would like to register an interest in the details of the long term PFI contract to manage household waste generated by residents of North Yorkshire and City of York at the Allerton site. Please send up to date information.
Com 001	PFI/ 029	01	I would appreciate if you could let me know the total value of the waste PFI contract (including civils value)
Com 001	PFI/ 029	02	and the design company working for the scheme

Pub 004	PFI/030	01	Protest against waste strategy proposal, They are based on unrealistic targets for recycling that overplay the financial case for a single 'super-facility' for the entire County. They are misleading because recycling rates will be much higher than predicted, with the result that landfill costs will drop significantly
Pub 004	PFI/030	02	Strategy based on old technologies including incineration which has one of the highest levels of CO2 emissions.
Pub 004	PFI/030	03	Ignores new government commitments to a massive increase in recycling and a review of waste strategies
Pub 004	PFI/030	04	Ignores the public views of today relying on consultation completed several years ago.
Pub 004	PFI/030	05	Urges member to oppose and asks for a review to include increased recycling
Pub 004	PFI/030	06	At time of spending cuts it would be irresponsible to continue with the current strategy without careful review.
Pub 005	PFI/031	01	There is a lot of concern being expressed about NYCC waste treatment intentions and a lot of confusion. Request for information regarding contractors and are we going to build an incinerator at various location(s) My County Councillor can't or won't tell me anything. Your NY times only mention that May Gurney have taken over NY Waste management. Your web tells me that there is an Exhibition at Boroughbridge for local people on July 15 th . What is going on?
Pub 006	PFI/032	01	Incinerator would produce highly toxic nanoparticles. How will you ensure these particles do not damage health of local children as they inhale them in daily?
Pub 007	PFI/033	01	Request for detailed list of recyclable materials and non recyclable materials which you wish to incinerate.
Pub 007	PFI/033	02	Suggests the hire of a 250 ft high crane for a week to give local residents an in sight of what they will be living with.

Pub 007	PFI/033	03	Where will the 6000 tons of toxic fly ash produced every year from the filters will be dumped?
Pub 007	PFI/033	04	Where will the 70 workers come from, I would expect as usual these will be migrant workers there are none locally!!
Pub 007	PFI/033	05	What penalties will NYCC suffer if they fail to come up with enough waste
Pub 007	PFI/033	06	You say 10% of waste will still go to landfill will this be at Allerton park if yes what is the remaining capacity of Allerton park
Pub 007	PFI/033	07	Will there be an operators licence to keep HGVs at Allerton park if so how many
Pub 007	PFI/033	08	Proximity to homes 200 m and 500m away - why weren't these houses taken into consideration when choosing the site
Pub 007	PFI/033	09	why haven't we been consulted (homes within proximity of Allerton Park)
Pub 007	PFI/033	10	With regards your reply to the property price we have already been informed by a NYCC council that property prices will fall by at least 20% in local villages I am 500m or so form the incinerator and my land adjoins the site I am currently having a before and after valuation carried out
Pub 008	PFI/034	01	How does the project save the Council £320 million - hasn't this figure just been estimated against 'do the minimum' option where escalating landfill taxes make 'doing the minimum' (ie continuing to put all rubbish in landfill) a very expensive option, when in fact there are many more cost effective options to consider . Even to the extent that over 25 years, the Council is saddled with paying far more to you than would have been the case if the alternatives had been introduced from the start?
Pub 008	PFI/034	02	What happens after 25 years - do you dismantle the facility?

Pub 008	PFI/034	03	Isn't the benefit of the electricity generation from incinerating the rubbish insignificant when you aim to produce annually 24mw, how can you justify the infrastructure for such a small amount of power.
Pub 008	PFI/034	04	What are your plans if planning permission for Allerton Park is refused?
Pub 008	PFI/034	05	Would you engage with the Council if they had a change of heart and decided to ask you to completely rethink the strategy along the principals of reduce, reuse and recycle - without an incinerator?
Pub 008	PFI/034a	06	Offer to work with the council to explore if there are viable, cleaner, greener and more economical alternatives to dealing with waste.
Pub 008	PFI/034a	07	Request for contact for details for Yorwaste (Scarborough Power project)
Pub 008	PFI/034b	01	Request for links to DEFRA LATS allocations and AmeyCespa Websites and details of the active and inert waste split
PCo 001	PFI/036	01	Could you please explain exactly what 'very extensive consultations' are, and what is their geographical extent? Surely the whole of NY should be involved?
PCo 001	PFI/036	02	Also, can you please explain why Marton cum Grafton is not on the planning consultee list on this NYCC webpage https://onlineplanningregister.northyorks.gov.uk/Online%20Register/
Pub 009	PFI/037	01	Your support is needed - VOTE NO TO INCINERATION - I write to urge you to oppose this strategy so that a review can take place which will hopefully lead to a more environmentally friendly way forward.
Pub 009	PFI/037	02	These plans are based on unrealistic targets for recycling that overplay the financial case for a single 'super-facility' for the entire County. They are misleading because recycling rates will be much higher than predicted, with the result that landfill costs will drop significantly
Pub 009	PFI/037	03	The strategy is based on old technologies, including incineration, which has one of the highest levels of CO2 emissions

Pub 009	PFI/037	04	It ignores the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies
Pub 009	PFI/037	05	It ignores the public's view today, instead relying on consultations completed several years ago.
Pub 009	PFI/037	06	I have found it difficult to recycle with very little help from the local council. We have no recycle point that is less than 5 miles away and we have no facilities in the form of bins provided.
Pub 009	PFI/037	07	The colossal cost of this incineration plant could be better placed helping families by providing better facilities and educating the public about the benefits of recycling.
Pub 009	PFI/037	08	There are so many negatives around incineration, environmental, health and cost and is without doubt the wrong way forward
Pub 009	PFI/037	09	Would you please read the attached presentation and consider the points made?
Pub 010	PFI/038	01	If NYCC fall short in the supply of waste will AmeyCespa impose fines on NYCC?
Pub 010	PFI/038	02	Also has European recycling rates and co2 emissions been taken into consideration,
Pub 010	PFI/038	03	What happens if in 10 years time EEC says no incineration you are signed up for 25 years.
Pub 010	PFI/038	04	I live quite near this site I am also concerned about Nanoparticles entering my blood stream
Pub 010	PFI/038	05	You cannot guarantee this is safe they told us asbestos was safe in the 50's. What unbiased report has been carried out to show this is the best way of getting rid of waste you can not rely on AmeyCespa who have a financial interest in this facility

Pub 011	PFI/039	01	We urge you to give careful consideration to what is proposed and to oppose it.
Pub 011	PFI/039	02	Do not commit us to a £900 million spend over 25 years. Given the current financial difficulties can we afford such expense? What about the other services that will suffer because of this commitment? Do you realize that there are significant penalty clauses associated with this proposal? As part of the contract it is understood that a certain level of waste is needed to feed the incinerator. If this level is not reached the contractor is able to recoup costs from North Yorkshire County Council (i.e. ratepayers) and these penalties are believed to be significant. Are you really prepared to expose the council and the ratepayers to this level of financial risk?
Pub 011	PFI/039	03	This proposal is in opposition to the new government's position on waste management in which they call for a "zero waste" strategy. In the coalition agreement it is stated in the Energy and Climate Change section that: "We will introduce measures to promote a huge increase in energy from waste through anaerobic digestion" -there is no mention of incineration.
Pub 011	PFI/039	04	The proposed facility locks us into outdated technology (incineration) for 25 years and creates increased CO2 emissions as outlined above.
Pub 011	PFI/039	05	Virtually all of this waste could be recycled or reused and disposed
Pub 011	PFI/039	06	Incinerators also prevent recycling as they have to be fed once built
Pub 011	PFI/039	07	They cost jobs in recycling/reuse and they prevent the take up of new and better emerging technologies due to their capital investment and 25 year lifespan
Pub 011	PFI/039	08	The deal centralises waste disposal when we should be de-centralising and dealing with the waste in smaller facilities, run by local companies that can react quickly to changing waste management technologies.
Pub 011	PFI/039	09	There is a huge amount of evidence worldwide that shows just how damaging waste disposal incinerators are to human health via air pollution.
Pub 011	PFI/039	10	Waste will be transported from across the entire county of North Yorkshire to this facility and possibly even from outside to feed this incinerator. Further HGV traffic will only further exacerbate the current problems, not to mention lead to even poorer air quality, which was recently highlighted as slipping below acceptable standards already in towns such as Knaresborough, which is very close by.
Pub 011	PFI/039	11	We urge you to and NYCC to take a lead in the country by exploring methods and technologies other than incineration and setting and achieving much more aggressive recycling targets

Pub 012	PFI/040	01	I strongly oppose the proposed incinerator at Allerton Quarry and to ask you to vote against it when the time comes.
Pub 012	PFI/040	02	I don't believe that there is no health risk.
Pub 012	PFI/040	03	The cost will be enormous and there are alternatives to incineration
Pub 012	PFI/040	04	Investment should alternatively be made in recycling companies.
Pub 012	PFI/040	05	If built the incinerator will have more capacity than there is waste, which means waste will be brought to it from outside the county
Pub 013	PFI/041	01	I am extremely concerned about the increase in our rates bills that would result from the building of a very expensive incinerator at Allerton. This would affect the North Yorkshire County Council residents for many years to come.
Pub 013	PFI/041	02	In the current economic climate this cost seems unnecessary and should not be rushed into before we have worked to increase our recycling rates and can see if there actually is a need.
Pub 013	PFI/041	03	I do not object to Allerton as a waste disposal site but urge you to take care as to the scale of the operation. We do not want to be saddled with processes that cost us huge amounts of money to set up and only seem to benefit AmeyCespa and other regions wishing to dispose of their waste!
Pub 014	PFI/042	01	I write to protest against the current NYCC waste strategy proposals they are based on unrealistic targets for recycling that overplay the financial case for a single 'super-facility' for the entire County. They are misleading because recycling rates could be much higher, with the result that landfill costs will drop significantly
Pub 014	PFI/042	02	The strategy is based on old technologies, including incineration, which has one of the highest levels of CO2 emissions
Pub 014	PFI/042	03	It ignores the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies

Pub 014	PFI/042	04	It ignores the public's view today, instead relying on consultations completed several years ago.
Pub 014	PFI/042	05	North Yorkshire has a recycling rate of 44%. The current plan is to only increase recycling by 0.5% between 2013 and 2020 (this just half of one percent in 7 years). This is totally unacceptable when other areas of the country are already achieving over 70% (South Oxfordshire). Other councils across the country have voted against incineration in favour of 100% Anaerobic Digestion, a clean and safe waste disposal method
Pub 014	PFI/042	06	I ask that you push for a big increase in recycling, thus removing the need for such a colossally expensive and risky venture. We should not be tied to a single contractor and a single method of waste disposal for the next 25 years. At a time of deep Government spending cuts, it would be irresponsible to continue the current strategy without careful review
Pub 015	PFI/043	01	I am writing to you to urge you to oppose these plans as they are based on unrealistic targets for recycling that overplay the financial case for a single 'super-facility' for the entire County. They are misleading because recycling rates will be much higher, with the result that landfill costs will drop significantly
Pub 015	PFI/043	02	The strategy is based on old technologies, including incineration, which has one of the highest levels of CO2 emissions
Pub 015	PFI/043	03	It ignores the new Government's recent recommendations for a moratorium on incineration projects and its commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies
Pub 015	PFI/043	04	It ignores the public's view today, instead relying on consultations completed several years ago.
Pub 015	PFI/043	05	I ask that you push for a big increase in recycling, thus removing the need for such a colossally expensive and risky venture. At a time of deep Government spending cuts, it would be irresponsible to continue the current strategy without careful review
Pub 006	PFI/044	01	The so called independent expert present (Harrogate Roadshow 17/07/10) is in fact paid by Cespa - so not really independent at all 'he who pays the piper etc'.
Pub 006	PFI/044	02	None of the presentation material mentioned the dangerous nanoparticles it will emit. When I spoke to the 'independent expert' on the subject of nanoparticles - the first three things she said to me were - yes it will emit nanoparticles - yes they are dangerous- yes they spread widely and cannot really be measured accurately QED After that she tried to reassure me that there was nothing to worry about!!

Pub 006	PFI/ 044	03	This roadshow is strong on the so called pros and very weak on the cons - no surprise there. When are you and the Council going to put on a truly independent and balanced roadshow, giving the public both the pros and cons for their consideration?
Pub 006	PFI/ 045	01	The Scottish Protection Agency's (SEPA) comprehensive health effects research concluded "inconclusively" on health effects in Oct. 2009. The authors stress, that even though no conclusive evidence of non-occupational health effects from incinerators were found in the existing literature, "small but important effects might be virtually impossible to detect". The report highlights epidemiological deficiencies in previous UK health studies and suggests areas for future studies. Scotland is taking a much more cautious 'we do not know all the facts' stance. So why is England being so sanguine?
Pub 006	PFI/ 045	02	You quote the Health Protection Agency report - they say "any potential risk of cancer due to residency near to municipal waste incinerators is exceedingly low and probably not measurable by the most modern techniques" Just because something is not measurable it does not mean that it does not exist or that the risk is small. Any decent scientist would confirm this point. How can the HPA be sure that the cancer risk is low if it's not measurable? Please send me the 'proof' of how they reach this conclusion. Not the evidence (which is always partial) - I'm looking for their PROOF.
Pub 006	PFI/ 045	03	Bonfires and fireworks do emit higher percentages of nanoparticles but of course this argument is fallacious. These bonfires are dispersed across the British Isles and nanoparticles emitted are percentages of a relatively small plume of smoke in each case for a short period. What we are talking about at Allerton is 1% of an enormous amount of smoke concentrated in one location and generated day after day 24/7 for years, much of it likely to be being dumped on small children one mile away. And again because as you say there are no known proven links between ultra fine particles emitted from incinerators and measurable health impacts- does not mean there aren't any. What we do know is that these nanoparticle air emissions are NOT regulated or measured and are certainly not removed by the incineration plant's filters. They travel long distances penetrate deep into the lungs, cross into the bloodstream and then the blood/brain barrier. So - I ask again, how will you ensure these particles do not damage the health of these growing children as they inhale them in daily?
Pub 006	PFI/ 045a		America-like the UK is only just waking up to the potential dangers of nanoparticles Here are some findings from across there....(several non referenced points in support of above).
PCo 003	PFI/ 048	01	This parish has had no information or consultation regarding the above proposal. The subject of waste disposal (household and commercial) is continually discussed at every level, it affects us all and to assume that there is no need to explain not only the amount of money involved in setting up this scheme, but also the processes of incineration and what is involved, is both high handed and inexcusable of the County

PCo 003	PFI/ 048	01	Our coalition government is advising that local communities be involved in how councils are spending their monies and this is a very good example of tax payers being side-lined by their County Council. We ask that you arrange a public meeting to clarify your proposals.
Pub 016	PFI/ 049	01	LIKE many York residents, I am worried the council is preparing to sign a contract for a new incinerator to be built at Allerton quarry.
Pub 016	PFI/ 049	02	Although the incinerator contains some positive design elements, most of its waste will be burnt - thus adding to York's CO2 emissions
Pub 016	PFI/ 049	03	The biggest problem with this incinerator is the fact that it ties the council into a contract for 25 years. This contract stipulates that York must supply the private operator with at least 80 per cent of a pre-arranged level of waste - if the city fails to do this, then the council must compensate the company.
Pub 016	PFI/ 049	04	York residents will surely be concerned about any contract which offers an incentive to the council to keep producing high levels of waste. If York is to play its part in combating climate change, then the council should be looking at long-term strategies to reduce the amount of waste produced in the city - not signing 25 year contracts that trap us into a cycle of consumption that the planet simply cannot afford
Pub 017	PFI/ 050	01	Can you confirm that all domestic waste and some commercial waste from every part of North Yorkshire is to be brought to Allerton? Is NYCC to be responsible for collection and delivery to Allerton? In view of escalating fuel costs and possible shortages in the foreseeable future, never mind congestion and wear and tear on the highways, this seems a ludicrous and very short sighted proposal. Not at all in keeping with a 'green image'. Do you have a transport scheme in mind which does not involve bin lorries travelling from every location in North Yorkshire to Allerton
Pub 006	PFI/ 051	01	Were Drax, Ferrybridge or other power station sites considered for this proposed incinerator? They have the space, the technology, the road network and one more chimney would not make any difference.
Pub 008	PFI/ 052	01	Request for information and links to the Defra website for the LATS Allocations per Council

Pub 008	PFI/ 052	02	What the Council will be paying per tonne of waste processed at Allerton once it is up and running?
PCo 004	PFI/ 053	01	Against the NYCC Waste strategy proposals as they are based on unrealistic targets for recycling that overplay the financial case for a single 'super-facility' for the entire county and because recycling rates will be much higher than predicted, with the result that landfill costs will drop significantly
PCo 004	PFI/ 053	02	The strategy is based on old technologies, including incineration, which has one of the highest levels of CO2 emissions
PCo 004	PFI/ 053	03	It ignores the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies
PCo 004	PFI/ 053	04	It ignores the public's view today, instead relying on consultations completed several years ago.
PCo 004	PFI/ 053	05	The Council urges the County Council to reconsider this plan and seek a thorough review of the way forward In particular it asks that the County council pushes for a big increase in recycling, thus removing the need for such an expensive and risky venture. At a time of Government spending cuts, it would be inappropriate to continue the current strategy without careful review
DCo 001	PFI/ 054	01	Cllr has been given a gate fee for the proposed plant by the above but wants to check if it is correct at between £80-85 per tonne as he was surprised it was as much as this especially compared to the Ferrybridge gate fee at £35/tonne. When I was on the group the latter did have the pre-treatment by an MBT prior to incineration which would be an additional cost presumably. Also he would like to know what the current gate fee is at Scorton?
Pub 018	PFI/ 055	01	I wish to protest against the current NYCC waste strategy proposals. They are based on unrealistically low targets for recycling that exaggerate the financial case for a single 'super-facility' for the entire County. The proposals are misleading because the amount of waste produced is already dropping due to less packaging, and recycling rates could rise much higher and more quickly than assumed in the current waste strategy, with the result that landfill costs would drop significantly. Such a large incinerator and waste management plant is simply not needed in North Yorkshire
Pub 018	PFI/ 055	02	NYCC's current proposals are based on North Yorkshire achieving a recycling rate of 50% only by 2020. We're not far from that figure today. If we recycle more, the need for a huge facility like this will go. Recycling reduces the need for landfill and what is left can be processed more efficiently using newer technologies.
Pub 018	PFI/ 055	03	NYCC's waste strategy proposals claim that incineration is the best way forward. Has NYCC calculated how much an alternative strategy based on increased recycling and waste reduction would cost? There appears to be no "Plan B" - only the one developed by a private contractor that has a vested interest in maximising the amount of waste it can incinerate. Where are the costs for an alternative, green solution based on higher levels of recycling?

Pub 018	PFI/055	04	Surely North Yorkshire can recycle more. Within the county, some districts are already recycling over 50% and 60-70% could be achieved relatively easily and quickly. For example, this year Craven District Council announced that the amount of household waste going to landfill has plummeted since the introduction of Alternate Weekly Collections (AWC) Elsewhere, South Oxfordshire has just rolled out its new recycling scheme and in the first period of its operation has achieved rates of 71%.
Pub 018	PFI/055	05	Other counties are also reducing the amount of waste directed to landfill without resorting to incineration. Lancashire dropped its plans for incineration in favour of Anaerobic Digestion and Mechanical Biological Treatment (MBT). This process, common in Europe and the USA, Lancashire's target for recycling by 2020 is now 61%, compared to North Yorkshire's target of 50%. West Sussex County Council signed a £1 billion deal with Biffa to process 327,000 tonnes of waste per year, using similar technology to that used by Lancashire. Has NYCC been in contact with any of these councils to research an alternative strategy?
Pub 018	PFI/055	06	There will be no incentive to recycle more or to produce less waste. In fact, if waste levels fell and the district councils sent less waste to be incinerated, there would be financial penalties. Would waste then have to be brought in from outside North Yorkshire to fuel the incinerator?
Pub 018	PFI/055	07	Every person in North Yorkshire will end up paying for this, directly in unnecessary increases in Council Tax or indirectly in reduced investment in other public services.
Pub 018	PFI/055	08	North Yorkshire will be locked into a 25-year deal, unable to respond to new technical innovations in waste management, or to changes in national and EU regulations on waste management. What happens if the costs of incineration go up, or if waste levels fall dramatically as they are expected to do as we move towards a "Zero Waste" economy?
Pub 018	PFI/055	09	The current strategy is based on incineration, which has one of the highest levels of CO2 emissions of any method of waste disposal.
Pub 018	PFI/055	10	NYCC's current proposals fly in the face of the new coalition Government's commitment to reduce CO2 emissions, increase recycling and reduce waste, and comes at a time when a major review of all existing waste strategies is about to start. The new coalition is committed to massively increasing recycling - why is North Yorkshire not following this lead?
Pub 018	PFI/055	11	NYCC's current waste strategy proposals also completely ignore current public opinion, which is strongly in favour of large increases in recycling, instead relying on consultations completed several years ago.
Pub 018	PFI/055	12	I urge you to oppose this plan and instead ask for a thorough review of the best way forward. In particular I ask that you push for a big increase in recycling, thus removing the need for such a colossally expensive and risky venture. At a time of deep Government spending cuts, it would be irresponsible to continue the current strategy without careful review.

Pub 018	PFI/055	13	Why build such a huge facility?
Pub 018	PFI/055	14	Where would the large amount of waste needed to continue to fuel the incinerator come from? Would it be brought in from outside North Yorkshire? If so, why should we pay for this?
Pub 014	PFI/056	01	I would be grateful if you could provide me with a list of venues in the whole of the North Yorkshire region, with the dates, where AmeyCespa will be hosting public exhibitions about the proposed Allerton Waste Recovery Park.
Pub 014	PFI/056	02	I would also be grateful if you could provide the names of the Country Councillors who will be present at each of the exhibitions to answer questions from the public relating to the scheme
Pub 014	PFI/056a	01	<p>On 15 June 2010, the Secretary of State for the Department for Environment, Food and Rural Affairs the Rt Hon Caroline Spelman MP announced that the Government would undertake a full review of waste policy in England. http://www.defra.gov.uk/corporate/consult/waste-review/index.htm The Review of Waste Policy will look at all aspects of waste policy and delivery in England. Its main aim will be to ensure that we are taking the right steps towards creating a 'zero waste' economy, where resources are fully valued, and nothing of value gets thrown away.</p> <p>All comments and suggestions received in the discussion or to the survey before 9 September 2010 will be considered and fed into the Review. The Call for Evidence will close on 7 October 2010. The early results of the Review will be made available in Spring 2011. I would like to enquire if North Yorkshire County Council and City of York Council have any intention to participate in this national Review of Waste Policy and if not, the reason for that decision. As the date of the final vote about the proposed waste facility at Allerton Park in October 2010 is clearly out of sync with the above dates, I request that NYCC postpone the vote at least until the FINAL results of the national review are made public.</p>
Pub 019	PFI/058	01	What are you predicting to be the tonnage of municipal waste for each year between now and 2040 generated by NYCC?
Pub 019	PFI/058	02	How much do you think recycling efforts will reduce that amount by?
Pub 019	PFI/058	03	What assumptions do you make regarding population growth and how that may influence municipal waste levels?

PCo 005	PFI/ 059	01	Very unhappy about NYCC's waste management plan and recent commitment to a 25yr deal to divert waste to a centralised facility
PCo 005	PFI/ 059	02	There was no consultation with our communities on this specific plan
PCo 005	PFI/ 059	03	We call on NYCC to implement a moratorium on the current plan and look at waste management requirements again in the light of recent technological developments and best practice
PCo 005	PFI/ 059	04	We call on NYCC to take a lead in the country setting and achieving much more aggressive recycling targets
Pub 020	PFI/ 060	01	I am writing to object to the proposal that there will be an incinerator at Allerton Park. I will do all in my power to oppose the incinerator.
Pub 020	PFI/ 060	02	According to reports I have read on incinerators, Health effects of Waste incinerators –British Society for Ecological Medicine (2008), there will be various pollutants emitted particularly dioxins. I do not want this land , my grazing animals and ourselves to be eating these pollutants
Pub 020	PFI/ 060	03	I don't believe incineration is the answer. Less rubbish will be recycled
Pub 020	PFI/ 060	04	It has been stated that this is the first incinerator of this type in the country, therefore untried and untested.
Pub 021	PFI/ 062	01	I would like to formally lodge my concerns with you, I can see no benefits to having the biggest waste facility in the UK on my doorstep, regardless of any future environment implications that we are unable to predict at this point.
Pub 021	PFI/ 062	02	I am sure that the incinerators that were banned in the nineties were regarded as 'safe' initially.
Pub 021	PFI/ 062	03	I would like to see alternative solutions pursued, for example, improve domestic recycling. Encourage supermarkets to retrieve the packaging from goods purchased from them - most of which is unnecessary advertising material.

Pub 021	PFI/062	04	I was extremely disappointed that there was no representation from NYCC at the meeting last night, other than John Savage (presentation by AmeyCespa at Great Ouseburn village hall, 20 July)
Pub 021	PFI/062	05	I just don't want it on my doorstep without proper consultation and other avenues explored. This is a very serious matter that requires respectful consideration and dialogue between the local Community and the local Authority that serves us
Pub 022	PFI/063	01	First, let me make plain my position concerning the proposals for Allerton Park. Whilst in a perfect world I would much prefer not to have this facility anywhere near my home, I also recognise that there is a responsibility to take a wider view which appreciates the doomsday scenario of not radically re-organising our methods of waste generation and disposal. Thus my immediate concerns are about the safeguards which need implementation concerning health, transport implications, and the need to minimise the impact on the environment at and around Allerton Park
Pub 022	PFI/063	02	Second, I think it is a mistake for AmeyCespa to be fronting up the consultation process alone. There are fundamental national, regional and local political perspectives which should be, and are, the responsibility of politicians and their advisers to present, promote, and, if necessary, defend. At Great Ouseburn AmeyCespa were trying to do all these things - some effectively, some less so. Where was the politician who could describe the imperatives for change - and justify why so little is being done to reduce packaging and waste generation? Where is the client who prepared the brief? Where is the environment agency which dictates the construction of the so controversial chimney stack? Where are the local public health doctors who could refute some of the more grotesque statements made last night? I was particularly disappointed by the absence of any authoritative NYCC voice - I discount the contribution made by the sole NYCC councillor who attended. I thought it disgraceful that he should seek to distance himself from the Council's brief and in doing so has ensured that a difficult process will be more difficult
Pub 022	PFI/063	03	Third, there are some presentation details which I think need attention. You already intend to produce "what will it look like" pictures of the recovery park. I think it will also be useful to have cross sections to the 4 compass points showing contours and lines of sight from local communities - to indicate exactly who may or may not see some or all of the infamous chimney.
Pub 022	PFI/063	04	I also think there needs to be some indication of existing air quality in local communities, alongside the projected impact of the incinerator, to tackle the recurring theme of incipient health risk. Personally I am more worried about the exhaust fumes of the local buses in Little Ouseburn than of the combustion products at Allerton Park
Pub 023	PFI/064	01	Someone writing in the Knaresborough Post said that the Allerton Waste project would cost the taxpayer £1.4 billion over 25 years. Is this true? Please give me the estimated cost. I am very much for the project in principle.

Pub 024	PFI/ 065	01	A number of things concern me over the plans to build an incinerator at Allerton but my question today is - can you tell me how advanced these plans are ahead of public consultation? I am presuming that before consultation takes place that there is no commitment to go ahead with the contract with AmeyCespa if the public decide that is not the way they wish to go?
Pub 024	PFI/ 065	02	I would not like to think that we were committed to such vast expenditure or that there would be any financial commitment in this direction ahead of the consultation process. Can you confirm to me that if your tax payers do not want this that you can pull out without financial penalties?
Pub 024	PFI/ 065	03	Also the Conservative Government made a pre-election speech (by Nick Herbert, Shadow Environment) to the effect that incineration would only take place with community consent, and I would like you assurance that NYCC and City of York Council will respect this?
Pub 024	PFI/ 065	04	One more question. Why is NYCC's target for recycling by 2020 only 50% when South Oxfordshire met 73% this year?
PCo 006	PFI/ 066	01	My Council has asked me to write to you about its concerns about the proposed option to commit to a long term expensive contract to divert all non-recycled waste to a large centralised facility managed by an outside contractor
PCo 006	PFI/ 066	02	My Council strongly urges you to investigate all the alternative options thoroughly on both an economic and environmental basis before asking about committing every local resident to this contract
Pub 007	PFI/ 067	01	Please could you advise how you are going to compensate me as my house price been devalued by 40%? This is backed up by two reports from local estate agents and also from Councillor John Watson at a meeting in Marton Cum Grafton school on the 25th June 2010. He explained house prices would fall by at least 20%. My house will over look the chimney about 400 metres away and will be Devalued more than most.
Pub 007	PFI/ 067	02	I would expect recycling to be a priority along with schools and old persons welfare not a Tory council hell bent on building a £900 million incinerator they cant afford
Pub 007	PFI/ 067	03	It does not comply with energy from waste strategy issued by the government on two accounts firstly it does not use the heat which will go into the atmosphere this should be used to heat a commercial swimming pool or green houses etc secondly the government say the local community should back the scheme clearly with the recent demonstrations you have no local community support.

Pub 007	PFI/ 067	04	The co2 levels you talk about are flawed as Allerton park land fill collects all the methane gas and produces electricity from gas generators it is set up for 3mw and produces just under this amount, further more there is 2 million tons of land fill space available at Allerton park which by the way will be mothballed if you build an incinerator as it wont be worth while to keep it open if landfill levels fall.
Pub 007	PFI/ 067	05	Finally your business plan was formed when the economy was at a high there are now empty industrial units on every estate and there is very little if any house building taking place I think if you look at your business model you will find it is out of date just like incineration its self.
Pub 025	PFI/ 069	01	Incineration is a quick fix solution and comes as a result of the councils appalling ability to develop any degree of recycling process. It does nothing to encourage, better packaging design, reduced consumption, reuse of materials, recycling of products and rethinking of the waste process.
Pub 025	PFI/ 069	02	Incineration is also highly capital intensive and creates few jobs and binds ratepayers to a single course of action over the next 25 years. It also destroys jobs (in recycling) and creativity which we as a modern nation need
Pub 025	PFI/ 069	03	I have investigated the proposals for this site and in addition to above I also feel that the following should be considered: - The contamination equivalent to hundreds of tonnes of toxic ash every year - Contamination of thousands of acres of farm land contamination
Pub 025	PFI/ 069	04	- A doubling of our local traffic pollution
Pub 025	PFI/ 070	01	Unfortunately I find the engagement process which you refer to and which has historically operated around this matter somewhat lacking and rather frustrating. I have only recently been made aware of this proposed solution and as a resident in the local area I feel that significantly more could have been done to engage. Given that this process started in 2006 and my consequent recent awareness, I think this demonstrates the lack of initial engagement from the local council. I recently tried to attend a local council meeting which was held last week in Northallerton. To my disbelief I was turned away from this meeting along with numerous other people (over 100) with the message that there simply wasn't enough room. I also understand that this meeting voted against holding a public enquiry which again demonstrates the lack of desire to engage with the public in the process and conflicts against all government engagement policies.
Pub 025	PFI/ 070	02	I am sure that there is a better long term solution to our waste disposal which doesn't include burning and generating 180,000 tons of unnecessary pollution (regardless of its safety issues where evidence is undetermined as the effects are difficult to measure)

Pub 025	PFI/070	03	North Yorkshires current recycling rate is only reaching 45% and this is dreadful when compared to the UK normal distribution. The introduction of a waste disposal site will only increase recycling levels by a further 5 % which is surely not the way forward and still falls short of all UK averages. In the Harrogate district, we have been given no opportunity or leadership from our council to demonstrate that recycling is the way forward and the construction of an incinerator is therefore in my view an easy option.
Pub 025	PFI/070	04	I would also add that the incinerator plan predetermines the upcoming Waste Core Strategy based on flawed evidence that was rejected in a Public Examination by Joanthan King in December 2008.
Pub 025	PFI/070	05	I have significant knowledge of PFI builds and Signing up to an incineration plant for a period of 25 years is also bad business. This will preclude using the general market trends, technological developments, and waste reduction techniques and advancements in reuse and recycling that will, over that prolonged period of time become available. Indeed many of which are already in development and will also be encouraged by increased Landfill Taxation and legislation. Significant new trends have emerged as the cost profile for waste disposal to landfill has exploded and leading regions move towards 'Zero Waste.'
Pub 026	PFI/071	01	Worried about exactly what will come out of the stack – emissions.
Pub 027	PFI/072	01	What are the present recycling figures for each district council? What will the figures be in five and ten years time if the incinerator goes ahead and what will they be if it doesn't?
Pub 028	PFI/073	01	I am most keen to see this sort of project become a reality in North Yorkshire. It is well overdue and has the potential to be of great benefit to the community and is just plain common sense.
Pub 028	PFI/073	02	I would like to know the selection criteria and ranking for the preferred bidder and whether the selected contractor was the cheapest?
Pub 028	PFI/073	03	I would like to know is the County going to buy part of the electricity generated by the project to supply energy to schools and other similar facilities as well as selling to the Districts for their use in local authority buildings. If no, how exactly is the generated electricity to be credited in the contract?
Pub 028	PFI/073	04	I would like to know how long is the contract for the management of the site.

Pub 028	PFI/073	05	I would like to know what financial benefits will accrue to the residents of North Yorkshire as a result of this facility.
Pub 029	PFI/074	01	Please find attached a true artists impression of what the so called recovery park will be. (sourced from Calendar news) I am quite saddened to see that you do not report the truth when you write your articles. You should be ashamed of yourself for printing such a one side article are you not supposed to report a balanced view.
Pub 029	PFI/074	02	This so called recovery park will incinerate 80% why have you actually neglected to report that fact?
Pub 029	PFI/074	03	North York CC refused a motion to have a public debate on this, on the 21st July at Northallerton if it is so good for us why did they do this?
Pub 029	PFI/074	04	This will cost NY £900m the biggest investment ever - how does this save us £320m and why is NY not allowed to know the real facts on this.
Pub 029	PFI/074	05	MP's in this area do not support the incinerator - and the NYCC don't understand or care it is a short term fix for them.
Pub 029	PFI/074	06	How is burning 80% of NY rubbish a form or recycling how does it encourage people to change behaviour & reduce their consumption & how does it protect the health of our young children. On pg3 you report about the 19 household waste recycling centres - what will happen to these.
Pub 029	PFI/074	07	I try to recycle as much as I can, HBC do not provide much help, we can't recycle plastic or cardboard but small villages in the Yorkshire Dales can. HBC recycling rate is 30% as a wealthy, intelligent town they should be ashamed of themselves
Pub 029	PFI/074	08	My children have a right to breath healthy air & the knowledge that they have a healthy future - wind travels this will affect everyone. If this is all so safe why do we need a 250ft chimney or is this required because is it truly about commercial waste rather than household waste
Pub 030	PFI/075	01	What is the total capital cost of the Allerton Park scheme and does it include the cost of the site

Pub 008	PFI/076	01	Last week I visited a private waste disposal contractor which operates 4 MT (Mechanical Treatment) plants, the largest of which is handling 250,000 tonnes per annum of mostly black bag waste and was achieving an 82% recycling rate. The plant was not perfect and could have been improved with a Biological element. However it was successfully sorting waste from all over the country at a cost of under £70 / tonne treated I don't know what NY is proposing to pay to the 'preferred contractor' but deduced from the figures I read in the press and in other publications I estimate it to be in the region of £130 - £140 /tonne.
Pub 008	PFI/076	02	The figure of £320 million which the 'preferred contractors' claim they are saving is, with all due respect, a nonsense as it is only being measured against escalating, both, tonnages of waste and landfill charges over the 25 year contract. If it was measured against the private contractor mentioned above, I calculate the saving to the Council would be in the order of £600 million over the life time of the contract or round about £25 million per year. This is also without increasing source separation of waste which is where the future is. To quote Yorwaste, 'Don't waste waste'. I would like to verify my figures with you.
Pub 031	PFI/077	01	This type of facility is long overdue. Scandinavian countries have had such facilities for decades. I fully support this proposal
Pub 031	PFI/077	02	However, there is still a role to allow for better sorting of plastic containers by the consumer at amenity sites. In my view there should be separate bins for each plastic type - 1 = polyester, 2 = polyolefin etc and all plastic should be recycled
Pub 032	PFI/078	01	I have read the NY Times dated Aug 2010 and am concerned on two points: 1.no where does it mention that an incinerator is proposed fro the site with the environmental implications attached thereto. The whole story if one of spin and gloss-not at all factual and no doubt designed to soften local people's attitude to the proposed development. 2/the County council has used the NY Times as a propaganda tool for the above purposes and surely as this is a newspaper paid for by local people thorough their community charge it is wholly unacceptable to use it for propaganda? The article should have been factual and given the reader a balanced report. Even in these days of cynical spin I was taken aback by its blatant bias.
Pub 033	PFI/079	01	I formally object to your plans to build a giant incinerator in North Yorkshire. Please save us tall the inconvenience and expense by ditching this highly controversial proposal and exploring the alternatives thoroughly.
Pub 033	PFI/079	02	My arguments have bee forcefully expressed by DISC NYWAG and Marton Cum Grafton PC
Pub 033	PFI/079	03	Relationship of Cllr Wood to Lord Mowbray?

Pub 034	PFI/080	01	If the proposal goes ahead his property will be seriously devalued. Would we reduce his council tax? (Resident lives 400-500yds away from the proposed plant).
Pub 035	PFI/081	01	It seems there are 2 different targets being quoted, 0.5% increase over 7 years in the PFI contract, and 5% increase over 7 years in the AmeyCespa proposals. Are you please able to clarify which of these widely differing targets is the correct one
Pub 036	PFI/082	01	Further to my email below on the 15th July, I have received not ONE reply from anyone of the 73 NYCC Councillors. I would also like to know from the conservative councillors, why they either abstained or voted against a full public debate on this matter, when there is clearly so much public concern? I would appreciate a response.
Pub 036	PFI/083	01	I would appreciate a response to my letter please. Also I would like to know the details of the public meetings planned for September and how they are being publicised to the public.
Pub 008	PFI/093	01	Arrangements for a meeting with Assistant Director Waste Management
Pub 037	PFI/095	01	Read the article in the NY Times how big is the chimney and what is its circumference? Is it a pipe or a wide chimney?
Pub 037	PFI/095	02	In the NYCC press Release dated 29.06.10 it refers to a Mechanical Sorting and Reclamation facility dealing with 20,000tpa but at the public exhibition it said household waste produced was 470,000tpa. Is the 20,000tpa being burnt and will this figure gradually increase?
Pub 037	PFI/095	03	Would like traffic movement information, what roads will be used as the A59 is very congested already
PCo 008	PFI/096	01	Unanimously agreed to oppose the Allerton Waste Recovery Park proposal based on the alternative requirement for further recycling facilities
PCo 008	PFI/096	02	Opposed to incineration processes – which is felt is an outdated process for waste disposal

PCo 008	PFI/ 096	03	May cause harm to the environment and will cause CF emissions.
PCo 008	PFI/ 096	04	May cause harm to landscape – particularly with a 250ft incinerator, which will be seen from many local parishes in the surrounding area
PCo 008	PFI/ 096	05	The parish council wishes other forms of recycling waste disposal treatments such as Anaerobic Digestion to be considered.
PCo 008	PFI/ 096	06	In addition, the plan proposed doesn't meet the new coalition governments' commitment to increasing recycling.
PCo 008	PFI/ 096	07	It is felt the financial penalties that could be applied, in the event of not enough waste being processed, will be coming direct out of North Yorkshire County Council taxpayers, but the waste will be coming from areas outside of North Yorkshire. This means North Yorkshire taxpayers may be paying for waste disposal facilities for other non paying tax
Pub 038	PFI/ 097	01	I have just received NY TIMES with its article on the proposed Allerton Waste Recovery Site. Nowhere is the cost of the site mentioned, only a PFI input, which amounts to a very expensive credit card, making us vulnerable to future interest charges. What is the total cost, and where is it coming from? Why was the total cost not mentioned?
Pub 038	PFI/ 097	02	In the light of the annual tonnage figures proposed: 20,000 for recycling, 40,000 for anaerobic digestion and 320,000 for incineration (this figure was somehow omitted from the article), why was the word 'incineration' not mentioned in the article? You could say that it was dressed up as 'thermal energy from waste treatment', but this sounds like deliberate misleading of the public to me
Pub 038	PFI/ 097	03	In view of the fact that many communities are now actively working to reduce waste, as we must because of the global waste crisis, will the site still be viable if in, say, five years' time we've managed to halve our waste production? Much waste comes from oil-based materials, which will become more scarce as oil prices rise and that in itself will reduce our extravagant waste production. What is the minimum tonnage at which it can operate? Will AmeyCespa like that, or are you putting us into some sort of strait-jacket of deliberate waste production? I understand that some similar European sites are already having to import waste from other countries to keep their incinerators running.
Pub 038	PFI/ 097	04	Have you looked into any emissions-free closed loop incineration? www.eclipsuk.co.uk < http://www.eclipsuk.co.uk > for example?
Pub 038	PFI/ 097	05	Request for further information on Waste PFI and Waste Strategy

Pub 006	PFI/098	01	I would like to know what pollutants - and at what fractions - will be produced by this incinerator?
Pub 006	PFI/098	02	How they will be continuously monitored, since this represents a considerable challenge, particularly in the case of nanoparticles?
Pub 006	PFI/098	03	What assumptions have been made in modelling the pollutant outputs and their geographic spread, particularly in the light of these statements from the report above? http://www.airquality.co.uk/reports/cat05/1006241607_100608_MIP_Final_Version.pdf
Pub 006	PFI/098	04	Research indicates that incineration creates many more PM2.5 and smaller particles than PM10 particles. This is true for both primary and secondary particulates (secondary particulates are formed beyond pollution controls in the incinerator stack and are "emitted unabated") and the WHO state that there is no safe level of PM2.5 and health effects have been observed at surprisingly low concentrations with no threshold. Are the Council members aware of the WHO statement and if so what is their view on it?
Pub 039	PFI/100	01	Various objections to the waste site at Allerton he said the Council has never until now consulted the public &
Pub 039	PFI/100	02	The council appears to be using public funds that will benefit the waste contractor & that is contrary to the PFI Regs
Pub 039	PFI/100	03	If the council advertised kerbside recycling more that would solve a lot of the waste problem
Pub 039	PFI/100	04	NYCC have not quoted the facts & figures correctly regarding the hazards of this site.
Pub 040	PFI/101	01	Suggested that the old Corus Steel Works site in the North East should be used as it will benefit employment in the north east, utilise an already industrial area and leave North Yorkshire in its present beautiful state.
PCo 009	PFI/102	01	What is the annual loan repayment including a breakdown on the interest charges on the PFI credits?

PCo 010	PFI/ 103	01	We are writing to ask you to vote to reject the proposed waste facility at Allerton when the matter comes before you in October
PCo 010	PFI/ 103	02	The facility will become unnecessary as recycling rates improve, as they must under EU and UK targets, therefore household and industrial waste will have to be sourced from outside the county to fulfil the contract
PCo 010	PFI/ 103	03	New waste management strategies are changing so quickly now that to commit our Council Tax to a contract for the next 25 years would be foolhardy to say the least. Many UK counties have already rejected incineration in favour of cheaper, greener alternatives and remain in control, so they can adapt to change as it happens.
PCo 010	PFI/ 103	04	The 70 jobs created at Allerton would be at the expense of existing jobs at other sites, whereas investing in waste recovery sites and promoting a zero waste policy culture would create much more employment and would be self-financing.
PCo 010	PFI/ 103	05	Furthermore, our Parish Council would like to know why NYCC has not examined alternative strategies for waste management. Ferrybridge and Drax are already operational, with good road and rail links and have spare capacity for burning our non-recyclable waste, without need for further development.
PCo 010	PFI/ 103	06	It simply does not make sense to pay in excess of £200 per tonne when we could pay a fraction of that on the open market.
Pub 041	PFI/ 104	01	I write to protest against the current NYCC waste strategy proposals. They are based on unrealistic targets for recycling that overplay the financial case for a single 'superfacility' for the entire county. They are misleading because recycling rates will be much higher than predicted, with the result that landfill costs will drop significantly.
Pub 041	PFI/ 104	02	The strategy is based on old technologies, including incineration, which has one of the highest levels of CO2 emissions
Pub 041	PFI/ 104	03	It ignores the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies.
Pub 041	PFI/ 104	04	It ignores the public's views of today, instead relying on consultations completed several years ago.

Pub 041	PFI/ 104	05	I urge you to oppose this plan and instead ask for a thorough review of the best way forward.
Pub 041	PFI/ 104	06	In particular I ask that you push for a big increase in recycling, thus removing the need for such a colossally expensive and risky venture. At a time of deep Government spending cuts, it would be irresponsible to continue the current strategy without careful review.
PCo 011	PFI/ 105	01	We hear that NYCC have stated that they will not be calling any Public Meetings to discuss waste. However I believe you propose to invite Local Parish Councils to discuss the plans. Unfortunately we are not one of the 11 you have earmarked so we'd like to ask for Parish Council to be added to the list of PC attendees.
Pub 042	PFI/ 106	01	We write to protest against the current NYCC waste strategy proposals. They are based on unrealistic targets for recycling that overplay the financial case for a single 'superfacility' for the entire county. They are misleading because recycling rates will be much higher than predicted, with the result that landfill costs will drop significantly.
Pub 042	PFI/ 106	02	The strategy is based on old technologies, including incineration, which has one of the highest levels of C02 emissions
Pub 042	PFI/ 106	03	It ignores the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies.
Pub 042	PFI/ 106	04	It ignores the public's views of today, instead relying on consultations completed several years ago.
Pub 042	PFI/ 106	05	We would suggest household recycling provision for cardboard and plastic bottles rather than having to produce more C02 emissions taking carloads to Ripon every week.
Pub 042	PFI/ 106	06	We moved to the Village of Arkendale, an area of outstanding natural beauty and a protected area, for a quiet and peaceful existence and not to be surrounded by horrendous movement of waste with all the noise and disruption that this entails. In addition the attraction and value of our property would undoubtedly decrease due to this proposal.
Pub 042	PFI/ 106	07	We urge you to oppose this plan and instead ask for a thorough review of the best way forward.
Pub 042	PFI/ 106	08	In particular we ask that you push for a big increase in recycling, thus removing the need for such a colossally expensive and risky venture. At a time of deep Government spending cuts, it would be irresponsible to continue the current strategy without careful review

Com 003	PFI/ 107	01	Can you please therefore explain to me why at the NYCC meeting last week a vote to have a public consultation was refused by 41 councillors present?
Com 003	PFI/ 107	02	Please can you list all the seminars, public libraries, venues etc where the councillors of North Yorkshire are present to discuss and explain to all residents throughout York and North York's the nature of the above project?
Com 003	PFI/ 107	03	I would also be pleased to receive a detailed breakdown of the costs associated with the above proposal over the next 25 years against a breakdown of costs for the recycling of waste over the same period, as I assume a comparison was made prior to North York's County Council choosing incineration as the way forward.
Com 003	PFI/ 107	04	Can you confirm why one large plant is being proposed when several smaller plants 'pepper potted ' throughout the region and I or existing facilities upgraded could be an alternative?
Com 003	PFI/ 107	05	I am a sure as we recycle more the need for a plant of the size in question will become redundant
PCo 12	PFI/ 108	01	After carefully considering all the information the Parish Council are very much against this incinerator being built unless the correct technology is used as contained in the Ferrybridge report compiled by Dr Dick Van Steenis.
PCo 023	PFI/ 110	01	Please will you let me know when NYCC wants responses from Parish Councils about Waste Management policy (your letter RF/CJB of 27th July refers)?
Pub 044	PFI/ 086	01	Support for project. Need to improve recycling of plastics and milk cartons
Pub 045	PFI/ 111	01	I am taking the unusual step of writing to each of the county councillors for North Yorkshire and the City of York because of the deep concerns I have about the outcome of the controversial North Yorkshire Waste Strategy Plan.
Pub 045	PFI/ 111	02	Not only will it be the biggest contract that NYCC has ever awarded, eventually costing taxpayers a total of £1.4b, it will also, in my opinion, turn out to be NYCC's biggest mistake. A mistake which will dog the taxpayers of North Yorkshire for 25 years or more. How can any NYCC or City of York councillor justify supporting this kind of risky venture when there are going to be such drastic cuts to other services in the region under the current austerity drive?
Pub 045	PFI/ 111	03	This plan was first mooted in 2006 in line with the objectives of the former government which, given the current state of knowledge and financial climate at the time, favoured incineration; a vastly more expensive solution than other options. We are now in 2010 and the economic climate, waste technology and local aspirations have all moved on into a very different era.

Pub 045	PFI/ 111	04	A number of more forward-thinking councils have rejected incineration as part of the solution to their waste problem and opted for less expensive, more efficient, environmentally-friendly and healthier alternatives such as MBT (Mechanical Biological Treatment) and AD (Anaerobic Digestion) combined with more recycling and re-use.
Pub 045	PFI/ 111	05	If there does prove to be a problem with residual waste then why are existing alternatives not being examined, such as the spare capacity at Drax, Ferrybridge and Hartlepool all of which would welcome extra waste from North Yorkshire
Pub 045	PFI/ 111	06	Coalition government ministers (PM David Cameron and Secretary of State for the Environment, Caroline Spelman) have made announcements advocating these methods and indeed stating that they have a policy objective of zero waste.
Pub 045	PFI/ 111	07	So why does NYCC -and indeed as a conservative-dominated council -still seem determined to continue with this obviously outmoded, expensive form of waste management with such a long-term financial burden and risks?
Pub 045	PFI/ 111	08	I would urge you all to think very carefully about the present situation and the future and demand a re-examination of this waste strategy to take into account the developments in both technology and society.
Pub 046	PFI/ 112	01	I am writing to voice my opposition to the planned incinerator at Allerton in North Yorkshire.
Pub 046	PFI/ 112	02	Firstly it is planned to be built in a rural area, which to my mind cannot be right for a distinctly industrial unit, plus the area is very beautiful and will be marred terribly by the 76 metre high chimney required for the incinerator. This chimney will be visible for miles across the rural landscape it will clash very badly with the local scenery! Yorkshire is renowned for its beautiful countryside and an eyesore such as this will not help tourism.
Pub 046	PFI/ 112	03	Secondly incineration is very unpopular and is being phased out in many countries and areas. They produce vast quantities of greenhouse gasses which are not collected. Waste gasses will be produced 24 hours a day, 365 days a year and though we are assured these are within government limits and will be constantly monitored there will be faults which will cause it to exceed these limits. We are assured by AmeyCespa the exhaust gasses from the chimney will be no different than those of your car or central heating system exhaust, this is not true, cars and heating systems don't burn rubbish! Added to which I have yet to see a car or central heating exhaust 76 metres high and a several metres in diameter. It might be worth noting here that asbestos was once considered to be a safe and inert substance. Whoever is living down wind of this chimney will be constantly poisoned

Pub 046	PFI/ 112	04	Thirdly the literature and promotion of this planned project makes it appear to be a recycling centre, this is not really true as only a small percentage will go to recycling and anaerobic digestion the largest amount by far will be burned! This will not encourage the local councils of North Yorkshire to improve their currently woeful kerbside recycling record. It will just be seen as the answer to the problem when in truth it will barely improve the overall recycling percentages of the county at all. There are counties within England who recycle far, far more than we do and if it can be done by them then why not by us, it is just excuses.
Pub 046	PFI/ 112	05	At a time of belt tightening is it really a good idea to tie our selves into an uncertain product with a 25 years lifespan. Improving recycling will be far easier to build up and without such high costs
Pub 046	PFI/ 112	06	Consultation with residents of North Yorkshire has been poor. Many people I have spoken to who will be affected by this proposal are entirely unaware of its existence.
Pub 046	PFI/ 112	07	I urge you to oppose this plan and instead, encourage you to work towards the new Government's commitments to a massive increase in recycling.
PCo 007	PFI/ 113	01	I have had many also from the villages around the site asking for backing to prevent the site ever happening. I have consulted with my Parish, and the majority view is against.
PCo 007	PFI/ 113	02	Why do we need it?
PCo 007	PFI/ 113	03	Can the costs and penalties ever achieve the IRR (not published as far as I know) to justify it
PCo 007	PFI/ 113	04	Why on this site, at the entrance to the Dales, and in the middle of farms and villages, opposite a high investment leisure facility and Hotel, a Stately home, and with a blot on the landscape emissions chimney over 200feet high.
PCo 007	PFI/ 113	05	Why do not investigate the already established sites of the power stations a few miles away where major road and canal systems would serve to ship the waste. These sites are already linked into the grid, and so would be much less intrusive and probably a cheaper option.

PCo 007	PFI/ 113	06	Lastly but more importantly why are York and North Yorkshire not re-cycling more. I was recently in Spain, where in the area I was in Javia, Incineration had ceased, and there were numerous clean and discreet local sites to take rubbish for recycling 24 hours a day 365 days a year. The culture of bury or burn will not change if more facilities for the public are not provided in a sensible and convenient way.
PCo 007	PFI/ 114	01	I was not suggesting that the waste was disposed of through the current / biomass facilities at Ferry bridge but that the new proposed plant and its facilities be built and based there alongside the current power station, on the extensive grounds of that site with its road and canal and grid links.
PCo 007	PFI/ 114	02	I think the costs and benefits of such a project should be investigated before the move to accept Allerton as the preferred site. Further the actual figures that justify, or not, each site should be published. It would also be in the public interest to know the numbers of new houses estimated for the area that have been built into the calculation. This way a totally transparent presentation will allow a totally open opinion to be made by those from whom you are seeking input.
Pub 036	PFI/ 115	01	Unfortunately I haven't heard from you and given that the public meetings on this matter are scheduled for September, I would like to know when they are happening and where. I would appreciate a response in full ASAP. I live in and I would like to know when the area committee will take place regarding the Allerton Park Incinerator Proposal. I would also like to know what efforts have/will be made to make these meetings publicly known.
Pub 008	PFI/ 116	01	If the cost of continuing to bury the combined Councils' rubbish would be £1.8 billion over 25 years , as you reported in the NY Times this month, and AmeyCespa are saving us £320 million, then the cost will be(£1,800,000,000 - 320,000,000) £1,480,000,000 If the total tonnage of waste treated is 350,000 tonnes/annum. Over 25 years that is a total of 8,750,000 tonnes. Therefore the cost of treating 1 tonne is; £169.14. Could you kindly let me know if this is correct or at least in the ' ball park'.
Pub 047	PFI/ 117	01	I have received, with my morning paper, today a leaflet from North Yorkshire waste Action Group that is against the incinerator being built. They say that it will cost me money and could impact on my health. Can you tell me what the impact on my health could be?
Pub 047	PFI/ 117	02	How much money per year it is going to cost me?
Pub 047	PFI/ 117	03	Could you also tell me how any heat energy will be used from the burning of the waste?

PCo 013	PFI/ 118	01	First let me say that although the Parish Meeting has not met formally, on the evidence available it will certainly support the NYCC proposal, which it will wish to see implemented with all speed and no unnecessary cost
PCo 013	PFI/ 118	02	As someone whose professional expertise included locational analysis, I would expect one large plant in Allerton quarry to be selected.
PCo 013	PFI/ 118	03	A criticism of NYCC is that it was slow to distribute information, thereby giving nimbyist objectors the opportunity to circulate misinformation. Thus people who should know better, if the full facts had been available, gave their support to the objectors. Hence NYCC should ignore comments expressed prior to its sending information to parish councils/meetings.
PCo 013	PFI/ 118	04	One objection was that apparently similar plants in Germany are white elephants and are having to import waste. Presumably NYCC tested its proposal for different waste recycling rates and this should be stated explicitly.
PCo 013	PFI/ 118	05	The coalition government is apparently examining a return to weekly waste collection. Although not NYCC's responsibility, it seems likely to increase the cost unless DCs can mix waste. Thus I am interested to know whether the combination of technologies at Allerton will enable householders to put all their waste in one bin.[Presently I have three bins and plastic bags for paper.] If that is the case, NYCC should say so, as the profusion of bins in National Park villages and older urban developments is an eyesore.
Pub 048	PFI/ 119	01	Why has the Allerton site been chosen?
Pub 048	PFI/ 119	02	What job opportunities will there be?
Pub 049	PFI/ 120	01	Want to know about opportunities to object to the proposals. Would like to know more about the expected process of Council approval to award the contract, and opportunities to make representations then. How many letter have we had?
PCo 014	PFI/ 121	01	Members were in general opposed to the use of incinerators and felt that alternative technology should be seriously investigated before going down the incinerator path.
PCo 014	PFI/ 121	02	More importantly, strong view were expressed about the poor performance of both North Yorkshire and Harrogate Borough in terms of recycling, both authorities being well down the league tables for this service. Because the proposals will have little impact on the village this has not been a major issue for the Council, but the view of members was that recycling must be improved if the alternative is an incinerator.

PCo 015	PFI/ 122	01Council would wish to support the request to pause and consider alternative options.
Pub 050	PFI/ 123	01	I trust you will register my strong opposition to this scheme.
Pub 050	PFI/ 123	02	I read the August NY Times Article which did not mention some important facts, the articles enthusiasm for the scheme implied that it was sound both environmentally and financially I beg to differ.
Pub 050	PFI/ 123	03	There are well documented and justifiable arguments against such facilities
Pub 050	PFI/ 123	04	Why was the word incinerator not used in the article?
Pub 050	PFI/ 123	05	The contract ties the Councils for 25 years, given the speed of technological advance both the need for waste processing and the method will change long before 25 years have elapsed, making the incinerator either redundant or too big.
Pub 050	PFI/ 123	06	The Councils efforts should be directed towards the reduction of waste, Ryedale has excellent recycling targets why not use this area as a standard. Why not have North Yorkshire take a national lead in encouraging all packaging to be reduced or to be entirely recyclable
Pub 050	PFI/ 123	07	I am deeply suspicious of PFI schemes a view endorsed by a senior economist. I believe they only benefit financiers and mortgage organisations.
Pub 050	PFI/ 123	08	This scheme proposes a central processing plant which would mean a massive increase in transportation of waste, more traffic and huge fuel costs. Is this wise at a time when we will see a continual rise in fuel charges? It is also a negative step with regards to pollution and the increase in greenhouse gases.
PCo 016	PFI/ 124	01	We urge you to reject this proposal for several reasons.
PCo 016	PFI/ 124	02	Any incinerator of domestic waste will create Toxins, the fall out from this site will cover a wide area North East of it - ten to 30 miles away, consequently we in our parish will be in the area affected.

PCo 016	PFI/ 124	03	It will require a large amount of waste which will entail a lot of transport by road, if an incinerator must be used it should be near a railway so that waste transport can be moved away from the already congested roads.
PCo 016	PFI/ 124	04	A successful reduction in waste packaging will be discouraged, the incinerator will encourage the councils to divert more waste for burning instead of recycling
PCo 016	PFI/ 124	05	Any material which is burned is a loss of future resources.
PCo 016	PFI/ 124	06	I am aware that this contract is expected to involve the recovery of recyclable materials but past attempts to involve commercial organisations with incinerators resulted in very little recovery.
PCo 016	PFI/ 124	07	Appears to be another case of deliberately wasting tax payer's money by building a copy of something which is already there at DRAX which is on a railway. Why should we be employing overseas companies when we have such as Drax which with very little capital cost can do the job?
PCo 017	PFI/ 125	01	Parish Council met on 10/8 and discussed your paper/letter dated 27/7: York and North Yorks PFI, and at the same time the paper/letter from Parish Council opposing the development of 'an industrial sized incinerator' as proposed by you. Parish Council is concerned at the cost and would prefer to see resources/finance put into recycling. At the moment Parish Council feels unable to support the incinerator proposal along with its repercussions
Pub 006	PFI/ 126	01	If in say 5 years time incineration of waste is outlawed or stopped in the UK for whatever reason, will the council tax payers of North Yorks still have to go on paying Amey Cespa under the terms of the PFI agreement for the following 25 years?
Pub 051	PFI/ 127	01	The council seem intent on signing us local tax payers up to a 25 year deal with a Spanish company to burn a large proportion of the county's waste as a way to avoid paying landfill tax. We feel this plan is a disaster in both environmental terms and as value for money for the tax payer.
Pub 051	PFI/ 127	02	North Yorkshire recycles a pretty poor amount (16s than 50%) of its waste and the cost effectiveness of this plan is based on the alternative being to do nothing, whereas simply recycling more - as other counties are doing (Oxfordshire for example recycles more than 70% of its waste) would also save a great deal of money and would not tie us into any long term deal
Pub 051	PFI/ 127	03	We would further point out that this plan does not fit with governments 'zero waste' strategy which is much more sensibly focused on reducing waste at source and improving re-use and recycling.
Pub 051	PFI/ 127	04	Burning waste as proposed here does nothing to reduce the amount of waste, will emit tonnes of CO2 and also some very nasty chemicals (burning plastic bin bags for example emits PCB's, some of the worst carcinogens known to man) which would blight the area for years to come and threaten our health and the safety of the farms that grow food here..

Pub 051	PFI/ 127	05	This is to say nothing of the impact transporting all of North Yorkshire's waste here will have on local roads and infrastructure
Pub 051	PFI/ 127	06	We feel very strongly that the Allerton incinerator is a bad idea and the council must be made to stop and reconsider. We believe that the decision makers have not been given the full facts of the plan and have been given a false picture of the cost / benefit to bias them in favour of this plan. Please let us know that as our local representative we have your support in this matter and that you will do all in your power to make the council abandon this plan and seek a truly sustainable and cost effective alternative.
Pub 025	PFI/ 128	01	I am writing in response to the recent NY Times article which shows a lovely picture and tells us how the Allerton park waste disposal site is an "energy from waste plant". However there seems to be no mention of an incinerator or cost of £1.4bn over 25 years (source: NYCC)
Pub 025	PFI/ 128	02	I do feel that the REAL proposals do little to increase recycling and certainly offer no real solution for our waste.
Pub 025	PFI/ 128	03	This has not been effectively discussed in the article and to that end I would be grateful if you could let me now if you are to/ are willing to publish an opposing view?
Pub 053	PFI/ 129	01	I have received a copy of the NY Times and would like to comment on the above article. Why was there not a realistic artists impression of the incinerator which will, after all, be the dominant feature? I had to use a magnifying glass to see the chimney, although it will in actual fact be higher than York Minster! I feel this is a totally misrepresentative impression of the actual site and therefore a misleading view to have published. I am well aware that NYCC are fully behind this plant at Allerton Park, but to print such a untrue picture of the proposal is outrageous! Are you prepared to print an article about opposing views as well, I wonder? I have to say that I will now view everything I read in the NY Times as potentially suspect.
CGr 002	PFI/ 129	01	The Chimney Stack would be a prominent stand alone feature in an area of open quarried farmland with no other industrial development close by. Its presence would have a harmful visual impact on Allerton Castle a Listed Building and its Historic Parkland Setting; the chimney would be an alien feature which would be widely viewed from the surrounding Countryside. In our opinion the application would not meet with the requirements of PPS 5 Planning for the Historic Environment which sets out planning policies on the conservation of the Historic environment.
CGr 002	PFI/ 129	02	Quarries allowed on High Grade Agricultural Land should be restored back to agricultural use as a priority to feed the rising population.

CGr 002	PFI/ 129	03	The local residents who will be the most adversely affected are strongly opposed to the scheme; all the meetings which we have been invited to have been well attended. There was not one person who offered support to the scheme in any of the meetings to our knowledge. Planning is about what the people want according to Government Guidance so the people's views must be taken into account as it is they who have to live with developments.
CGr 002	PFI/ 129	04	The height of the chimney is designed to disperse the remaining pollutants this will be effective to some extent, but on a damp foggy or wet day the pollutants we presume will come down around the plant area? On a normal day the prevailing wind will take them towards York? The pollution levels locally will be increased due to the proposed plant being large scale as it has to serve the entire area of North Yorkshire. Should other plants be made available this would lessen the pollution?
CGr 002	PFI/ 129	05	This site does not currently generate high levels of pollution, local people who have chosen to live away from built up areas are understandably angry by this proposal. Will Ameycespa be offering any compensation to the owners of the properties which have suffered devaluation?
CGr 002	PFI/ 129	06	The impact on Human Health with a development of this scale is largely unknown; the impact on Agriculture and the Food Chain is again unknown? There is serious concern that this plant will be harmful to the Human Health and the Food Chain
CGr 002	PFI/ 129	07	We question the 25 year Contract using technology which is being updated all the time; this leads us to doubt whether now is, the right time to enter into such a massive investment? The plant at Sema Carr has failed we are informed this was due to the costs associated to burning the waste and the waste plant being unable to produce salable energy. We do not know exactly what happened but it has lead us to be cautious with this costly proposal
CGr 002	PFI/ 129	08	The scheme presented by Amey Cespa will not produce any heat for local dwellings; we are told the incinerator could produce heat for 40.000 homes or more had it been located closer to dwellings. Surely this is a waste of energy and it is unsustainable
CGr 002	PFI/ 129	09	The site chosen is not served by a Rail Link which would lead to HGV's and bin wagons bringing waste from all over NY. NY being the largest County in the UK this concerns us. It is the Governments policy to get more vehicles off the road's with the use of the existing rail network. The planning of new developments needs to take into account additional travel needs it is also a Government target to reduce emissions. The proposal will increase emissions and lead to more vehicles on the roads. The cost of fuel for the HGV's will be enormous which again questions the sustainability of the proposed plant.
CGr 002	PFI/ 129	10	The area of NY would be better served by at least 3-4 waste treatment plants if they are needed at all.
CGr 002	PFI/ 129	11	Recycling targets and investments are low by comparison to other areas of the UK and other Countries; Harrogate being one of the worst in the UK. More money and efforts should be made available to reach better recycling targets before incineration is considered

Com 02	PFI/ 131	01	We are opening an anaerobic digestion biogas plant on Teesside. The plant is due to start operating in June 2011. We are currently sourcing the feedstocks required to operate the plant. The plant requires 1420MT energy crops, 800MT organic/animal/food spoil, 750MT slurry per month. The energy crop can consist of almost anything from wheat chaff to grass cuttings. Are you able to provide any of these waste streams to us? I see that you plan to have your own AD facility operating by 2014 but hope that you may still be able to help us.
Pub 006	PFI/ 132	01	Would you please send me a list of the councillors who at the last meeting in Northallerton in July - when it was suggested there should be a public meeting on the Allerton Park Incinerator, voted AGAINST a public meeting.
PCo 18	PFI/ 133	01	I have been asked by the Parish Council to enquire if there is another plan other than the incinerator that is being considered by North Yorkshire County Council or is this the only proposal?
Pub 054	PFI/ 134	01	We are totally opposed to the siting of an Incinerator at Allerton Park. This is not the place for an incinerator. Please VOTE NO TO THE INCINERATOR AT ALLERTON PARK
Pub 054	PFI/ 134	02	There has not been enough public information
Pub 054	PFI/ 134	03	It is questionable whether or not incineration is the best process for waste.
Pub 054	PFI/ 134	04	Council must encourage more recycling and provide more drop off points for waste etc. surely then the need for incineration in the future would be less.
Pub 055	PFI/ 135	01	I am writing to ask you to reject the proposal that has been made to the planning authority to build a waste plant at Allerton.
Pub 055	PFI/ 135	02	Whilst superficially attractive with some token recycling activities at the planned site, the reality is that this facility would be a hugely profitable venture for its developers and a huge expense for the people of North Yorkshire for whom there is a much cheaper and much simpler alternative.
Pub 055	PFI/ 135	03	We simply need to increase the amount of recycling that is achieved in the sub-region; our performance is pathetic by comparison with other parts of Yorkshire, let alone other parts of the UK and other parts of the world.
Pub 055	PFI/ 135	04	After we have minimised the waste that isn't recycled why can't we dispose of it to the area's power stations that are already incinerating material?

Pub 055	PFI/ 135	05	I fear that a huge incinerator chimney towering above everything else in the subregion would rapidly become an expensive white elephant and a dreadful eyesore that would conflict with the truthful and wonderful images portrayed so eloquently by Gary Verity and his colleagues at 'Welcome to Yorkshire'.
Pub 055	PFI/ 135	06	The pace of change is far to fast to be committing £900m to such a controversial project
Pub 006	PFI/ 136	01	Thank you for your response, but you have not answered my first question which was: if the Allerton Park Incinerator is closed- for whatever reason- will the council tax payers of North Yorkshire still have to go on paying Amey Cespa for the full term of the PFI contract ie 25 years (if this is the term).Non of us can see into the future, but we should know as council tax payers what our financial commitment is, should circumstances change.
Pub 006	PFI/ 136	02	I note your response on recording councillors votes, which appears to be a wildly undemocratic principle.
Pub 056	PFI/ 138	01	Will the proceedings, process and details of the due diligence check be made available to the public before the meeting in October?
Pub 056	PFI/ 138	02	In particular will the due diligence check publish their views and findings about the assumptions and calculations that give the reported savings of £320m over 25 years, given the current reductions in packaging and expected increases in recycling?
Pub 008	PFI/ 139	01	How much per tonne "gate fee" is the Council going to pay their contractor to dispose of the waste?
Pub 008	PFI/ 139	02	Is there any "rebate" to the Council for electricity or recyclables sold by the contractor
Pub 036	PFI/ 140	01	I have just read the September edition of the NY Times and finally found a tiny mention of the area committees on pg 6. This, in my opinion, is completely unsatisfactory in informing the public of this meeting, particularly as it does not reference the incinerator at all. Please advise on what publicity the NYCC intend to do on this matter. Please forward me a list of venues/dates and times in the whole of NY by reply

Pub 036	PFI/ 140	02	<p>I recently read in an article in the Yorkshire Post that you are adamant "that the public was being fully briefed about the plans" and that David Bowe thinks it "very important to us that everyone has the opportunity to learn about the proposed Allerton Waste Recovery Park".</p> <p>If that was the case, then surely you would have mentioned the meetings in the main article on the incinerator in the NY Times and not tucked away on page 6 as a date for an area committee, with no reference to the incinerator as a discussion point of the meeting? I have seen no mention of the proposals in the Knaresborough library, nothing on my Parish notice board and I only know about this because I have made it my business to know.</p> <p>I find this approach very disappointing given that this is the largest contract ever issued by the NYCC and will effect everyone in our county for the next 25 years. There is no wonder that there is a view this is being rail roaded through.</p>
Pub 036	PFI/ 140	03	<p>May I point out that there was no article publicising the meeting in the NY Times, there is no poster in a prominent place in my local community and the meeting in my local area is on a working day in working hours and therefore I cannot attend. This is not a proper public consultation and therefore you cannot possibly take account of what people are telling to include in your report as a result. How can I include my comments if I cannot attend the meetings? The way that this is being conducted says to me that you can state that you followed a process of consultation, but in reality it's a farce.</p>
Pub 057	PFI/ 142	01	<p>The North Yorkshire and York Councils must be congratulated for their forward thinking in the fight against the use of landfill as a solution to manage waste. Their 25 Year Plan will use technologies to divert a targeted 75 percent of waste away from landfill.</p>
Pub 057	PFI/ 142	02	<p>Whichever technologies they ultimately utilise there seems to be a major oversight in the battle to achieve the best green solution. The Allerton Quarry location, at the bottom left hand comer of the Councils region, does not provide the greatest environmental benefit. Therefore, any transportation has to be kept to the lowest level possible. If you do a simple geographical population analysis of the councils zones you will find the centre of minimal travel is in fact York. There would be a 20% saving on road usage transporting waste if the facility was sited at York. Secondly, with York being the hub of the rail network, any use of rail to bulk transport waste from some of the conurbations (Northallerton, Thirsk and even the east coast) would significantly reduce the use of road transport and thus achieve an even greater reduction to the desired minimum emission of green house gases It is with this above logic in mind that I would welcome your input in requesting North Yorkshire Council's justification of Allerton Quarry as its potential waste facility, if green house gases are, as they say, a very important issue of concern.</p>

Pub 058	PFI/ 143	01	In reference to the article in your house newsletter of August 2010; may I make the following observations; The characterisation of a Private finance initiative as a form of grant Funding is inaccurate and ingenuous. Surely a grant is a sum of money that by definition does not have to be repaid, whereas a PFI is an arrangement almost exactly the same as a mortgage or bank loan, repayable with interest over an agreed term. I use the word almost in the above sentence advisedly, since the problem with PFI schemes is that the term is fixed at the outset, as are the minimum interest and capital repayments. I wish I had been able to buy my house with a grant then I wouldn't have to repay it!
Pub 058	PFI/ 143	02	What would the cost of the scheme be if the local authorities concerned had raised the money themselves, and commissioned the building and running of the facility directly?
Pub 058	PFI/ 143	03	What is the duration of the PFI contract, and what will happen to the site and buildings on it at the end of it?
Pub 058	PFI/ 143	04	Technology and waste disposal regulations change constantly, and what Would the legal position be if burning or digesting waste on this site were to be made illegal; or the incinerator were to need uprating to meet a change in the law?
Pub 058	PFI/ 143	05	PFI contracts are in themselves a tradeable commodity, and will there be provision for clawback of profits made on the resale of the proposed contract to a third party?
Pub 058	PFI/ 143	06	Will the contract contain covenants restricting the operation of it to UK based onshore taxpaying companies? This is not an idle or theoretical question for example, all of the offices of HM Revenue and Customs are currently owned by and leased back through a company registered in one of the Caribbean tax havens, so that all of the payments of rent and service charges represent a loss to the UK taxpayer.
Pub 058	PFI/ 143	07	What provision is there for the termination of the PFI contract in the event of non-performance by AmeyCespa, or insolvency by any successor company?
Pub 058	PFI/ 143	08	My own interest in asking these questions is both as a local council tax payer , and also as a resident within range of the plume of flue gases from the proposed plant, which will almost inevitably contain toxic products, such as dioxins, for which I am sure you are aware there is no safe level of exposure.
Pub 058	PFI/ 143	09	I am convinced that this proposal is a lazy way of disposing of waste, most of which could be dealt with by raising the level of recycling to the percentage achieved in Northern European EU countries I find it appalling for example, that many plastic items bearing recycling category logos have to go into landfill.

Pub 058	PFI/ 143	10	All organic waste should be collected and processed in digestors, which could be sited and operated locally not needing large centralised facilities, such as the present proposal. Every settlement sends its domestic effluent to a local processing plant, and this could be combined with other organic waste (farm slurry, garden and food waste) to generate methane which can be used to generate process heat and electricity; and provide saleable by products such as compost and liquid fertiliser. Methane from landfill is a much more potent greenhouse gas than carbon dioxide, after all.
Pub 002	PFI/ 144a	01	Strategy - Why is this proposed waste facility, which is very long term, being considered at this stage when the Waste Core Strategy has not even been adopted? What is the fallback position of the Council if the Strategy, of which clearly this must constitute an integral part, is not adopted?
Pub 002	PFI/ 144a	02	<p>Financial Viability - As you are, no doubt aware, Amey UK plc and Cespa S.A. that make up the joint venture that is proposing to create the Allerton Park facility are both subsidiaries of Ferrovial S.A. which is currently in considerable financial difficulties – it made substantial losses in 2008 and 2009 which have been added to in the first quarter results of 2010 and quarter 2 is not expected to reflect any improvement. Its debt-to-equity ratio is exceedingly unattractive standing at almost 500% in March of this year. The Allerton Park proposal is for a contract between AmeyCespa and NYCC that has a 25 year term. The concern here is two-fold:</p> <p>a. Are the safeguards that are being put in place to protect the North Yorkshire residents and tax-payers in the event that AmeyCespa is unable to fulfil its contract adequate?</p> <p>b. In the event that AmeyCespa is unable to fulfil its contract what is the fall-back position NYCC?</p>
Pub 002	PFI/ 144a	03	Dioxins and Toxins - The PR department of AmeyCespa has attempted to reassure the public that 95% of the harmful toxins/dioxins will be removed from the exhaust released into the air (Public Meeting at Great Ouseburn on July 20th.). Recently a newly reconstituted incinerator on the Isle of Wight was closed down because the level of toxins/dioxins exceeded the legal limits by in excess of 800%. What are the safeguards in place for NYCC and its residents/taxpayers in the event that this occurs at Allerton Park?
Pub 002	PFI/ 144a	04	Location - Other than the comment that Allerton Park is central within the NYCC area, I have seen no justification for putting a very large tract of agricultural land at risk by locating the site there. It would have been far more sensible to locate it next to the Eggborough or Drax Power stations since they would not provide any greater risk that already exists at these sites. What are the safeguards that are being taken by NYCC to protect itself and the residents/taxpayers from litigation in the event that real damage is done to the agricultural land?

Pub 002	PFI/ 144a	05	Quantity - At present NYCC has a very poor record in the level of recycling that it achieves, I understand that it is in the low twenties in percentage terms. This, I understand, has necessitated planning for the size of incinerator and the guarantees of levels of waste to be delivered to the facility. Why has more effort not been considered/made to increase this level? I understand that the city of Carlisle achieves up to 72%! If the level of recycling is increased, the taxpayers will, I understand, still be left with a large bill and the reported "savings" of £ 300m will be purely illusory. What safeguards and being put in place to protect the residents and tax-payers from this?
Pub 002	PFI/ 144a	06	In light of the entry into administration of BCB Environmental Management, the operator of the Tockwith waste facility, I would also be grateful if would let me know the following: 1. Was this eventuality covered by the risk assessment prepared at the time of the award of the contract to BCB? 2. Will the residents and tax-payers have to bear any additional cost or is the performance bond adequate to take care of all costs involved? 3. Will this event have any impact on the level of the performance bond requested from AmeyCespa?
Pub 002	PFI/ 144a	07	I would like to know the financial penalties on the Council in the event that the contract is awarded but the planning permission is denied.
Pub 002	PFI/ 144b	01	Unfortunately you do not really appear to have not answered the questions that I raised. Strategy You are currently working on the Core Waste Strategy and, from your public pronouncements. you are clearly fully in favour of the proposed incinerator. The issue with which I am most concerned is what is the fallback position, in the event that NYCC reject your proposal in relation to the proposed incinerator? Since doing nothing is not a strategy, what are the alternatives that are being considered what are their anticipated costs? This issue was also raised under Financial Viability
Pub 002	PFI/ 144b	02	Financial Viability I sincerely hope that NYCC is doing its own due diligence since it would be a total abdication of their responsibilities effectively to delegate the due diligence process to the funding syndicate which will have substantially different objectives to NYCC. Part of the reason for raising this issue is that if AmeyCespa is the only "horse" left in the "race", I suspect that it would be very difficult to find a replacement in the event that Ferrovial SA fails thereby bringing down Amey plc, Cespa SA and their JV AmeyCespa, the proposed operator.
Pub 002	PFI/ 144b	03	Financial Penalties I was glad to learn that you have managed to mitigate the potential cost to NYCC in the event that the planning permission is refused. I hope, therefore, that, as prudence would dictate, this potential cost is covered by contingencies within the council budget

Pub 002	PFI/ 144b	04	<p>Health</p> <p>Unfortunately this is an issue on which the experts themselves disagree! My concern is to ensure that NYCC and the taxpayers are adequately protected in the event of a failure such as at in the Isle of Wight and at Biker in Newcastle. Please confirm that NYCC has taken adequate and competent legal advice to back up your that no cause of action would lie against NYCC since it would provide a field day Tort practitioners with NYCC involved.</p>
Pub 002	PFI/ 144b	05	<p>Site Location</p> <p>Of course AmeyCespa would prefer to have the site at Allerton. They stand to make more money that way. Why was the alternative of using the rail network not put in as a condition since it would have utilised the resource and removed a number of other problems as well?</p>
Pub 008	PFI/ 145	01	<p>Costs per tonne- Out of interest I did the arithmetic on compound interest at 2% per year on a base cost of £69 over a 25 year period which indicated the equivalent cost after 25 years would be £112 - then to average this over the period for comparative purposes would be at around £91. But in order for this to be meaningful we, I assume, need to apply the same RPI to your preferred contractors costs - or another way would be to identify your contractors first year cost and then we could assume that they would escalate by the same percentage depending on RPI, to give us accurate comparisons.</p> <p>Thank you for giving us the time yesterday afternoon. I think we left it that a) you would be given authority to assist us (by the provision of information) to correct any figures on my spread sheet which Ian and yourself felt needed adjustment in order for it to be a document which we could jointly recognise as accurate and consequently be suitable, for us, to present to members as an accurate reflection of the cost of the alternative strategies.</p>
Pub 008	PFI/ 145	02	<p>b) you could confirm, as mentioned at the meeting, that the previous request for tenders was aimed more or less exclusively at 'multi national' companies and did not encourage smaller local individual companies or consortiums of smaller local companies to bid. and</p>
Pub 008	PFI/ 145	03	<p>c) you could also kindly confirm that the prospect of having a large 'waste to energy' plant at Ferrybridge 20 miles from Allerton (and looking for 'Waste Derived Fuel' suppliers) was not a consideration at the time the tenders where being evaluated.</p>
Pub 008	PFI/ 145	04	<p>I've had a look at the website which is very interesting and, it seems to me and I hope you agree, with the substitution of some basic alternative numbers we should be able to produce a relatively accurate comparative. Would you kindly let me know when you will be able to get back to me with the information?</p>
Pub 008	PFI/ 145	05	<p>Not very satisfied with response.</p>

DCo 002	PFI/ 146	01	In relation to the proposed 25 year contract to incinerate North Yorkshire's non-recyclable waste, could you therefore please tell me:1. If there are any minimum stipulated amounts of waste which the County will be obliged to supply to the incinerator over the course of the contract.
DCo 002	PFI/ 146	02	2. If there are such minimum commitments, what percentage of North Yorkshire's current non-recyclable waste do those levels represent?
DCo 002	PFI/ 146	03	3.Are there any financial penalties payable by the Council if it doesn't supply the stated amount?
DCo 002	PFI/ 146	04	4. If so, what would be the annual financial implication of a reduction of, say, 30% of the level of non-recyclable waste produced accross the County?
DCo 002	PFI/ 146a	01	Thanks for sending this. However, I don't think you've really explicitly answered any of my questions, which were..... I understand that NYCC are asking for comments on these proposals up until the middle of september. In order to be able to do so in an informed manner then I, for one, would need to know the answers to the above questions so that I can know exactly what it is that we're signing up to, whether or not it impacts any other long-term aspirations that we may have as a Council or a society, and whether or not presents a financial risk in the long-term.
DCo 002	PFI/ 146a	02	You've implied that the answer to question 1 is yes, although I'm not clear whether or not the GMT commitment is for the full 25 year term of the contract, or whether or not the GMT increases or decreases over time. You state that you anticipate that we should be able to reach our 2020recycling targets early with the assistance of this facility. That sounds good, but this is a 25 year contract - what are our recycling targets for 2025, 2030 and 2035, and how does the facility and the GMT fit in with those?
DCo 002	PFI/ 146b	01	Given that the plant includes a MRF and an anaerobic digestion facility, could you please confirm whether or not the GMT includes amounts to go to the facility as a whole or just to the incineration part. And if the GMT relates to the amount of waste to be treated by all methods at the plant: 1. How much is expected to be recovered by the MRF for recycling or treated by anaerobic digestion? 2. Does the Council have any say as to how much is treated by each method, or is this a matter purely for the operator? In other words, would the operator still have fulfilled their contract obligations if all the waste they received was incinerated and none treated by any of the other methods?
Pub 059	PFI/ 147	01	We have Ferrybridge which is already able to receive municipal waste to burn and could be used in the short term whilst we put into effect the reduce and reuse parts of the waste hierarchy. Why are there plans to build new facilities, and what proportion of the costs and profits are taken by the incinerator part of this project?

Pub 059	PFI/ 147	02	What are the targets of the current reduction campaigns? are they successful? how is this measured and can they be expanded and enlarged upon? If they haven't been successful what will be done to make sure that reduce and reuse remain at the top of the waste hierarchy?
Pub 059	PFI/ 147	03	We have been given figures of reduced waste disposal costs of £260million by Councillor Clare Woods, but in the 'Lets talk less rubbish', they say that this figure will be £320 million, How can the public know what to believe? There is a lot of difference here.
Pub 059	PFI/ 147	04	We have also been told that the criteria for judging the tenders was based on a balance of 60% environmental, technical and quality as against 40% financial. How can we know how the first three were balanced, or are they considered to be the same thing? Why is the environment given only twenty % weighting against 40% for financial considerations?
Pub 059	PFI/ 147	05	Whilst we can all agree that current methods of waste disposal are not sustainable why are we only being asked to compare figures with that situation rather than best practice elsewhere?
Pub 059	PFI/ 147	06	How will this facility reduce waste production and promote re-use at local levels?
Pub 059	PFI/ 147	07	This facility seems to be based around road transport. Has any consideration been given to rail transport from the proposed waste transfer sites, and whether there might be environmental and cost benefits?
Pub 059	PFI/ 147	08	Finally, How can we know that the proposed public consultation will not just be window dressing after the decision has been decided? Where we be able to see whether or how they have been allowed to influence the final decision making?
Pub 060	PFI/ 148	01	<p>First of all the volume of waste that is produced needs to be cut drastically. The secondary problem is what to do with the rest, and for that there will need be a number of different solutions.</p> <p>Most domestic waste is produced and delivered to the public from food suppliers via the supermarkets. It should not be the duty of the public to pay for its disposal. The return of this waste to the suppliers, via the supermarkets in the lorries that go back empty at present, would be more just. If this were implemented then the food suppliers would be very quick to develop packaging that could either be recycled, or that they wanted back to re-use. Another possible idea: Disposable nappies account for an unpleasant and large amount of domestic waste. If reusable nappies were subsidised, and provided free of charge together with biodegradable nappy liners, that could be flushed away, that's half the problem solved. Then if local laundries could arrange doorstep collection and delivery services (also subsidised and therefore free) that could be another nasty mess removed at a modest cost.</p>

Pub 060	PFI/ 148	02	If the waste crisis is dealt with imaginatively then the amount of incinerator waste will rapidly reduce below that which is needed to keep a large incinerator going. Locking North Yorkshire into a contract commits us to produce un-recyclable waste in large quantities for the next 25 or 30 years. The consequences for the environment are appalling. My question is: Is this really what you want us to do?
Pub 060	PFI/ 148a	01	Request for a copy of the York and North Yorkshire Waste Partnership waste management strategy.
Pub 060	PFI/ 148a	02	York and North Yorkshire Waste Partnership waste management strategy- when do you anticipate something more up to date will be available and request for information on the PFI.
Pub 060	PFI/ 148b	01	I have just received NY TIMES with its article on the proposed Allerton Waste Recovery Site. 1. Nowhere is the cost of the site mentioned, only a PFI input, which amounts to a very expensive credit card, making us vulnerable to future interest charges. What is the total cost, and where is it coming from? Why was the total cost not mentioned? 2. In the light of the annual tonnage figures proposed: 20,000 for recycling, 40,000 for anaerobic digestion and 320,000 for incineration (this figure was somehow omitted from the article), why was the word 'incineration' not mentioned in the article? You could say that it was dressed up as 'thermal energy from waste treatment', but this sounds like deliberate misleading of the public to me.
Pub 060	PFI/ 148b	02	In view of the fact that many communities are now actively working to reduce waste, as we must because of the global waste crisis, will the site still be viable if in, say, five years' time we've managed to halve our waste production? Much waste comes from oil-based materials, which will become more scarce as oil prices rise and that in itself will reduce our extravagant waste production (much as our carbon production is at present being reduced by people driving less). What is the minimum tonnage at which it can operate? Will AmeyCespa like that, or are you putting us into some sort of strait-jacket of deliberate waste production? I understand that some similar European sites are already having to import waste from other countries to keep their incinerators running.
Pub 060	PFI/ 148b	03	Have you looked into any emissions-free closed loop incineration? www.eclipsuk.co.uk < http://www.eclipsuk.co.uk > for example?
Pub 061	PFI/ 151	01	We write to protest against the current NYCC waste strategy proposals. They are based on unrealistic targets for recycling that overplay the financial case for a single 'super-facility' for the entire county. They are misleading because recycling rates will be much higher than predicted, with the result that landfill costs will drop significantly.

Pub 061	PFI/ 151	02	The strategy is based on old technologies, including incineration, which has one of the highest levels of CO2 emissions.
Pub 061	PFI/ 151	03	It ignores the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies.
Pub 061	PFI/ 151	04	And it ignores the public's views of today, instead relying on consultations completed several years ago
Pub 061	PFI/ 151	05	The prospect of emissions being pumped out 24/7 frightens us, other parents and pregnant ladies in the area. Toxins building up in the atmosphere over a 10 to 20 year period during their developmental lifetime, to an amount that will eventually be present forever and will greatly reduce the already heavily polluted air in addition to local motorway and busy York and Harrogate feeder roads (M1, A59 and old A1). The mechanical sorting and anaerobic digester planned for the site will only deal with a small portion of the waste going there so the majority will be burnt in the incinerator, so there will be more greenhouse gas emissions. Will we and our children be exposed to cancerous toxins which will reduce our life expectancies? Will my children's reproductive health be affected? Why are out-dated toxic incineration plans being proposed and supported? We live in a fertile agricultural area with many small holdings, not to mention home grown produce in allotments and gardens. Not only will the pollution affect the air quality but the produce and water we put into our mouths and which will enter into the food chain generally.
Pub 061	PFI/ 151	06	As well as the busy road networks already affecting the areas in terms of pollution (see above), an incinerator would increase traffic and further pollution (air and noise) as a consequence. Commuter times to work and leisure locations for residents and visitors will be affected
Pub 061	PFI/ 151	07	The Vale of York is a flat expanse of land which is probably the worst location for such an ugly building and huge tower. It will spoil an area of outstanding beauty with such a monstrosity of a building.
Pub 061	PFI/ 151	08	This will also have a significant knock on effect of reducing house prices
Pub 061	PFI/ 151	09	North Yorkshire's rate payers will be tied into a 25 year, £900 million investment of outdated technology
Pub 061	PFI/ 151	10	The councils have not properly considered the alternatives such as: Rapidly ramping up the recycling rate; Reducing waste; More composting or Multi-site facilities .North Yorkshire is slowly ramping up to 50% recycling

Pub 061	PFI/ 151	11	Large scale incineration is not needed, it's out of date and; it's a waste of our money. We understand that you will be asked to vote in favour of the council's plans later this summer. We urge you to oppose this plan and instead ask for a thorough review of the best way forward. In particular we ask that you push for a big increase in recycling, thus removing the need for such a colossal expensive and risky venture. At a time of deep Government spending cuts, it would be irresponsible to continue the current strategy without careful review.
Pub 062	PFI/ 152	01	Request for information
Pub 063	PFI/ 153	01	Is it true that the land is only going to be leased to Amey-Cespa and that they are not buying it? If so how long is the lease for?
Pub 063	PFI/ 153	02	I am very concerned about the finances involved in this project. From a layman's point of view it seems as though NYCC are spending massive sums of money for a landowner and private company to make all the profit. How does the council tax payer benefit from all this
Pub 063	PFI/ 153	03	Is there a viable alternative which involves more recycling or is it really too expensive for the NYCC to run? I don't understand why so many councillors seem to be ignoring the green footprint when councils elsewhere are going wholeheartedly down the road of recycling.
Pub 063	PFI/ 153	04	A rather cynical question but has anyone in NYCC got a vested interest in all this – any connections with the directors of Amey-Cespa?
Pub 064	PFI/ 154	01	Is this affordable? And how has this been assessed
Pub 064	PFI/ 154	02	Waste is reducing will there be waste for the facility
Pub 064	PFI/ 154	03	What are the current recycling rates and how will this increase our recycling?
Pub 064	PFI/ 154	04	What is the audit trail for the site selection?
Pub 065	PFI/ 156	01	Why are you pursuing the PFI route? Is there not enough evidence now available to suggest that this form of contract has been well and truly discredited. there is no shortage of examples... where the long term costs are far greater than was contracted for

Pub 065	PFI/ 156	02	I dont believe that local authorities have the legal or finance expertise to prevent such a contract from allowing Amey Cespa from 'stitching up ' North Yorkshire County Council in the long term.
Pub 065	PFI/ 156	03	What are the full life costs of this plant?
Pub 065	PFI/ 156	04	There is no mention of the income that will be generated from the production of electricity. Is this going to be fed in the 'Grid'?
Pub 065	PFI/ 156	05	The article mentions that savings of £320m on waste management bills will be made. During what period will these saving be made?
Pub 065	PFI/ 156	06	What is this plant going to cost bearing in mind that £65m is coming from Central Govt, however it would be niaive to rely on this as we dont know what cuts are going to be made in the near future.
Pub 050	PFI/ 157	01	I can only repeat my first letter ... the proposed scheme has too long a contract for such an antiquated systemwhich may be obsolete in 10 years, not to mention the crippling finanacila burdens.
Pub 050	PFI/ 157	02	There was a Radio 4 Today programme in which health authorities were raising that PFI schemes were costing them far more than had originally been thought.
Pub 050	PFI/ 157	03	FOE have a detailed document on Waste disposal I urge you to read it and take up its proposals instead of the incinerator scheme
PCo 019	PFI/ 158	01	What is advocated we support in achieving these long term objectives (reducing waste disposal and cost of disposal)
PCo 019	PFI/ 158	02	What commitment is there by the company for the operation and maintenance of this plant?
PCo 019	PFI/ 158	03	Will this plant be manned by UK residents and if so how many compared with the full compliment require on site
PCo 019	PFI/ 158	04	We recognise that there will be communities who are not happy about the outcome but as ever it is a balancing act.
Pub 066	PFI/ 159	01	Called to log an objection to and comments on the Allerton Park proposals.

Pub 066	PFI/ 159	02	She read the article in NY Times and nowhere in the article does it use the words 'incinerate' or 'burn'. Neither is it clear from the photos or article that there will be a 76m (250ft) chimney. The article is very misleading and had she not been to one of the Amey Cespa meetings she would not be aware of this and would perhaps think that the overall idea was not that bad. Call was angry at article in particular as it was so misleading, 'almost like propaganda' which is going to be seen by 100s of thousands of people.
Pub 066	PFI/ 159	03	The article mentions the aim to reach 50% recycling but this does not compare to other counties, some of whom reach up to 70% recycling without building installations like this
Pub 066	PFI/ 159	04	The chimney will be higher than York Minster and visible for miles around. Locals are already referring to this as 'The Chimney of the North'
Pub 066	PFI/ 159	05	At the Great Ouseburn meeting someone asked why this could not have been built at Drax and one of the Amey Cespa staff replied that Drax was not in North Yorkshire. This did not inspire confidence
Pub 066	PFI/ 159	06	Someone else at a meeting complained that house prices would be affected by this. The Amey Cespa representative said 'it doesn't matter because I can't afford to live here anyway.' The caller's brother's house sale has fallen through due to this
Pub 066	PFI/ 159	07	Why commit to 25 years worth of spending when the council is struggling to save money?
Pub 067	PFI/ 160	01	Whilst agrees that Allerton Park is a better site than most if the facility has to be built, does it really have to be built at all.
Pub 067	PFI/ 160	02	Surely the money would be better spent elsewhere, not least in increasing kerbside recycling
Pub 067	PFI/ 160	03	There will be the huge cost of building it probably followed by more cost when the county still does not reach quotas, and so the taxpayer will doubly suffer.
Pub 067	PFI/ 160	04	Concerned about the increased traffic as lorries visit the facility from all over the county. The A1 and A168 will suffer but specifically the A59, already a very busy road, will be hit the hardest. Has this been addressed?
Pub 068	PFI/ 161	01	I write to ask you to reject the proposal that has been made to the planning authority to build a waste plant at Allerton

Pub 068	PFI/ 161	02	I understand that it involves incineration thus creating energy and that it would be a PFI project. If my understanding is correct, the cost of disposing of household waste would be mitigated by charging commercial organisations to incinerate their waste and by the production and sale of electricity. While superficially attractive with some token recycling activities at the planned site, the reality is that this facility would be a hugely profitable venture for its developers and a massive expense for the people of North Yorkshire for whom there is a much cheaper and simpler alternative
Pub 068	PFI/ 161	03	We simply need to increase the amount of recycling that is achieved in the sub-region. Our performance is pathetic by comparison with other parts of Yorkshire, let alone other parts of the UK and indeed other parts of the world
Pub 068	PFI/ 161	04	After we have minimised the waste that isn't recycled why can't we dispose of it to the areas power stations that are already incinerating material
Pub 068	PFI/ 161	05	I believe that the huge incinerator chimney towering above everything else in the subregion would rapidly become an expensive white elephant and a dreadful eyesore that would conflict totally with the truthful and wonderful images portrayed so eloquently by Gary Verity and his colleagues at 'Welcome to Yorkshire'.
Pub 068	PFI/ 161	06	The pace of change is far to fast to be committing £900m to such a controversial project
Pub 069	PFI/ 162	01	I am writing to protest against the current NYCC waste strategy proposals They are based on unrealistic targets for recycling that overplay the financial case for a single 'super-facility' for the entire County.
Pub 069	PFI/ 162	02	The strategy is based on old technologies, including incineration, which has one of the highest levels of C02 emissions.
Pub 069	PFI/ 162	03	It ignores the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies.
Pub 069	PFI/ 162	04	It ignores the public's views of today, instead relying on consultations completed several years ago.
Pub 069	PFI/ 162	05	I urge you to oppose this plan and instead ask for a thorough review of the best way forward.
Pub 069	PFI/ 162	06	In particular I ask that you push for a big increase in recycling, thus removing the need for such a hugely expensive and risky venture. At a time of deep Government spending cuts, it would be irresponsible to continue the current strategy without careful review.

Pub 070	PFI/ 163	01	I am emailing to express my dismay and disappointment at the article concerning the Allerton Park proposals in the NY Times for September 2010. The very least you could have done is given people the full information on which to make an informed decision. The information you choose to avoid printing renders you guilty. As for Amey Cespa I really think you need to look at the home page of your web site as the misinformation continues.
Pub 070	PFI/ 163	02	You know that this is NOT only not the best solution that there are much better solutions out there or perhaps you are not that up to date! You are not looking to put in state of the art technology but out dated and ill thought out technology. It may have been good in its day but its day has gone.
Pub 070	PFI/ 163	03	Think about the future for our children not only in deserving clean air, soil and food
Pub 070	PFI/ 163	04	The financial chains you wish to put around their necks because you did not look at all this earlier!
Pub 071	PFI/ 164	01	Why is it in that in all of the publicity for this plan you continue to avoid the word incinerator? It has been describe as a waste recycling plant, a waste handing facility, a waste recovery park and considering that 85% of the waste will be burn in a giant incinerator with a 200 ft chimney?
Pub 071	PFI/ 164	02	Why do you not recite that this solution is not green, because what comes out the chimney with be carbon mixed with a number of nano particles such as furans and dioxin which are amongst the most deadly
Pub 071	PFI/ 164	03	Why did the council not allow for a public debate? Why the public was not consulted properly?
Pub 071	PFI/ 164	04	Why do we need this monstrosity when recycling waste is actually reducing on an annual basis and with a little help from the district councils will hit 50% recycling in the next 2 years anyway?
Pub 071	PFI/ 164	05	Why are the council gagging to spend money which we do not have when it could be spent in many other areas that are being cut? Why are the council opting for an expensive solution when there are better and cheaper solution available to them?
Pub 071	PFI/ 164	06	Why are the council continuing to ignore - reason and logic on this subject? Why does the council try to mislead the public and treat them as stupid?
Pub 071	PFI/ 164	07	the only beneficially to this plan will be the Spanish contactor and Lord Mowbray who already has millions

Pub 072	PFI/ 165	01	Called to object to the proposed facility,
Pub 072	PFI/ 165	02	Specifically to the emissions which the chimney will be putting out: Will this not increase carbon emissions in a time when everyone is trying to reduce them.
Pub 072	PFI/ 165	03	How will this affect the health of nearby residents (the whole of Harrogate is nearby)? The smell from the chimney could be appalling.
Pub 073	PFI/ 166	01	I am writing to ask for your support in opposing the Allerton Park Incinerator
Pub 073	PFI/ 166	02	POLLUTION –Wide spread toxic emissions-24/7-putting local children, babies, unborn babies and the general public's health at risk. There are conflicting opinions about the level of long-term toxic emissions from the chimney, plus the dangers associated with toxic debris resulting from incineration. This subject needs careful debate. This project will result in a vast increase in exhaust emissions incurred by the extended mileage of waste refuse vehicles
Pub 073	PFI/ 166	03	LOGISTICS -It is inconceivable that all North Yorkshire's refuse vehicles (120 vehicles, I am led to believe) will descend on Allerton Park. Vehicles from Scarborough or Whitby will incur a 4-5 hour return journey in addition to their daily collection duties. Not to mention the route they will take -A64, York ring road, with many congested roundabouts and the A59 all extremely busy roads, or would it be the A170, negotiating Helmsley and Sutton Bank?
Pub 073	PFI/ 166	04	VISUAL IMPACT -A 250 foot chimney! This can't be a fitting introduction to an Area of Outstanding Natural Beauty and a disaster for tourist towns like Knaresborough, Ripon and Thirsk.
Pub 073	PFI/ 166	05	COST -The cost to ratepayers is £900 million to dispose of household waste. With better Council Management of kerb-side re-cycling, would there be a need for this high capacity incinerator? There would be a great increase in the cost of extra fuel, maintenance and man hours incurred in transportation.
Pub 073	PFI/ 166	06	ALTERNATIVES -Educate the general public to re-cycle. The Council should improve the kerb-side re-cycling service to bring us in line with other areas. There should be regional waste screening plants in BROWNFIELD sites to handle local domestic waste. This would dramatically reduce the amount going to landfill.
Pub 074	PFI/ 167	01	Called to log objections to the scheme.

Pub 074	PFI/ 167	02	As a rate payer he is already angry that he is not provided with kerbside recycling and has to do it all of his own back.
Pub 074	PFI/ 167	03	He is amazed the NYCC is choosing to invest a massive sum of money in 'old fashioned' technology (incinerator) when it would be so much more well spent encouraging people to personally recycle.
Pub 075	PFI/ 168	01	Has called not to complain, however would like to make a comment about the location of the plant. Worried about the major environmental effect this location will have on the atmosphere due to the increased amount of lorries going to be used to transport goods. The current location is in the most south west corner of North Yorkshire Area. Have you not thought about using the central geographically area of North Yorkshire. The most scientific area is York even though this location is densely populated location it is however in the hub or the railways which could be used to transport the goods better
Pub 076	PFI/ 169	01	Would like to log opposition entirely to the site and strongly objects to facility on all grounds
Pub 076	PFI/ 169	02	Misleading and unfounded and in no article does it refer to this as a incinerator,
Pub 076	PFI/ 169	03	Objects to the chimney being in an area close to residential areas.
Pub 076	PFI/ 169	04	Does not believe that the pollution is going to be less than that from a car exhaust
PCo 020	PFI/ 170	01	Although the Councillors were concerned about the plan, they felt that they didn't have enough information to make a decision. They have therefore asked me to invite an officer from NYCC to their next meeting to explain the facility and answer questions.
PCo 021	PFI/ 171	01	Could you please let me know what the present situation is about the proposals for the new waste disposal plant at Allerton near Harrogate? I have heard there was a fire there and that plans have been put on hold, would you let me know
Pub 077	PFI/ 172	01	Support for Allerton Waste Recovery Park and the need to move away from the unsustainable practice of landfill.

Pub 078	PFI/ 173	01	Would like a list of who attended the recent meeting about the proposed Waste Treatment Facility. Particularly interested in the names of the Councillors who attended. (Alverton Castle Hotel "Waste disposal the Burning Issue")
Pub 078	PFI/ 173	02	Details of proposal requested by phone.
Pub 079	PFI/ 174	01	Worried about the proximity of the Allerton Waste Recovery site to Boroughbridge, especially the height of the proposed chimney stack. Bearing in mind that Boroughbridge is due east of Allerton we will be subject to the wind which regularly blows from the west and we feel much rubbish and unpleasant smells will be dumped on Boroughbridge changing it from the very pleasant town it now is to an absolute hell hole.
PCo 022	PFI/ 175	01	I am instructed to reiterate our request, made by letter addressed to our County Councillor, Andrew Lee, on the 2 August 2010, that a Public Inquiry be called to decide upon this matter. I am writing to you to add the concerns of this Parish Council to those already widely expressed by others, and to request that the final decision over the construction of an industrial sized waste facility be taken not at County level. The subject is of such magnitude, that we feel that it should be more widely discussed, and would therefore ask that a Public Inquiry be called.
Pub 080	PFI/ 176	01	More information to be published on NYCC's website of the proposed incinerator at Allerton Park. and also the dates and venues of the forthcoming presentation meetings proposed for September.
CGr 003	PFI/ 177	01	I am writing on behalf of theto object to the plans to build an 'Energy from Waste 'incinerator.... we ask you to reject this plan.
CGr 003	PFI/ 177	02	pollution including emissions of greenhouse gases, Incinerators are an archaic tool of waste disposal, shown to produce dangerous levels of dioxins, which has been linked to cancer, IQ deficits, disrupted sexual development, birth defects, immune system damage, behavioural disorders and diabetes, causing rising dissatisfaction and health problems. Despite the claims made by enthusiasts this is still the case. We also note the emerging research suggesting that extremely fine particles ("nanoparticles" of the order of 1-100nm), which cannot be successfully cleaned from exhaust, can pose a danger to health disproportionate to their mass. Such effects are not correctly assessed under the existing emissions regime'. Nor is the existing regime a guarantee of safety: Dundee's PFI "waste-to-energy" incinerator at one point breached its emission limits 19 times in three months. Dundee's scheme has not proved cost effective either-since it opened in 2000 the Dundee incinerator has run up losses of £26 million".

CGr 003	PFI/ 177	03	We believe that such a plan would neither be cost effective Frequently such losses are picked up by the public sector after guarantees in the contract. We would like an assurance that York and North Yorkshire councils will not be liable for penalties in the event of supply shortfalls in waste volume or financial losses incurred by the operator. (In Nottingham the Council was paying £100,000 per month in 2007 as a result of reduction of demand for heating'), The cost is already unacceptable. £900 million over the next 25years is difficult to defend amid diminished budgets in sectors that the public may feel are more important.
CGr 003	PFI/ 177	04	A would have a detrimental effect on recycling rates, An incinerator would send out the wrong message to the Yorkshire community. In 2002, after getting locked into an energy-From-waste contract, Nottingham Council gained the lowest rate of recycling in the UK. In York we are only 2% away from our recycling 2013 target already. Over its six-year history, the JMWP has consistently been proven wrong in its projections predicting an increase in waste arisings when there was a decline, and failing to predict the dramatic increase in recycling rates
CGr 003	PFI/ 177	05	The landscape of the Vale of York. We also consider the siting of the incinerator to be inappropriate. The proposed site is adjacent to a Grade 1 listed castle, a newly build golf course and a planned five star hotel. This is an inconsiderate and inappropriate location that will cost many jobs and livelihoods. It is also a highly visible location from all around the Vale of York.
CGr 003	PFI/ 177	06	However, with over 45 recycling points and successful schemes such as the 'York Rotters' with 6000 members there is heavy evidence to suggest that York wants to recycle more. Compare this to the statement from the Associate Director of Environmental Services at Stockton Borough Council (in Cleveland) that now, "essentially we are into waste maximisation", constrained by contract from doing even a modest amount of recycling.
CGr 003	PFI/ 177	07	York recently applied to the Zero Waste Places Standard, aimed at progressively reducing residual waste; this 25-year contract renders those aspirations meaningless. Recycling waste saves three to six times as much energy as incinerating waste and many successful profit making companies use recycled goods. Anaerobic digesters are operating in various places in the UK as profit-making enterprises. Centralising our waste disposal and committing it to incineration will result in a significant increase in vehicle miles and greenhouse gases emitted.
CGr 003	PFI/ 177	08	The proposed incinerator does not accord with policies promoting reuse and recycling.
CGr 003	PFI/ 177a	01	We had exaggerated the cost of landfill and that we'd underestimated recycling. His theory was if landfill tax didn't rise exponentially, and if recycling did, the economic case for the incinerator would disappear. He recommended a plan B be drawn up.
Pub 010	PFI/ 178	01	Enter the EEC and central government, fines, landfill taxes and year on year increases, so getting rid of waste inevitably becomes more and more expensive.

Pub 010	PFI/ 178	02	Enter recycling which isn't cheap but must be cheaper than this new alternative, but lets increase the EEC penalties that should swing the exercise.
Pub 010	PFI/ 178	03	The NYCC recycling system works well for me if plastic and cardboard could be recycled there would be little residue I could manage with a monthly collection. I don't understand why North Yorkshire is stuck at 31% recycling others at 50-70%, is it a management problem?
Pub 010	PFI/ 178	04	NYCC are pushing for an incineration solution which leaves 20-30% ashes to be landfilled
Pub 010	PFI/ 178	05	There is also the pollution effect
Pub 010	PFI/ 178	06	I note that Holland and Germany are successful at recycling so this system might have possibilities
Pub 010	PFI/ 178	07	PFI has cost the UK taxpayers billions in various areas
Pub 010	PFI/ 178	08	What is the total estimate building cost, how are NYCC going to be charged and over how many years and what costs will be passed to the council tax payer
Pub 010	PFI/ 178	09	What recycling rates is the cost based upon
Pub 010	PFI/ 178	10	What if NYCC can beat these rates
Pub 010	PFI/ 178	11	Is the £320 m saving returned to the council tax payer
Pub 010	PFI/ 178	12	What would happen to property prices in the vicinity of the incinerator?

Pub 010	PFI/ 178a	01	Is the £675.8 million adjusted for inflation?
Pub 010	PFI/ 178a	02	What is the recycling rate for North Yorkshire?
Pub 010	PFI/ 178a	03	Please can you provide clarification on the figure for Total cost of PFI (includes non PFI e.g. HWRC)
Pub 010	PFI/ 178a	04	Dates/times for Harrogate Area Committee and the AmeyCespa exhibitions at Marton Moor and Arkendale
Pub 081	PFI/ 180	01	Is there a conflict of interest between Members of Council voting on the project and those who also sit on the planning committee?
Pub 081	PFI/ 180	02	If planning is passed, can there be a Public Inquiry?
Pub 081	PFI/ 180	03	Is NYCC breaching European Human Rights Laws by not giving thorough consultation and closing consultation on the 12th November?
Pub 081	PFI/ 180	04	Has Richard Flinton had experience of working outside of the public sector? Why was he not at the Hambleton Area Committee at Helperby?
Pub 081	PFI/ 180	05	What are the recycling rates across North Yorkshire and York
Pub 081	PFI/ 180	06	Asked whether individuals have been invited to speak to the Council or individual members of the project team
Pub 081	PFI/ 180	07	Felt that the presentation did not have enough information on finance, there was no compelling evidence put forward for the project and little information about environmental impacts (traffic etc)

Pub 081	PFI/ 180	08	North Yorks does not have adequate infrastructure or road network and we should look at waste management on a local scale.
Pub 081	PFI/ 180	09	Asked whether we would be importing waste to the facility in the future as waste is reducing. EU laws are about stopping waste at the source
Pub 081	PFI/ 180	10	What is the Partnership with AmeyCespa?
Pub 082	PFI/ 181	01	I have now read the technical details of the document. I admit I was misled by what was a NIMBY approach and save for doubts about the length of the contract I am sure this should be supported.
Pub 082	PFI/ 181	02	Even in these days of zero risk taking it should be accepted that proper incineration destroys all toxic organic chemicals
Pub 083	PFI/ 182	01	I am asking for a copy of your "separate and more detailed briefing note" to your fellow-councillors about the proposed Allerton incinerator, to which you refer in your statement of 21 July. There is so much mis-information flying around, and I am sure this will help me to understand what is proposed, and why.
Pub 084	PFI/ 183	01	NYCC should be investing in re-cycling and NOT in toxic incineration.
Pub 084	PFI/ 183	02	NYCC are lagging way behind the rest of the country in recycling and this money could and should be spent on improving recycling facilities throughout the county.
Pub 084	PFI/ 183	03	Incineration would actually be a disincentive to recycling.
Pub 084	PFI/ 183	04	It is outdated technology,
Pub 084	PFI/ 183	05	Would distribute toxic particles all over North Yorkshire - a hell of a legacy for future generations. Furthermore it would be a massive addition to the county's carbon footprint,

Pub 084	PFI/ 183	06	The 240 foot high chimney would be an eyesore for miles around.
Pub 052	PFI/ 184	01	Log his opposition for the waste incinerator
Pub 052	PFI/ 184	02	It is near to a grade 1 listed castle -It will change the character of the area
Pub 052	PFI/ 184	03	Feels the tax payers money should not be used to fund it
Pub 052	PFI/ 184	04	Perhaps as a Council we could do more to recycle
Pub 085	PFI/ 185	01	Protest strongly at the proposed folly of building an industrial incineration plant in the heart of North Yorkshire
Pub 086	PFI/ 186	01	<p>I understand that the public meetings have been arranged to discuss the proposed Waste Recovery Park to be built in Allerton Park, Knaresborough. I am extremely disappointed that only one of them is arranged outside of normal working hours. How can these be called public meetings if a huge majority of people affected by the proposals cannot attend due to work commitments?</p> <p>I am also frankly amazed that only one of the meetings is in any vicinity of the proposed site and those people affected by the proposals. Why has nothing been arranged in Knaresborough or Boroughbridge?</p> <p>Many voters in the community feel extremely alienated by the way these meetings and the consultation process are being managed.</p>
PCo 023	PFI/ 187	01	At its meeting last nightParish Council accepted the present plans for waste disposal outlined by NYCC.
PCo 023	PFI/ 187	02	but expressed concern about traffic levels and the environmental impact of distances travelled to the proposed facility
Pub 087	PFI/ 188	01	Concerns about the cost of the project and the length of time the project will take. Lots of PFI contracts are expensive for the Tax payers at a time when we are going to be under some financial pressure. It seems that it is not a commitment we should be entering into.

Pub 087	PFI/ 188	02	Technology in processing waste of different kinds is improving and developing all the time. It is wrong to enter into a long term contract with ONE type of processor.
PCo 024	PFI/ 190	01	My council discussed the generality of this and resolved to say that they were reluctant to agree to the incineration of potentially dangerous waste.
PCo 034	PFI/ 191	01	We are advised that officers from your Waste Management Services Department have recently authorised the removal of roadside signs put out by local groups and Parish Councils to raise public awareness of the proposals for a large waste processing site at Allerton Quarry. The above actions make it clear to us that certain officers employed by North Yorkshire Council are trying to stifle opposition to the Allerton Waste Site proposals and by doing so are attempting to suppress the democratic process of free expression.
Pub 078	PFI/ 192	01	What is the present situation with any contracts signed - the reason being one of the City of York Council at the seminar held last night raised the question that if the project does not go a head then what would be the cost to NYCC?
Pub 078	PFI/ 192	02	Planning -how is transport going to be assessed?
Pub 089	PFI/ 194	01	A major problem is that we have not been given a meaningful flow sheet of the treatment that is proposed at Allerton Waste Plant
Pub 089	PFI/ 194	02	Airborne pollution will strike susceptible lungs over a wide area, before settling on the soil
Pub 089	PFI/ 194	03	Nor is it clear what research you have carried out into alternative environmentally-sound. non thermal/non hazardous mechanical biological treatments.
Pub 089	PFI/ 194	04	I believe that all residents would enthusiastically support an early Implementation of enhanced programs of source recycling that would make way for a large reduction in tonnage of residual waste to be treated.
Pub 089	PFI/ 194	05	The NYCC (August) article in NY Times gives no information about its reduction recycling and reuse activities nor the extent AD will play
Pub 089	PFI/ 194	06	The NYCC (August) article in NY Times is a selective in its presentation of facts
Pub 089	PFI/ 194	07	The NYCC (August) article in NY Times.... Artist's impression lacks explanation.

Pub 089	PFI/ 194	08	The NYCC (August) article in NY Times.... there is no mention of the proposed monstrous incinerator with its 260 ft high chimney, no effluent greenhouse gas and dust cloud /toxic chemicals harmful to our health
Pub 089	PFI/ 194	09	The NYCC (August) article in NY Times.....no mention that York City Council has banned incinerators
Pub 089	PFI/ 194	10	The NYCC (August) article in NY Times....no mention of the transportation and associated pollution of 400,000 tons of household waste to the incinerator
Pub 089	PFI/ 194	11	The NYCC (August) article in NY Times.....no mention of our poor rate of recycling. If we recycled 100% there would be no residual waste to incinerate
Pub 089	PFI/ 194	12	The NYCC (August) article in NY Times....there is no mention of this inevitable shortfall of waste
Pub 089	PFI/ 194	13	The NYCC (August) article in NY Times..... no mention of justification for nominating AmeyCespa
Pub 089	PFI/ 194	14	Alternative way forward, recycle waste that is currently disposed of
Pub 089	PFI/ 194	15	Alternative way forward, treatment of organics MBT and use of AD
Pub 090	PFI/ 196	01	Are there any other facilities like AmeyCespa are proposing in the area and are any other facilities producing electricity?
Pub 090	PFI/ 196	02	Are we are meeting our recycling targets?
Pub 091	PFI/ 199	01	Please press on with all possible speed with the incinerator
Pub 091	PFI/ 199	02	Too much time is given to objections from people whose objections are rooted in ignorance.
Pub 091	PFI/ 199	03	Present positive outcomes from incinerators already in use elsewhere.

Com 004	PFI/ 200	01	Currently, I am working on a profile for the above project and had heard that the bank mandate had been won. I was wondering if you would be able to confirm that this information is correct and if possible, name who the banks are.
Pub 092	PFI/ 201	01	I am confused with all the figures which are published with no facts to back-up the figures.
Pub 092	PFI/ 201	02	What is the estimated cost of the facility installation?
Pub 092	PFI/ 201	03	What is the estimated cost of NY landfill over the 25 year period without the waste management facility?
Pub 092	PFI/ 201	04	Does the £320m saving include the cost of the waste management installation?
Pub 092	PFI/ 201	05	What are the potential financial liabilities to NY ratepayers for any breach of Contract?
Pub 092	PFI/ 201	06	Does the estimated £320m saving take account of any potential contractual penalties?
Pub 092	PFI/ 201	07	Are the contractual penalties covered by insurance within the forecast savings?
Pub 092	PFI/ 201	08	Having read your e-mail, I now wonder who will actually own the waste management plant and who will pay to
Pub 092	PFI/ 201	09	I would like to close by expressing my concern at being involved in a very long term contract which provides no improved waste management policy capability.
Pub 092	PFI/ 201	10	I understand that a number of waste transfer stations are being installed throughout the County. Waste screening at these Plants, in my opinion, would provide a good alternative project which could handle waste locally.
Pub 078	PFI/ 202	01	Questions about the process at AWRP

Pub 078	PFI/ 202	02	Concern was about the metal extraction and that he had recently been to see Dr Paul Connett and that he felt we should be doing more to recycle.
Pub 011	PFI/ 203	01	In the newsletter there is no information provided as to what percentage of the waste taken to the site will be incinerated. Can you deny that it will be 80% with only 5% recycled? If the claim is that the plant will help us recycle more then why do we need such a large incinerator/chimney? You are in effect, refuting your own argument
Pub 011	PFI/ 203	02	Why do you have to pursue the incinerator option at all?
Pub 011	PFI/ 203	03	Is it not possible to take account of the experience of other councils and to re-consider your decision to build a plant of this size and type, which after all was made a number of years ago and must therefore be possible to improve upon?
Pub 011	PFI/ 203	04	Why do you have to build one large plant which immediately causes issues around traffic movements, visual impact and location?
Pub 011	PFI/ 203	05	Building a number of smaller sites would be more appropriate and would allow you to benefit from the by-products of the incineration process if that had to be included. Hot water for example could be used by local industries if you were to locate individual plants in urban industrial areas.
Pub 011	PFI/ 203	06	Why are you proposing to make use of the bottom ash in aggregates to such a high degree? Recent experience (i.e. in Newcastle) has demonstrated the high toxicity and dangerous nature of bottom ash when mis-used. How will it be handled?
Pub 011	PFI/ 203	07	This is not the reasoned debate that we would expect from a mature, intelligent and responsible county council. Hand in hand goes the woeful attitude to public consultation which has been demonstrated to date.
Pub 011	PFI/ 203	08	The distortion of facts is best seen in the pictorial images of the plant in both NY Times and the latest newsletter. In the former the chimney has actually been "cut off so that it's full height cannot be seen. The scale "drawings" in the newsletter suggest that the chimney is going to be approx 100 metres which is actually higher than the 260 feet (c. 80 metres) we were originally advised. The image in NY Times shows the plant standing proud not sunk down into the quarry in contrast to the impression given by the text of the newsletter. Just exactly how high is it going to be? It is ludicrous to say that the site is already well screened -yes, because the operations are below ground level and the proposed plant is not - I would like to see you try to screen a 100m chimney!
Pub 011	PFI/ 203	09	In regards to traffic movements we are extremely concerned about the increased movements surely to be expected particularly along the A59 which is already congested in the peak hours and only in recent days there has been serious congestion following accidents on the A1 between Allerton and Boroughbridge junctions. It is disingenuous to say as you have, that you have been consulting on traffic movements when none have been forthcoming. In the newsletter it says "we expect traffic levels to be similar" -this is ridiculously vague. When will the transport assessment be released for public scrutiny?
Pub 011	PFI/ 203a	01	At recent public meetings reference was made to the need for waste transfer sites at various locations across North Yorkshire to support your proposals. Please can you let us know the proposed sites?

Pub 011	PFI/ 203b	01	Please can you confirm the locations of the current waste transfer stations (Hambleton, Richmondshire and Scarborough) - i.e. which towns/villages are they near? Please can you explain what change there will be in the amount of waste these stations handle between the present and proposed future situations Please can you give some indication of the size of the new waste transfer stations? What will be their capacity? How much waste (tonnage) will be handled by each of them? How much land will they take up? Please can you supply any further information about potential locations? I assume below "Land at Burn Airfield in Selby District" refers to the proposed new Selby site.
Pub 011	PFI/ 203c	01	Repeat request for above information
Pub 011	PFI/ 203d	01	Many thanks for this information. Please can you tell me what tonnages Thirsk, Whitby and Scorton handle now?
Pub 093	PFI/ 204	01	I cannot express strongly enough my opposition to the plan to inflict such a project on North Yorkshire.
Pub 093	PFI/ 204	02	<p>As someone living near the Allerton site who plans to start a family shortly and has read many alarming reports of increased birth defects and adult cancers near incinerator.</p> <p>I am particularly interested, alarmed but somehow not surprised to read that you wrote 'Independently reviewed evidence shows no adverse health effects to people from living near incinerators (source DEFRA Waste Strategy for England 2007) and in its most recent report, The Health Protection Agency said that it did not recommend doing any more studies of public health around modern, well managed municipal waste incinerators as the effects are probably not measurable.' I presume you have not read any of the numerous reports concerning the very real and imminent threat from waste incinerators, particularly concerning adult cancers and birth defects? I suggest you start here http://www.ecomed.org.uk/publications/reports/the-health-effects-of-waste-incinerators. No surprise the ironically named Health Protection Agency don't recommend any more studies, is it?</p>
Pub 093	PFI/ 204	03	Putting it out to market will always bring the most profitable tenders for waste companies, not the projects that most benefit the environment or the citizens and voters of York and North Yorkshire.
Pub 093	PFI/ 204	04	North Yorks has a poor record on recycling. In 2010 we should be looking to cities like San Francisco and Oxford in developing a zero waste policy, and following the lead of councils like Lancashire in declaring a "no incinerator" policy on their lands. I have read extensively on this issue and fail to see why Yorkshire cannot follow Lancashire's lead in adopting a greener waste policy that concentrates on recycling and refuses to go down the incinerator route full stop.

Pub 093	PFI/ 204	05	I am also highly unconvinced by the economic arguments and suggest NYCC are heading blindly into a £900 white elephant
CGr 004	PFI/ 206	01	<p>Re: Article in NY Times September 2010 edition "Have Your Say on Waste Plans" We wish to complain about the above article. Nowhere in the article is the word incineration mentioned, despite this being the main activity at the site It mentions reclamation of 20,000 tonnes a year at the site, but does not put this into context of 320,000 tonnes going through the site each year. The photograph showing the proposed site does not clearly show the chimney and one might not even realise that there is a chimney at the site and certainly would not realise it was 260ft high. Nor is the chimney mentioned in the text.</p> <p>The photograph of the existing site gives a misleading impression It ie, an aerial view and looks very industrial However, because the site is a quarry surrounded by woodland it is not highly visible, in reality you can drive by it without knowing it is there. This is not the impression given by the photograph. Ground elevation views of the current site and the proposed site would give a very different impression</p> <p>The article gives an indication of alleged savings to the tax payer, but no indication of costs-which are colossal. It talks about recycling targets of 50%, but gives no comparison with rates achieved elsewhere</p> <p>The article asks for comments on North Yorkshire County Council's waste plans, however, we believe the way the information has been presented in this article is misleading and therefore does not allow the reader to make an informed judgement about the subject We would like to hear your views before referring this to the Press Complaints Commission.</p>
PCo 025	PFI/ 207	01	On the current proposals the Parish Council could not support NYCC
PCo 025	PFI/ 207	02	The cost of transporting waste form Skipton to the site will be enormous -? cost effective
PCo 025	PFI/ 207	03	25 years is far too long to tie anyone into a scheme for
PCo 025	PFI/ 207	04	By the time the centre is built and in operation the equipment and processors will be out of date
PCo 025	PFI/ 207	05	In a world of fast changing technology , in 25 years time things will have changed dramatically
PCo 025	PFI/ 207	06	The PFI will not benefit the community.

PCo 025	PFI/ 207	07	The targets that are aimed at, are quite low
Pub 094	PFI/ 208	01	I am a resident in Allerton Park, in close proximity (400yds) to the proposed new incineration plant and current landfill site. I find it extremely surprising that we have never had any support from the council to help us segregate our waste. Instead we are supplied black bags. This is especially ironic because of our geography. Please can you address this and inform me of your plans to deal with this. NYCC needs to increase recycling rates but to achieve this it must support residents who wish to participate and provide us the tools to support.
Pub 095	PFI/ 209	01	The information in the NYCC August Times was incorrect the site will only generate enough Electricity for 16,000 homes ie 24 MW at after diversity max demand of 1.5 KW. I have checked this with my ex Company NEDL and they agree with my calculations. Could you please arrange for the correct information to be in the October NYCC Times
Com 005	PFI/ 210	01	We are a local business situated close to the proposed site of Allerton Waste Recovery Park, and would like some more information about the facility
Pub 006	PFI/ 211	01	Do you know whether the Allerton Park Incinerator proposal is energy neutral ie it will produce more energy in total than it requires to run the whole plant
Pub 006	PFI/ 211	02	what will happen to the CO2 the plant will emit (since I thought the coalition were against increasing CO2 levels)
Pub 006	PFI/ 211	03	- have you, the other councillors and Ian looked at the Dunarbon solution?
Pub 006	PFI/ 211	04	Will the council tax payers in North Yorks benefit financially from the revenue Amey Cespa will earn by selling 23.5Mwh of power to the grid ie is there a clause in the PFI contract to ensure this?
Pub 006	PFI/ 211	05	Is there any solution to the waste issue that would produce less CO2 than the proposed Amey EfW solution?
DCo 003	PFI/ 212	01	I was told NYCC were looking for a site in the skipton area for this purpose, did they find one?? Who is the contact atDistrict Council is that you've been liaising with.

Pub 096	PFI/ 216	01	Not for or against it but would like some more information.
PCo 026	PFI/ 218	01	The view ofParish Council is that it generally supports the initiative, providing that recycling rates already being achieved by Ryedale District Council, are improved rather than diminished
PCo 027	PFI/ 218	01	Potential affect/impact of the inversion area that exists in the Vale of York,
PCo 027	PFI/ 219	02	The potential long-term financial impact of the PFI to the County Council and its tax payers if the heads of agreement are not carefully vetted and understood
Pub 097	PFI/ 220	01	I find the proposed decision for an incinerator at the December council meeting is quite outrageous bearing in mind that the national government will be presenting new recycling plans early in the new year. It would appear to be more sensible to wait until this information is to hand.
Pub 098	PFI/ 223	01	I wish to object to the Waste Recovery Plant at Allerton Park Quarry I formally request that these comments are circulated to all councillors on the planning committee including the Chairman himself.
Pub 098	PFI/ 223	02	Firstly the visual impact is disgraceful! The whole main building and large tower are visible from the Eastern views from Arkendale and this is a blight on the landscape. If the Waste Recovery Plant goes ahead I, along with many others, may consider moving and will be suing the council for the loss of value to my property. I will gain a Surveyors valuation pre Waste Plant and a valuation post Waste plant and I expect the council to make up the difference.
Pub 098	PFI/ 223	03	I wish to object and raise concerns on the health implications that are associated with the Waste Plant. I can imagine that AmeyCespa have given us strong guarantees that the Waste Plant will cause minimal harm to the environment and does not pose a threat to humans and wildlife. However they can not be 100% certain! No one can. The local villages are home to many families with babies and small children, such as my own. If the new plant goes ahead then many of these will consider moving away (refer to point one re loss of house value) and in any event this is going to discourage new families moving to the area. Let's just hope that there will indeed be no harm posed by any unknown toxics and, if there is, the councillors that make this decision will have it on their consciences for life and will be held accountable.
PCo 028	PFI/ 224	01	Clearly, this is a highly technical matter with other options available but the Parish Council supports the scheme in the hope that the County Council's research conclusions and financial projections prove to be well founded.

PCo 029	PFI/ 226	01	Is this needed knowing the Government's commitment to recycling and waste reduction?
PCo 029	PFI/ 226	02	Could not the money be invested in aiming to recycle more?
PCo 029	PFI/ 226	03	What incentives will residents have to carry on recycling if the plant is built
PCo 029	PFI/ 226	04	What are the financial penalties if recycling goes up leading to a decline in waste for incineration?
PCo 029	PFI/ 226	05	Is it not risky to be locked into a 25 year deal?
PCo 029	PFI/ 226	06	Is money being diverted from other essential services to pay for this project?
Pub 099	PFI/ 227	01	In the NY times edition in August there was an article about the Allerton waste recovery park proposal. The image produced of the incinerator, should I understand not have been published due to the inaccurate representation of the of the chimney height. The project manager of the Allerton park waste site told me at a public information event that this was just a draft picture and couldn't be published due to the fact it wasn't quite correct. Yet this same picture appears in the newspaper when it is very misleading to the public. I also felt the article was clearly biased in favour of AmeyCespa the preferred waste contractor and that the article didn't present another point of view or a even a balanced arguments regarding the project.
PCo 030	PFI/ 229	01	Whilst we appreciate that there is a need for efficient waste disposal and are of the opinion that the root cause of excess waste lies in the hands of the manufacturers and the supermarkets, concerns were expressed about the proposed 'tie In' to the contract for 25 years.

CGr 005	PFI/ 230	01	<p>My question is I will discuss the financial aspects of the proposed Allerton incinerator, demonstrating the tenuous economic assumptions which underpin the plan. The main argument in favour of moving to incinerating waste has been financial. We are told that doing nothing will cost far more in terms of landfill than signing up to an 'Energy From Waste' plant. The figure we are repeatedly told is a saving of £320 million, yet this number is based upon predictions which are highly speculative and likely to be wrong. The public and the Council have been misled by a failure to properly explain these risks.</p> <p>North Yorkshire County Council predicts that landfill taxes are going to be £175 per ton by 2040, when the contract ends. Currently, landfill taxes are less than £40 per ton. No-one knows what these costs will be after 2020 because they are yet to be decided. The UK government has said that the tax will increase annually by £8 per ton until April 2014, and that future landfill costs will not be below £80 per ton. After that it is pure guesswork. Yet these guesses have huge significance for the proposed financial justification of the project.</p> <p>The rises in landfill costs are driven by EU measures designed to encourage sustainability and recycling. However, if Councils respond to the higher landfill costs by building incinerators then it is entirely possible that those costs will change, given that the policy would be producing exactly the opposite effect to that which was intended. /If/ this happens, then the apparent savings of incineration will be significantly reduced. And, I repeat, NO-ONE knows what the rates will be after 2014, let alone the 20 years between 2020 and 2040.</p> <p>Furthermore, if we assume that recycling rates will increase to at least 60% during this period, in-line with targets in Scotland and Wales, then the claimed £320 m savings will be wiped out entirely. It will be cheaper to "do nothing" than to pursue the PFI!</p> <p>Even accounting for population increases, it is likely that the amount of future household waste which is not recycled or re-used locally will be significantly lower than the total capacity of the Allerton incinerator. We could be left with the most expensive option, under a financial imperative to keep feeding the incinerator, and be unable to change course. A waste contract lasting a quarter of century is, therefore, an enormously risky undertaking.</p>
CGr 005	PFI/ 230	02	<p>We are told that the shortfall in capacity will be made up with Commercial waste. But this is a municipal waste strategy and NYCC cannot, by EU law, now sign a contract that requires a significant element of commercial waste. This was not what was originally advertised and the public have been grossly misled.</p>
CGr 005	PFI/ 230	03	<p>There is an urgent need to cost a 'Plan B' based around resource recovery and waste reduction, recycling, re-use, repair and composting, so that councillors can take a decision on the incinerator knowing that they have considered all of the possibilities. This doesn't mean households have to sort all their waste, or even collect food waste separately. The technology now exists for smart machinery to do much of this sorting at a waste recovery facility. This waste is a RESOURCE -- it should not be burnt</p>

CGr 005	PFI/ 230	04	I'm also aware that another option has been put to officers by a waste group. This would have provided massive savings without incineration. They were told that they were told they were too late. As the public were not made aware of the proposal until June 29th, how can this be too late?
CGr 005	PFI/ 230	05	I urge councillors to at least delay any decision until the Government announce their policy on the matter in the new year
PCo 031	PFI/ 231	01	We write to protest against the current NYCC waste strategy proposals.
PCo 031	PFI/ 231	02	They are based on unrealistic targets for recycling that overplay the financial case for a single 'super-facility' for the entire county. They are misleading because recycling rates will be much higher than predicted, with the result that landfill costs will drop significantly.
PCo 031	PFI/ 231	03	The strategy is based on old technologies, including incineration, which has one of the highest levels of CO ₂ emissions
PCo 031	PFI/ 231	04	It ignores the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies.
PCo 031	PFI/ 231	05	it ignores the public's views of today, instead relying on consultations completed several years ago
PCo 031	PFI/ 231	06	We understand that you will be asked to vote in favour of the Council's plans later this summer and we urge you to oppose this plan and instead ask for a thorough review of the best way forward.
PCo 031	PFI/ 231	07	At a time of deep Government spending cuts, it would be irresponsible to continue the current strategy without careful review
PCo 032	PFI/ 233	01	The Council is very concerned at the length of the contract, 25 years, and the amount of money involved, £900m, which the NYCC is proposing to buy into. There is every possibility that new developments will be made during this long time period in the area of waste disposal which could prove more environmentally friendly and cost less to the tax payers. However, with this contract in place it will be impossible for any other development to be considered as such a huge amount of money has been tied up in the one project.

PCo 032	PFI/ 233	02	<p>However, what is of greater concern to the Council, is the fact that no information has been forthcoming as to how the decision to recommend this particular contract was arrived at. It has been presented as a "fait a comply" with the decision for the county councillors only being to accept this contract or reject it, with no other options being put forward for a comparative decision to be made. The Parish Council is aware that 17 other possible avenues were considered but no information has been forthcoming on any of these as to why they were considered not to be suitable for the council's waste project. The Council would like to know who considered these other options and on what criteria were they rejected. It would appear that none of this has been open and above board as no information has been circulated.</p> <p>The NYCC needs to assure itself and those it represents that the preferred solution put before them is the correct one. The degree of opposition and disquiet about the way the whole affair has been conducted should be enough to persuade them that the contract should not be awarded to AmeyCespa until some independent "due diligence" has been completed, even if this means there is a delay.</p>
PCo 032	PFI/ 233	03	<p>The Council has been made aware that there are many existing waste disposal plants in neighbouring counties, either in operation or at the building or planning stages. Has anyone even looked into the possibility of sending NY waste to these facilities? It is unlikely that all are full to capacity and sending NY waste out of county would have the result that large lorries are not travelling across miles of open countryside to congregate on one site when shorter more direct journeys could be made to neighbouring counties. The Parish Council wishes to know what steps have been taken to explore the possibility of out of county multiple site use and the relevant costings.</p>
Pub 093	PFI/ 234	01	<p>Lancashire has vowed no incinerations on its green and pleasant land? Why not Yorkshire with its already appalling air quality in the Vale of York.. Think back to 1985 and how far we have come on waste in the 25 years since - is it really wise to commit to old technology for 25 years???</p> <p>As a resident of Tockwith near Allerton I am most concerned at the plans to build a huge incinerator in the area. I am also concerned about the economic ramifications of you committing NYCC taxpayers to such a project over 25 years at a cost in the billion.</p> <p>As it is, North Yorkshire's recycling rates could be massively improved (at 45%, we are some 25% behind Oxford) and I am baffled why you are pressing ahead with technology which may be the most profitable for the companies concerned but which is not the best for the area or the taxpayer. Lancashire has vowed no incinerations on its green and pleasant land?</p> <p>At the moment NYCC seem to be being led by the companies, not the other way round, as a result of putting the decision out to market in the first place.</p>

Pub 093	PFI/ 234	02	There has been almost zero consultation on this matter and the project has been presented as a fait accompli, despite world-renowned experts in the field calling it a "mad" decision and suggesting greener and indeed much cheaper alternatives
Pub 093	PFI/ 234	03	I suggest that a project of this nature and a decision of this importance cannot be rushed through in the way it has, and with opposition to the plans mounting amongst Yorkshire residents call on you to announce a moratorium for another six months, allowing NYCC to consider all possible alternatives and consult much wider (with public and experts) before going ahead
MPM EP 001	PFI/ 235	01	I write to object to the proposal to build a 'Waste Recover Park' at Allerton Park Quarry, Knaresborough (that will include an 'energy from waste' incinerator).
MPM EP 001	PFI/ 235	02	Such incinerators provide a disincentive to recycle
MPM EP 001	PFI/ 235	03	Once built it will require large volumes of waste in order to be kept in operation.
MPM EP 001	PFI/ 235	04	I also feel that the proposals are not sympathetic to the local environment and the building of this facility would have a negative impact upon the local environment and population.
Pub 100	PFI/ 238	01	Upper Dales constituent has sent me details of a waste processing scheme Please could you advise me: If NYCC has previously examined the proposals (or similar proposals) as put forward, and if so what were the conclusions?? If not, are you prepared to examine the proposals as set out in the attached, and give your opinion of whether they have any relevance to future waste processing requirements in the County ?? Are the proposals in any way an alternative to the Waste PFI scheme at Allerton Park, and especially the incinerator element of the scheme which is causing so much community concern??
PCo 007	PFI/ 239	01	Concern on the Industrial and Commercial waste to be used to fill the headroom built into the Incinerator which is way beyond the apparent needs of domestic projections.
PCo 007	PFI/ 239	02	Not enough information on the carbon miles created by the lorries bringing the waste to the site from across the County.

PCo 007	PFI/ 239	03	No information, or apparent preparation and costings presented on the interim waste stations to be placed across the County.
PCo 007	PFI/ 239	04	Reasons for not considering the current power station site on the A1 with its links to the grid, road/rail/canal network in place seem flimsy at best.
PCo 007	PFI/ 239	05	It now seems that whilst the chimney will remain the same height, the base will be below ground, at quarry bottom level thus having a lower above ground projection. This must be a concern as to the calculations on emissions, and the area of spread.
Pub 101	PFI/ 240	01	The residents of North Yorkshire did not vote for this nor do they deserve to have this imposed on them. On this basis we write to formally protest against the current NYCC waste strategy proposals.
Pub 101	PFI/ 240	02	The proposed facility is based on unrealistic targets for recycling that overplay the financial case for a single 'super-facility' for the entire county. The figures supplied by NYCC and Amey Cespa are misleading because recycling rates will be much higher than predicted, with the result that landfill costs will drop significantly.
Pub 101	PFI/ 240	03	From what we have learnt of the proposed facility at Allerton Park its capacity is far in excess of what can be reasonably be supplied from the local area meaning that the plant will be forced to take waste material from a far greater range of sources - possibly even abroad. Reference to the experience of Sheffield and the incineration plant there clearly points to inadequate local supply of material for incineration and the consequent need to extend the 'catchment area' - possibly to include sourcing of industrial waste from much further a field,.
Pub 101	PFI/ 240	04	The strategy is based on old technologies, including incineration, which has one of the highest levels of CO2 emissions.
Pub 101	PFI/ 240	05	It ignores the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies.
Pub 101	PFI/ 240	06	Indeed, the facilities for curbside re-cycling in the Harrogate area are woeful (at the time of writing, just glass and newspapers are collected) and much more could be done to improve recycling rates rather than resorting to a facility such as the one proposed
Pub 101	PFI/ 240	07	NYCC's proposal also ignores the public's views of today, instead relying on consultations completed several years ago.
Pub 101	PFI/ 240	08	I urge you to oppose this plan and instead ask for a thorough review of the best way forward. In particular I ask that you push for a big increase in recycling, thus removing the need for such a colossally expensive and risky venture.

Pub 101	PFI/ 240	09	At a time of deep Government spending cuts, it would be irresponsible to continue the current strategy without careful review
Pub 102	PFI/ 241	01	I see no reason why this facility has so many objections. We need to cut down on landfill sites and this is a greener alternative. How will it interfere with the local community, no residential homes will be affected. It is the same old story, people talk how green they want to be, but object when it is in their back yard.
PCo 013	PFI/ 242	01	At its meeting the Parish Meeting received an update on the Allerton Waste Recovery Park and expressed its support for the plans. The Parish Meeting wishes to see the plans implemented as quickly as possible at the minimum cost. It hopes that each and every Councillor will recognise a moral duty to represent the supportive views of the overwhelming, silent majority of North Yorkshire electors and not be influenced by the strident calls of a tiny minority.
PCo 033	PFI/ 243	01	This Council is concerned at the apparent waste management strategy
PCo 033	PFI/ 243	02	At a time when the Government is proposing changes and DEFRA is undertaking a country wide consultation it seem strange pushing forward with an outdated strategy. Why rush without waiting for Defra report to be published?
PCo 033	PFI/ 243	03	The technology being proposed is questionable
PCo 033	PFI/ 243	04	The Council is greatly concerned that the PFI contract represents a disproportionate risk to tax payers now and in the future.
CGr 006	PFI/ 244	01	Strong opinions are being expressed as to the wisdom of entering into PFI contract reportedly with a 25 year term but with no break clause in the event that as recycling increases waste quantities will decrease..
CGr 006	PFI/ 244	02	In the summer of 2009 UK Coal plc held a meeting with Parish Councillors of Escrick at which they outlined their intention to seek planning permission to develop the former North Selby Mine site for waste disposal by incineration. Aware that this proposal has no connection?
CGr 006	PFI/ 244	03	Why are we being led into the most expensive option for dealing with waste , one which is thought to offer the most pollution
CGr 006	PFI/ 244	04	How will a PFI contract fare when others are planning to offer an alternative

CGr 006	PFI/ 244	05	The proposal to locate North Yorkshire and the City of York's waste disposal facility in the Allerton Quarry has much to commend it. A large limestone quarry close to being worked out and in part currently in use for waste collection and disposal.
CGr 006	PFI/ 244	06	The location is close to the edge of the very area it is to serve, conflicts with the Proximity Principle and consequently will generate significant traffic movements.
CGr 006	PFI/ 244	07	It is understood that as planned the facility will have a shortfall of some 40% and hence will only use two thirds of its design capacity. This suggests a strong possibility that as recycling increases and waste quantities for collection decrease there will be pressures to take industrial waste or / and waste from the nearby Leeds conurbation
CGr 006	PFI/ 244	08	There are few grounds for challenging the mix of recyclable and composting proposals. However, there are very strong objections to the Incinerator proposal. By location there is little chance of energy recovery or combined heat and power, albeit use of methane to generate power for transmission to the National Grid is welcomed
CGr 006	PFI/ 244	09	Incineration is considered to be the most expensive options of waste disposal and fears have been expressed that North Yorkshire will become a net importer of waste through incineration. North Yorkshire has a poor air quality but given that the quarry lies below surrounding ground there will always be the possibility of inversion of the exhaust plume.
CGr 006	PFI/ 244	10	A far better proposition and less expensive would be conversion of waste to Mechanical Biological Treatment, namely conversion to pelletised fuel which, subject to satisfactory calorific value could be injected with the fuel mix into any of the three major coal fired power stations in the region. Can you confirm that Mechanical Biological Treatment was considered
CGr 006	PFI/ 244	11	The public have not been told what other processes were examined in the highly secretive negotiations but, given the very nature of the contract, Private Financial Initiative (PFI), it is crucial that as recycling increases and waste quantities reduce a satisfactory 'break' clause. The planning and subsequent negotiations have been so secretive that Executive and Councillors of the City of York appear to be almost completely in the dark. The public has no chance yet it appears that they will be required to foot the bill.
Pub 008	PFI/ 245	01	I would like to explore with you if the consortia I have in mind could buy Yorwaste and absorb it into the group and if the current referred waste contract could be abandoned and a re-tender instigated.
Pub 008	PFI/ 245	02	Could you kindly run through, with me, the scenario ie what would happen next if the Members did vote no in December?
Pub 103	PFI/ 246	01	I am writing to express our shock at the proposal to site a new waste incinerator in Yorkshire. While I understand the desire to reduce the risk of a penalty tax for waste going to land-fill, we are alarmed that you think an incinerator is the answer. We implore you to stand against the planning application for this project for the reasons given.

Pub 103	PFI/ 246	02	Many areas, including Bentham, are doing all they can to reduce the amount of waste produced. If this goes ahead there will be little or no incentive to continue with this work. As we understand it, the volume of waste going to land-fill has reduced in the recent past (up to 70% reduction in some areas) and is continuing to do so. Wouldn't it be better to invest in schemes that result in less waste created?
Pub 103	PFI/ 246	03	Our waste will be transported across Yorkshire, increasing its carbon footprint beyond that caused by the incineration and adding to traffic congestion
Pub 103	PFI/ 246	04	An incinerator has the potential to release large volumes of toxic waste into the atmosphere i.e. heavy metals, CO2, CO, sulphur dioxide
Pub 103	PFI/ 246	05	As this is to be a private venture, profits will need to be maintained. If those of us with a conscience continue to reduce the waste we create, will the contractor be allowed to bring waste into this facility for incineration? That will surely increase pollution again from the incinerator and transportation
Pub 103	PFI/ 246	06	This strategy appears to ignore the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies. Does the county not support this?
Pub 103	PFI/ 246	07	This appears to be the public being led into paying for facilities for a private enterprise to make a profit!
DCo 004	PFI/ 247	01	Thank you for providing the information requested. It appears to me that Members here haven't taken on board the fact that there's more to the project than incineration! It would be helpful if you could confirm the percentages of the GMT which is expected to be recycled/recovered or treated through the AD plant. I think this should be in the order of 10% in terms of recyclates and 20% in relation to the AD plant (based on a GMT of 200,000 tonnes which seems to be a rough average based on your figures) - is this about right?
Pub 104	PFI/ 248	01	I have read the report on page 5 of the latest NY Times about the Allerton waste plant proposal. I suggest that on such a controversial and major issue the NY Times should present both sides of the argument, allowing space for critics to have their say. Could this opportunity be given in the next issue?
Pub 105	PFI/ 249	01	November's ny times requests comments on the above. I am strongly in favour of this development. As far as I can see it is well planned, and it is a facility NY needs. It is not possible to keep chucking rubbish in holes and forgetting about it. Yes, recycling needs to improve still more, but there will remain non-recyclable waste which needs to be dealt with. Careful incineration is at least as safe as other options...and if the heat by-product can be used, so much the better.

Pub 106	PFI/ 250	01	Whilst I have no objection to a waste disposal site continuing at Allerton Park, I do have serious misgivings about the scale of the operation proposed. My main objections are:1 the cost of a large incinerator, as I am not convinced that once we have better recycling we will still have enough N Yorks waste to burn. I have just learned that the City of Antwerp in Belgium actually dismantled an incinerator because they no longer had enough waste to feed it and the fumes were proving to be more of a problem than they had anticipated
Pub 106	PFI/ 250	02	2: increased traffic movements. I have heard quoted that the increases will be minimal but I do not see how. Currently no waste comes to the site from York or Scarborough so there will definitely be a lot more movements along the A59 and this road is already working over capacity. Even with more local collection sites we will have increased movement and probably much heavier vehicles. I do not think the current infrastructure could take it without very considerable improvements. These have not been costed in to the equation I am sure. Overall I feel a better way to meet EU and Government targets is to recycle more and to have more smaller waste management sites. I appreciate that there are targets to be met but I urge you not to saddle us with something that is unpopular and difficult to get out of if it proves to be unpractical.
Pub 107	PFI/ 251	01	I understand from the ny times that the consultation on long term waste strategy ends on Nov 12th. Can you please confirm if this is so as NYCC & CYC do not make their respective decisions on this until mid-Dec. We have a project here with young people around climate change & would like them to be able to express their views. Nov 12th does not leave long for this so will any later views be considered please? Looking at the NYCC website under consultations does not list this consultation! Do we simply e-mail views of the young people's group to you?
Pub 045	PFI/ 252	01	You may not be surprised by the fact that the alternatives are cheaper but I think you will be astonished by just how much can be saved by using existing local companies, whilst at the same time, removing all risks from the taxpayers and achieving the added prizes of sustainability and flexibility by not building the contentious incinerator
Pub 045	PFI/ 252	02	OPTION 1 This is the 'Do the minimum' (ie continue to landfill) which the council estimates will cost us £1.8bn and which is obviously not acceptable
Pub 045	PFI/ 252	03	OPTION 2 – AmeyCespa This is the only proposal of which you will be asked to approve by the officers and your Executive. It includes a PFI funded incinerator and you should be aware that it is based on extremely risky and poorly supported assumptions, which in reality will not deliver the savings promised. Promised SAVING £320m

Pub 045	PFI/ 252	04	OPTION 3 - Alternative Contractors without incinerator This is based on a scenario (and price structure)using small to medium local companies with their own facilities and using their own capital to build further new plant as required , capable of digesting and mechanically sorting black bag waste, all without the need to build an incinerator. Shorter contracts will give greater flexibility and act as a stepping stone to option 4 and beyond. This is not an untried or untested approach. Councils across the UK are already using this type of operation to dispose of their waste. It includes a permitted level of landfill (within EU guidelines) and involves no risk for taxpayers. It also creates local jobs, not foreign profits. This has already been discussed with NYCC senior officers and the price per tonne of this option verified by established Waste contractors. Any queries or clarification should be addressed to Ian Fielding. SAVING £958m. This option, which is immediately available, gives an improved saving of £638m over Option 2, which equates to £25.5m saving per annum . Against the current cutbacks now facing us how on earth can this extra saving be ignored?
Pub 045	PFI/ 252	05	OPTION 4 Working towards Zero Waste by Reduce Reuse Recycle This is a realistic estimate, achievable in 5-10 years with reduced tonnages and as recycled resources become more valuable, reduced collection charges. This is in line with Rt. Hon Caroline Spelman's vision of working towards 'Zero Waste' and implementing a waste hierarchy where Reduce, Re-use and Recycle are rated above incineration for energy. Many regions and cities across the world have exceeded the 60% recycled rate suggested and used in this option. SAVING £1.2bn
Pub 045	PFI/ 252	06	I recognize that Councillors and Officers have a very difficult job, serving the community, while complying with Government legislation and following due process as well as balancing the all important budget. I am also aware that the proposed waste contract is a culmination of a process which started 5 years ago and which has incurred £2m-£3m of fees. However, if ultimately these costs have to be written off they should be taken in the context of saving over £1 BILLION during the lifetime of the contract. You will be aware that your fiduciary duty is to review all the facts and examine the alternatives, before exercising your judgment and making a decision. Much has changed in the last 5 years and I rely upon you to acknowledge this by insisting on a deferment with a full, transparent and independent review of all options. Such a review should examine the possibility of even further economies of scale by working with adjacent authorities as is now being undertaken in the London Councils to drive costs down. This will be the biggest decision that you will be called upon to make as a Councillor. I trust that you will make it wisely.
PCo 035	PFI/ 253	01	A couple of concerns 1. The letter only had the NYCC main website address and he found it difficult to find the FAQs about the PFI 2. The letter mentioned that there was a meeting with Marton cum Grafton and he would like more details about what was discussed and what the key issues raised were. He felt as though the letter glossed over the meeting and he would like some more information if possible.
PCo 036	PFI/ 254	01	We wish to register our objection and request the Authority to consider (whilst the opportunity exists) alternative plans and methodologies to deal with waste disposal in the area, taking on board new opportunities for waste recovery and working practices that have evolved and are being promoted since initial decisions were taken.

Pub 108	PFI/ 255	01	I have been contacted by a constituent who has asked me to find out the answers to the following questions regarding the County Council's Waste Strategy (specifically the incinerator proposal): How many waste transfer stations will be required throughout NY and at what extra cost above thef 900m over 25 years? Where will the waste transfer stations be situated, Knaresborough? What are the anticipated costs of transporting this waste to Allerton Park in both carbon emissions and pounds sterling? Why have these proposals not being made public? What are the costs of similar waste transfer stations in other parts of the country? Have these costings been budgeted for and can NY afford them under the new financial constraints?
Pub 109	PFI/ 256	01	I am writing to express my grave concerns regarding the proposed incinerator at Allerton Park. The Government is producing a White Paper in February to cover the waste disposal strategy and it seems an unnecessary commitment to a massive financial undertaking to give the go ahead prior to that document. In addition the financial argument fails to take into the account the EU Emissions Trading Scheme which will tax the Carbon produced by the incinerator. Finally - the contract commits North Yorksire to send specific tonnages of waste to the site, ignoring the anticipated waste volume reductions required by the Government's strategy of reducing waste at source e.g. by packaging reduction. I would be grateful if you would re-think this proposal before we are bound by a £1Bn millstone.
PCo 037	PFI/ 256	01	<p>None of the Parish Councillors feels that they have enough technical knowledge to come up with a definitive view on this matter so feel that they have to hope and trust that when the Members of North Yorkshire County Council do finally reach their decision that they take full account of the potential impact on recycling rates and that they also look very carefully at the contract being awarded so that no perverse outcomes result from it. Our Parish Council would like to see North Yorkshire County Council continue to put pressure on manufactures to keep reducing the amounts of packaging being used on products and to maintain if not increase the current rates of household recycling being achieved.</p> <p>The Parish Council would like to see a cap put on the increase in Council Tax that can be raised to help to pay for this contract if it goes ahead.</p>
Pub 110	PFI/ 258	01	He wanted to register that he approves of the proposed incinerator at Allerton Park
MPM EP 002	PFI/ 259	01	Thank you very much indeed for sending me a detailed brief regarding the energy from waste product you are proposing. When I was in the European Parliament I was involved in the formulation of the large combustion plants directive and therefore understand that if a plant of this type is operated within the tough conditions set within that directive there is no risk whatsoever to people living nearby. In fact there is more risk from a next door neighbour, for example, having a garden bonfire. That said I know that in areas where planning applications have been made there has been a lot of local opposition, not least in connection with the increased lorry traffic. I hope that your project is successful and certainly hope you will use a mature technology rather than the Scarborough power plant which still is standing inactive despite 6 million pounds of Government money being poured into this new experimental technology of pylorysis.

Pub 111	PFI/ 260	01	Having seen your website on the proposed waste park and would like to say I am very strongly in favour of the plans!
PCo 038	PFI/ 261	01	The Parish Council has asked me to write to you to express its opposition to the proposed waste incinerator plant at Allerton Park.
PCo 038	PFI/ 261	02	Members have expressed a number of grounds for taking this position -among them are the visual effect on the neighbourhood, the size, cost and length of the contract, and public health concerns. Members also have serious concerns about the viability of this contract in the light of current thinking on future recycling levels across the county.
Pub 112	PFI/ 262	01	I personally think the proposal meets the needs of the requirement to handle waste in this area. This opinion was echoed by the members of the above council but we were not quorate and thus I cannot speak for the council as a whole.
PCo 039	PFI/ 263	01	The Parish Meeting met on Monday 11 October and were fully in support of the Allerton Waste Recovery Park Proposal. They were in support of the proposal because they consider that there needs to be a coordinated and integrated strategy to deal with the waste produced. Continually resorting to landfill is not a sustainable option and it is better to try to make some use of the waste than simply to bury it.They were also in support of the general area chosen for the Waste Recovery Park. North Yorkshire is a large county, but many areas are totally unsuitable for this sort of activity; for example, the National Parks and Areas of Outstanding Natural Beauty rule themselves out straight away. Allerton is ideally placed, close to the A1 and within easy transport reach of York and Harrogate, the major centres of population
PCo 002	PFI/ 264	01	The Parish Council invited ArneyCespa to make a presentation at an open meeting in the village in order that local residents could make an informed judgement about the proposed Allerton Waste Recovery Park. To balance that, the parish councillors also met with the Chairman of Parish Council, who kindly shared with us their Due Diligence Reports of August and October 2010. These documents seriously call to question the strategy for waste management being adopted by NYCC that will commit the county's taxpayers to the funding of the AWRP scheme for its 25 year duration. In your letter, you make reference to your own meeting with representatives from Marton-cum-Grafton Parish Council but, whilst you list the issues discussed, you fail to mention NYCC's response to each of the points they raised or what action you intend to take. Therefore, rather than brush over them, as your letter appears to do, please advise:1 :the actions you have taken to investigate the issues raised in their reports; 2:your answer to each of the issues raised ; 3:your actions to have those issues debated by the Members; 4:your action to make those issues public, together with your responses Until you have satisfactorily addressed these outstanding points, we do not believe that NYCC can claim that due diligence has been fulfilled, that the waste strategy is demonstrably best value for money, or that you can legitimately proceed with the AWRP contract

CGr 007	PFI/ 265	01	We feel that the proposed incinerator plant at Allerton Park will cause enormous damage to significant built assets and landscape both locally and throughout North Yorkshire. This plant will include a 38 metre tall incinerator with a 76 metre tall chimney disgorging fumes above the surrounding fields and villages and as far afield as the City of York. Not only will this chimney be seen from several miles away but it will be located right next to the A1 on the gateway to some of the regions tourists gems, including Knaresborough and Harrogate
CGr 007	PFI/ 265	02	There are many financial and health arguments for improving recycling rates rather than burning nearly a billion pounds of tax payers money with this scheme. We support and agree with these and hope that the County Councillors are fully informed before coming to any decision. However, the Society's responsibility is to ensure the health and safety of our town.
CGr 007	PFI/ 265	03	The proposed complex of buildings, including the incinerator, will be located right next to the historic, Grade 1 listed Allerton Castle. Grade 11 listed parks and gardens and other Grade 1, 11 and 11* buildings.
CGr 007	PFI/ 265	04	The value and identity of all these is now under threat from the eyesore of an industrial chimney billowing smoke across the landscape and from increased HGV traffic required to maintain the 24 hour operation of the incinerator.
CGr 007	PFI/ 265	05	As DEFRA is due to issue a new waste management report next year which may invalidate all the justifications put forward for this scheme, we ask that Councillors at least delay their decision until then. We also urge that they re-examine the waste volume predictions for the county and reconsider the current management strategy that ignores the resource value of waste and negates any opportunity to develop a sustainable recycling industry, The Society recognises that waste disposal is a huge challenge for the county but this over-priced, short term solution will cause long-term damage to the fabric of our culture
PCo 016	PFI/ 266	01	Members are prepared to support the project in principal
PCo 016	PFI/ 266	02	However there are still concerns regarding projected volumes of waste timescales and cost. It is to be hoped that packaging and food waste is drastically reduced in the next few years
PCo 016	PFI/ 266	03	The project life of 25 years is a long time, foresight on such a scale is high risk when involving public funds and private enterprise in partnership
PCo 016	PFI/ 266	04	The costs of many of these projects in the public sector have the habit of going over budget
PCo 040	PFI/ 267	01	It is obvious that a solution other than landfill must be found for our waste. However, to contract to spend £2 billion over 25 years would seem not only to be committing a great deal of money but also putting the county into a metaphorical straight jacket – where it will be unable to respond to newer technologies and better methods of waste disposal for a quarter of a century.

PCo 040	PFI/ 267	02	It does seem nonsensical for the County to make a decision that will tie it into a process until well beyond 2030 without knowing the outcome of the Government's report on its review of future waste policy, which is published in the New Year. Surely it would make sense to delay any decision until these results are known?
PCo 040	PFI/ 267	03	Even if the current proposal is, at the present time, the best solution available, with all the research being conducted on recycling and waste disposal, looking for better methods and greater recovery rates, wouldn't it make more sense to commit the county to a more medium term project of perhaps 15 years instead. After all, incineration is not exactly a green process and it is likely that other more acceptable solutions will become more readily available in the future. Indeed it may be that incineration becomes even less acceptable in the future, leaving the county with an expensive white elephant
PCo 040	PFI/ 267	04	On a slightly different note, North Yorkshire is a huge area in geographical terms, which means that waste will have to be moved some extremely significant distances – particularly from North Craven. Is the county sure that a single site for the treatment of all waste is the best solution? Certainly from a recycling standpoint, the movement of waste more than approximately 10 miles negates the benefits accrued by recycling. With fuel prices continuing to rise, it seems a very expensive solution to transport all our waste more than half way across the county for disposal. Can the county show that this is the most cost effective solution, and that two or more smaller facilities across North Yorkshire would not be better?
PCo 040	PFI/ 267	05	In conclusion then,Town Council would ask NYCC to delay making its decision on the Waste PFI contract until after the Government report on future waste policy becomes available. It would also ask the county to seriously consider a more medium term contract to the one currently on offer, and to prove that a single site for waste disposal is the most cost effective option in the future as fuel prices continue to increase.
CGr 008	PFI/ 268	01	Please find below the concerns and objections of regarding the proposed waste management facility at Allerton. These concerns and objections were agreed at a meeting of the party on 28th October 2010.
CGr 008	PFI/ 268	02	The proposed contract includes a requirement to make a guaranteed minimum payment to the contractor (AmeyCespa the preferred bidder) as if North Yorkshire County Council (NYCC) had delivered approximately 80% of waste projected at the time of final tenders. Although there are no proposed penalties for failure to deliver this amount of waste, North Yorkshire County Council may have to compensate AmeyCespa for loss of electricity revenues associated with any shortfall if the contractor is unable to secure alternative commercial or industrial waste to replace the Council's waste. ? Commercial/industrial waste is the next big target for recycling efforts as much of it can easily be separated into different waste streams at source (e.g. paper, glass, food waste etc.). So there is no certainty that over 25 years enough commercial/industrial waste will be available to make up any shortfall in household waste. ?

CGr 008	PFI/ 268	03	The proposed waste management facility is unnecessary as a substantial increase in re-use, recycling including composting (an overall recycling rate of only 44% at present) and campaign aimed at reducing overall consumption of goods, materials and resources could deal with the waste and save the county council expenditure on landfill taxes. Between 2009-10 South Oxfordshire District Council achieved a recycling rate of 70% , the same effort is required in North Yorkshire. NYCC could achieve its 2020 50% recycling target by following the example of other local authorities like South Oxfordshire District Council. ? Both locally and nationally there are waste minimisation policies which should substantially reduce waste over the next 25 years. Additionally, the rising cost of oil and other raw materials will drive businesses to reduce waste and consumers to consume less.
CGr 008	PFI/ 268	04	The proposed waste management facility will discourage recycling amongst residents as they will feel that it is unnecessary to recycle when all their waste is being diverted from landfill to the facility. ?
CGr 008	PFI/ 268	05	The establishment of a centralised waste management facility will lead to an increase in greenhouse and pollutant emissions from lorries transporting waste from all over the county to the facility. It is much better to treat waste locally where possible. This is particularly the case with food waste, which can be done effectively at District level and almost certainly will be within the next 5 years or so. Collecting and treating food waste locally is more sustainable in terms of transport, and also because the residue can be spread on the land, which is not the case when it is recovered from mixed waste and will have chemical pollutants with it.
CGr 009	PFI/ 269	01	We understand that you have a huge problem, literally huge, in disposing of the waste we generate but believe that the contract with AmeyCespa would be a mistake
CGr 009	PFI/ 269	02	The sums: For promised savings of only £320 million - that is less than one sixth of outlay and a rather small percent considering how much may change in 25 years (like the introduction of taxes on CO2 emissions taxes) and the assumptions made about costs of transport of waste (underestimates given the likely future of oil prices).
CGr 009	PFI/ 269	03	The technology: we would be tied in for 25 years to a system which will be out of date by the time it is commissioned. There is such innovation afoot: we are in contact with a locally based environmental engineer who has pioneered small self contained units where he achieves 75% recycling, inert waste only to landfill, with packaging and building products for sale. These would be decentralised with the added advantage that communities would have a sense of responsibility for their own waste generation - rather than one community being lumbered for all of us.
CGr 009	PFI/ 269	04	The longer term: this is a 'fix' as the answer to a pressing problem. The sums only show savings by comparing with existing habits, in fact assuming that we will be throwing away more and more. It ignores all the work that you and we have been doing changing attitudes and reducing quantities for landfill. Unless we learn to use less and throw away less, to reuse and repair more, the problem will escalate and we will be scrabbling around for more and more expensive and desperate solutions.

CGr 009	PFI/ 269	05	<p>Attitudes and waste management practices are changing fast. In such confusing times the key is flexibility. Instead of tying up enormous resources in one basket, NYCC could be:</p> <ul style="list-style-type: none"> · supporting the development of solutions that can be more responsive to changes in technology · promoting drastic changes in our waste producing habits so that this ceases to be such a major consumer of resources. <p>We urge you to look at how you can harness the passion there is in North Yorkshire for finding real, long term solutions which will safeguard the future</p>
Pub 113	PFI/ 270	01	<p>I have serious concerns about this project going ahead for the following reasons. 1 There is a 'conflict of interest' as NYCC are using their own planning department. I know it is allowed in the rules however to be seen as being unbiased it should be put through the local Planning Department not NYCC.</p>
Pub 113	PFI/ 270	02	<p>2 All PFI's are very risky. AmeyCespa (or any other bidder) are in business to make a profit...to make money, not to break even or a loss for their share holders, so once any contract is signed any changes in specification from day one of the build will start inflating the prices, and I defy any one to show me where no changes are made in any construction sites. Every building site there is and has been has needed changes to be made.</p>
Pub 113	PFI/ 270	03	<p>3 So changes that are made will incur additional costs to the rate payers but it wont be at normal prices...it will be at highly inflated prices 'to cover for all the extra maintenance for the remaining contract period'. So anything that was not in the original specification as agreed, whether a 3 pin plug or for example a filtration system that is in adequate or does not work, we will have to pay. You might say that they would be responsible if something did not work, but this is not true as the specification agreed, good bad or indifferent, is all part of the agreement. Take them to court you might say but them even more costs again....which could mean delayswhich means more costs....an so it spirals out of control.</p>
Pub 113	PFI/ 270	04	<p>4 AmeyCespa (or any other contractor for that matter) will I am sure build a complex that will be fit for purpose *_on the day it is built*_...as per contract of course and will be maintained for the 25 years as per the contract. But this means you are closing the door on technological advances for 25 years and then any request upgrades to encompass more environmentally proven advances takes me back to point 3 above. Can NYCC guarantee that they or future employees will not make such requests in the future? I think not. So despite the promises of saving money...this is still not guaranteed!</p>
Pub 113	PFI/ 270	05	<p>5 After 25 years, what do we have left? A site, with an obsolete complex that, even if it still works will be well past its sell by date and in the need of a total refurbishment or rebuild if we haven't already paid out for more. How do I know this? Because the contract will be for 25 years so the plant will be built with an life expectancy of 25 years, not 26 years or 30 years. For the sake of repeating myself, 'there will be "BOGOF" deals from AmeyCespa because they shareholders to satisfy so they will not do anyone any favours, least of all to NYCC</p>

Pub 113	PFI/ 270	06	6 Waste Management must be handled with a flexible approach and kept within our own NYCC total control. Technology is changing daily, science is improving and recycling methods are getting better so the lack of flexibility is what we will pay for...either financially or environmetaly. We cannot afford either.
Pub 113	PFI/ 270	07	7 Your cross section drawing used as part of the consultation process is distorted and misleading. The Wind Farm was imposed by HM Planning Inspectors on a community that did not want it. We will not see the chimney to any great extent as Allerton Park residents may see 'our' wind farm in any great scale. If we sign up to the PFI we be locking us out of improving our targets beyond those already committed to and if not you will be condeming us to sudden and unexpected increases in cost that are, in fact hidden in the 'fog', 'small print' or technical mathematics of the PFI contracts.
Pub 114	PFI/ 271	01	No to alletron park ...recycle more in villages. There shoud be more recycling plants in North Yorkshire. Harrogate do not collect anything.
CGr 010	PFI/ 272	01	We would like to register our objections to the Waste Strategy PFI in its current form, We believe that the proposal to enter into a 25-year contract to incinerate waste is in conflict with Council policy to reduce greenhouse gas emissions and increase recycling. The economic case is flawed and outdated, and insufficient consultation was carried out on the plan before going to tender, We also are not convinced that there will be no health impacts due to emissions.

CGr 010	PFI/ 272	02	<p>Residents of York and North Yorkshire have never been consulted on different waste disposal technologies. The consultation produced in November 2005 offered two choices, both of which involved building a mass-burn Energy from Waste (EfW) incinerator. This, despite the fact that the Best Practicable Environmental Option report showed that alternatives involving higher levels of recycling was both cheaper and less damaging to health and the environment'. Such an option was not put forward for consultation because officers did not believe that a 60% recycling target was feasible by 2020 –a position which now appears hard to justify given that municipalities in the UK are already achieving recycling rates between 60%-70%,</p> <p>The consultation was carried out in December 2005, over the Christmas period. There were widespread reports of the consultation not being received -which is not uncommon with any mass mailing. However, this consultation was particularly badly affected. Council officers acknowledged at the time that there was a problem with leaflet distribution (and arrangements would be changed in 2006), and we were told that there would be another consultation later in the year which would include disposal technologies'. This did not take place.</p> <p>The response rate in the City of York area was 0.7% and unsurprisingly, given the lack of any real choice, “the results of the public consultation on this Strategy did not show a strong preference overall for either option”</p> <p>Instead, the strategy went to tender on a supposedly 'technology neutral' basis, but with economics skewed towards incineration (see below). We regard this as a failure of political leadership,</p> <p>The options for waste disposal were solely dictated by the private sector, and there was no proper consultation. Neither politicians nor citizens have been presented with any meaningful choice.</p>
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CGr 010	PFI/ 272	03	<p>AmeyCespa claims that there will be no impact on recycling, composting and reuse rates . For inst ance :</p> <p>"We expect the Allerton Waste Recovery Park to help us achieve and exceed our 2020 50% recycling target early. We could further increase our recycling figure if we could include the recycled incinerator bottom ash (IBA) in our figures.... If we achieved 55% recycling and could then add in IBA it would take our recycling performance up to 65% ."</p> <p>However, as mentioned, municipalities in the UK are already achieving recycling rates between 60%-70% -and this without the need to include IBA. AmeyCespa's recycling aspirations are not ambitious. The Waste Strategy has set the target of 50% for 2020, and no further targets beyond this date, despite this contract lasting until 2040.</p> <p>There have been many claims and counter claims about what impacts the need to fuel a 270,000 tonne-a-year incinerator will have on the Council's recycling efforts. However the following are certain:</p> <ul style="list-style-type: none"> • The incinerator will require a constant stream of waste to be viable • AmeyCespa's bid included a set of for Guaranteed Minimum Tonnages (GMT) to be supplied by the Councils over the contract period. The amounts increase steadily year-on-year over the period. • The Councils may be liable to pay compensation if GMTs are not met • Elsewhere in the world, local authorities have struggled to increase recycling whilst tied into such a contract: ". Cleveland County Council's Associate Director of Environmental Services said of their waste disposal contract ""essentially we are into waste rmaxlrnlzation" <p>Hampshire and Sheffield have both had to vary th e planning conditions to allow municipal waste incinerators to get sufficient wa ste - which has not gone well. Other authorities who have commissioned incinerators and then developed a poor recycling record include Nottingham and Newcastle -the latter managing to turn around their record once they began to work seriously with community groups toward a 'zero waste' policy. We can be reasonably sure that these authorities did not intend to limit themselves in the ways that they did, We have no reason to assume that our situation will succeed where so many have failed.</p> <p>York joined the "Zero Waste Places" initiative this year. We cannot become a 'zero waste place' whilst supplying a guaranteed minimum tonnage to an incinerator. The plans are in conflict with many Council strategies, including our efforts to reduce carbon emissions.</p> <p>In the absence of clear and ambitious targets set far recycling and camposting, this contract will represent a disincentive to increase recycling levels.</p>
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CGr 010	PFI/ 272	04	<p>The Waste Strategy has, from the beginning, been built on speculation. The Best Practical Environmental Option (BPEO) report assumed an increase in waste volumes from 2004 to 2010, when volumes would level off and remain static for the next 15 years", When figures were published for 2004-5, waste volumes had fallen. The BPEO had been proved wrong even as the consultation finished. Yet at no point was there any re-examination of the outcomes.</p> <p>Waste volumes in York are still below 2004 levels. EU legislation on packaging and waste is still being brought into force, and we are witnessing a massive expansion in home composting and biodegradable packaging. The waste strategy did not foresee these effects, and has not learnt from them. It still assumes a growth in waste volumes over the 25 -year period of the strategy. If waste continues to fall -as indeed it should, with the encouragement of the Councils -then the economic case begins to deteriorate. The saving of £320 million that is often quoted by the Waste Partnership and AmeyCespa (against an entirely 'straw man' do-nothing option) looks even more spurious.</p> <p>Technology has moved on also. Anaerobic Digestion (AD) has become established as a proven and profitable technology. This has been recognised by AmeyCespa, who will use it to deal with 12.5% of the waste. It could be used to a far greater extent, had the BPEO not been so outdated at the time the strategy finally went out to tender.</p> <p>And policy has moved on -the coalition government recently began a new round of consultation on waste strategy. This is in line with the pledge in the Government's Coalition Agreement committing the UK to " work towards a zero waste economy", and "measures to promote a huge increase in energy from waste through anaerobic digestion."</p> <p>A further assumption on which the Strategy rests is that of landfill tax. The Partnership has built its.business case on these taxes reaching £175 by the end of the contract p rioid. Yet rates have not been set beyond 2014, except that they will not fall below £80 per tonne before 2020.</p> <p>A further assumption on which the Strategy rests is that of landfill tax. The Partnership has built its.business case on these taxes reaching £175 by the end of the contract p rioid. Yet rates have not been set beyond 2014, except that they will not fall below £80 per tonne before 2020.</p> <p>The new government has a clear zero-waste agenda, which will not support incineration, We may well see a different approach, and a completely different landfill tax regime. In this situation, the projected savings as against doing nothing become completely intended.</p> <p>The new government has a clear zero-waste agenda, which will not support incineration, We may well see a different approach, and a completely different landfill tax regime. In this situation, the projected savings as against doing nothing become completely illusory.</p> <p>As usual with PFI schemes, the Councils will bear all the risk, should the venture not prove profitable.</p> <p>It is further worth pointing out that employment, and therefore the local economy of York, would benefit greater from a high recycling strategy than one based on massburn. As well as generating more than twice as much revenue, recycling provides around ten times the number of jobs per tonne of waste as compared to Inctneration".</p> <p>The flawed assumptions and outdated information on which the PFI case is based mean we will be overpaying for an oversized incinerator, when alternative options may be cheaper for the taxpayer and better for the local economy.</p>
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CGr 010	PFI/ 272	05	<p>As already mentioned, alternatives to EfW were found to be better for the environment, but have not been costed, or included in consultation or options presented to Councillors. The carbon-efficiency of EfW -the amount of carbon generated per unit of electrical energy -is complex. EfW is given an artificial boost in the BPEO assessment by making the unjustified assumption that any energy generated by a waste facility will offset emissions exclusively from coal fired power stations, rather than a grid average, It receives another one from the exclusion of CO2 generated by burning "renewable " waste (paper, cardboard etc.), with no consideration given to CO2 emissions saved by recycling said waste.</p> <p>If we exclude this biogenic waste, EfW performs better than coal but worse than natural gas", If, however, we assume recycling levels will increase, in line with Council policy, then this biogenic fraction becomes less significant, and EfW becomes one of the worst technologies available in terms of its climate change impact.</p> <p>Many full -lifecycle studies have shown that generally, it costs less energy (and therefore less carbon) to recycle most materials than it does to burn them, generate electricity from that, and make a new one from a virgin natural resource".</p> <p>EfW is not a sustainable technology.</p>
CGr 010	PFI/ 272	06	<p>Much has been made about the improvement in emissions standards of incinerators required by the EU. The Health Protection Agency has attempted to close the ongoing debate on the subject -"the HPA said that it did not recommend doing any more studies of public health around modern,well managed municipal waste incinerators as the effects are probably not measurable"</p> <p>Unfortunately the recent history of incinerators in Britain demonstrates that all too often, they are not very well managed at all. You can see our website for a rich history of mismanagement and explosions at waste incinerator sites -including but not limited to Crymlyn Burrows, Teeside, Edmonton, Kirklees, Dundee, Newcastle, Nottingham and Sheffield, The EU has regulated very effectively the emissions known to be injurious to health. The open question is still around those emissions not currently understood. There is a growing body of evidence suggesting that nanoparticles emitted by incineration may pose a health risk. These are very fine particles whose size is of the order of 1 nm (nanometre -a millionth of a millimetre). Science is only just beginning to understand and investigate the unexpected properties of such small packets of matter, and we are some way off being able to quantify and regulate such emissions.</p> <p>The safety of incinerators is not proven, and the record of the technology is undeniably poor.</p>
CGr 010	PFI/ 272	07	<p>For all these reasons, we urge you to reject the current Waste Strategy bid and develop an alternative based on up-to-date information and technology. The strategy must include ambitious targets for waste reuse, recycling and composting for its full duration and these must have primacy over landfill diversion. It should also embrace the concept of 'zero waste',</p>
Pub 115	PFI/ 273	01	<p>Asked for further information to be sent.</p>

Pub 116	PFI/ 274	01	Further details of the Waste PFI contract
Com 006	PFI/ 275	01	Has concerns over affect on property sale in Arkendale
Pub 118	PFI/ 276	01	More information requested
Pub 119	PFI/ 277	01	Technical issues - condensers and co-firing.
Pub 120	PFI/ 278	01	Traffic volumes through Boroughbridge.
Pub 121	PFI/ 279	01	Asked for confirmation of the closing date for comments by individuals and organisations. NYWAG had submitted a document Waste: A Green Strategy last month and had been told (via an e-mail from NYWAG) that it was too late, would not be considered or even mentioned. Confused that it wouldn't be considered even though sent in before 12.11.10. The document was based on a report sent to Defra about alternatives to NYCC/CYC proposal. NYWAG felt that the Council thought this document was being submitted as a tender.
PCo 034	PFI/ 280	01	The Parish believe that NorthYorkshire have chosen the wrong optionfor dealing with their waste. The proposed solution is very expensive and does not meet the needs of the residents of the County. If the residnts were asked to re cycle more the amount of residual waste will be much less than envisaged and the need for such a large Incinerator would be unnecessary.Other counties such as Hampshire are now having to import waste from other counties in order to feed their incineration plants, despite the fact that this was not part of their agreed plan. Such a scenario is highly likely to occur in North Yorkshir as Waste Volumes nationally are acknowledged to be declining
PCo 034	PFI/ 280	02	For the Council to enter into a 25 year inflexible contract with Arney Cespa is a very high risk strategy, as waste technology is currently developing rapidly and the costs of incineration could well rise in future thereby putting an extra burden on the Council Taxpayers. In a climate of Budget cuts to many other Council services such as schools, rural bus services and care for the elderly \We consider it seems like folly for The Council to be entering into such an expensive and inflexible long term contract.
PCo 034	PFI/ 280	03	The County's proposal to Incinerate over 80% of the waste delivered to the site will be a disincentive for residents to recycle and will ofcourse destroy valuable resources which could be reused or recycled. Evidence of this can be seen in Denmark where districts with Incineration are recycling a lot less than those without Incineration. Our view is that North Yorkshire could easily recycle more waste and the target to achieve 50% by 2020 appears to be an admission of the failure of its current policies.

PCo 034	PFI/ 280	04	We are very concerned that The Council have not properly evaluated cheaper and more environmentally friendly solutions for dealing with their waste, such as MBT and AD. These alternatives would be far less costly and would be more adaptable to changing trends in the make up of future waste. The technology also now exists to convert all plastics back to biofuels, so this will inevitably change the way such waste is managed in the near future.
PCo 034	PFI/ 280	05	The County' s proposals fly in the face of the new coalition Government's commitment to increased recycling and reducing waste. North Yorkshire should be taking the lead in adopting new technologies to support the Governments strategies. There are many expert opinions suggesting that Incineration is now an outdated technology which should be consigned to history. This is probably already evidenced in the USA where there have been no new Incinerators built since 1995
PCo 034	PFI/ 280	06	There has to be cheaper way to deal with North Yorkshire' s waste and we urge The Council to think again and change their plans before it is too late. To make such an important decision on December 15 th , which will tie in the Council Taxpayers to a heavy financial burden for 25 years without fully evaluating alternative technologies and without conducting adequate public consultation appears to be undemocratic. The Council should at the very least defer such an important decision until after the DEFRA review is completed in the spring of 2011.
CGr 009	PFI/ 281	01	I'm disappointed that you have replied to our letter with what must be a formula letter since you don't seem to address any of the points we made. We had already read the publicity which you appear to paraphrase, leaving us with our concerns and opposition to the proposal as put intact.
CGr 011	PFI/ 282	01	We have a number of serious reservations about this proposal which concern the decision process, the technical advantages and disadvantages of the scheme as proposed, the location of the scheme and its transport implications, and the inflexibility of the contract. Each of these reservations is expanded below.
CGr 011	PFI/ 282	02	The decision process The emphasis during the consultation was on the provision of a large centralised project with incineration as its principle element. Whether this is the Best Practicable Environmental Option has not been demonstrated. The planning and tendering process has followed that course too narrowly, and its non.-transparent nature has left a damaging sense of exclusion. Whether the PFI system with its inbuilt protection of the interests of the private-sector partners and its long-term burden on the public purse is the most cost effective financing mechanism is open to question, particularly in the current economic climate.

CGr 011	PFI/ 282	03	<p>Technical advantages and disadvantages of the scheme as proposed We are satisfied that the initial stages of the treatment process at Allerton Park will represent state-of-the-art technology in the separation of waste into different streams. This will enable recovery of metals and the feeding of organic matter to the anaerobic digester for the production of gas. We note too that the incineration process will generate substantial quantities of electricity. However, locating this plant midway between Harrogate and York means that it is not near to a settlement or industry that could use the waste heat. The concept of building smaller, more flexible plants, one of which could have been located on the former British Sugar site so that the adjacent housing could have been supplied with the waste heat should have merited further consideration. We do not know whether the alternative of several smaller plants has been examined, but we note that Combined Heat and Power plants fed with waste are to be found within cities in mainland Europe. Anaerobic digestion produces a residual solid digestate, a compost-like material. Because of the mixed input this digestate would only be suitable for landfill cover and land reclamation. There appears to be no provision for the necessary high-temperature treatment of food waste, which could provide a valuable agricultural resource.</p> <p>An option not apparently considered would be the manufacture of NBT pelletised fuel from the residual waste which could be fed into the furnaces of the Aire Valley power stations in partial substitution of fossil coal. We understand that this technology is proven.</p>
CGr 011	PFI/ 282	04	<p>Location and transport Smaller local plants would also reduce the lorry traffic, but, as a single plant seems to be the preferred solution, given the case for a single plant, its location between York and Harrogate does make geographic sense because it is their populations that generate the majority of the waste. Nevertheless some material will have to be hauled considerable distances. It would be more sensible to transport waste generated in the north of the territory across the regional boundary to Teesside. Conversely, Wetherby is close to Allerton Park, but as it is not within North Yorkshire its waste cannot at present be handled there. It is unacceptable that the legislation imposes these arbitrary boundaries with damaging environmental consequences, and we expect the Councils to campaign to have them removed. We also express concern that the transfer stations which will receive the refuse-collection vehicles and compact their contents for haulage to Allerton Park in large lorries appear to be unfunded and are not an integral part of the scheme. This means that, once the main project is approved, approval of the stations will become urgent and inevitable, whatever local opposition there might be.</p> <p>We have questions about the best use of the gas produced by the anaerobic digester. This is destined to be burnt to produce electricity. Instead the gas (which is mostly methane) could be cleaned and liquefied for use as a clean fuel for the lorry fleet. This technology would have to be agreed by the organisations responsible for the vehicles, but replacing dirty fossil diesel with renewable and particulate-free methane would be more efficient and cleaner</p>

CGr 011	PFI/ 282	05	<p>The contract We are acutely anxious about the inflexibility of the contract. While the proposal is based on a recycling rate of 50% by 2020, we believe that this is not sufficiently ambitious -other authorities are aiming for rates up to 70%. If York and North Yorkshire succeed in increasing true recycling rates and thereby reduce the quantity of waste suitable for the Allerton Park plant it appears that there could be penalties related to the quantities agreed in the contract. The fact that landfilling would have been avoided is not the point: any disincentive to the imperative of at-source-waste-reduction/reuse /recycling is. This problem could be alleviated by taking waste from further afield (at some environmental cost from the lorry-miles), but we suspect that the same situation affects other plans for large processing plants and that there is a risk of excess regional capacity that could undermine the national waste strategy. It is not clear to us how taking commercial waste could make up any shortfall.</p> <p>Unfortunately legislation appears to impose another arbitrary boundary, namely between 'municipal' waste collected by Councils from homes and some businesses and waste collected from organisations by private-sector companies. We ask the Councils to work to have this distinction removed and all waste diverted from landfill and other outdated treatments. If that were to happen we would like to see Allerton Park take such commercial waste that is unable to be handled by other more sustainable methods. That should of course be at the expense of the businesses generating it, and residents should share any profit.</p>
CGr 011	PFI/ 282	06	<p>Conclusion Our reservations to this proposal are substantial. We hope that the Councillors charged with the decision will pause and reflect before making the enormous commitment of resources for a 25 year period to Allerton Waste Recovery Park. Even if it is decided to proceed we implore the Councils not to abandon our preferred longer term goal of a zero waste society.</p>

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Respondent Number	Correspondence Number	Issue	Summarised Comments received after 12/11/10
			KEY
			Comments made by
Pub 001			Public
Com 001			Commercial organisations
PCo 001			Parish/ Town Councils
CGr 001			Campaign and Representative Groups
MPM EP 001			Member Parliament/Member of the European Parliament
PCo 015	PFI/ 283	01	Your letter of 18 October in connection with the above was considered by the Town Council at their meeting last night and I was asked to reiterate their previous comments made on 4 August.

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PCo 041	PFI/ 284	01	<p>At our last meeting members asked me to contact you regarding Seamer Carr Re-cycling Plant on Dunslow Road in Scarborough. Members are concerned about the future and the knock on effect of Seamer Carr Recycling Plant if the proposals for the Allerton Incinerator go ahead.</p> <p>Members wish to invite a representative from North Yorkshire to a meeting ofParish Council to discuss the above. If this is not possible could you write a letter to me addressing the above points.</p>
Pub 107	PFI/ 285	01	The AmeyCespa proposal is for far too long 25 years & leaves too much waste 70-80% to go into the incinerator.
Pub 107	PFI/ 285	02	AmeyCespa's recent acquisition of Donarbon creates I feel an opportunity for NYCC to review the proposed contract & opt for a smaller, shorter term commitment along the lines of that in Cambridgeshire. When Cambridgeshire county council went out to tender for its long-term waste treatment contract, Donarbon proposed to extend its operations by developing a mechanical biological treatment (MBT) plant which would remove recyclable material from 179,000 tonnes of black bag waste a year and then compost it to produce a soil conditioner. This has recently opened & provides a more sustainable solution. I also feel residents can with support up their recycling to the 70% seen elsewhere in the UK & in other countries.
Pub 107	PFI/ 285	03	I still plan to send you the views of the young people in the climate change group the views above are my own as a Harrogate council tax payer. Can you please confirm where my views will be passed onto
CGr 012	PFI/ 288	01	Although NYCC explained how they had arrived at their target figures for increasing recycling to 50% + it was not stated what participation rate they had factored into the model. Please provide the participation rates that were factored into the model.
CGr 012	PFI/ 288	02	NYCC stated that there were no financial penalties to Councils for failing to achieve their GMT. Rather that any shortfall would be taken up by Amey Cespa with Commercial & Industrial waste. Please explain. Will Councils be encouraged to meet their contractual obligations to provide GMT or will they suffer no penalty as in question 2?
CGr 012	PFI/ 288	03	Will the processing of Commercial & Industrial waste be charged at the same rate as municipal waste?
CGr 012	PFI/ 288	04	On the company schematic of the plant in operation and in the Scoping Document C&I waste is shown as going direct for incineration, by-passing the Mechanical treatment plant. Why is C&I waste not being pre treated to remove the recyclable and organic factor?
CGr 012	PFI/ 288	05	Does the contract exclude the sourcing of waste from outside of the County by either the contractor or the councils?

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CGr 012	PFI/ 288	06	Why is there no mention of the use of the AD digestate for land reclamation?
CGr 012	PFI/ 288	07	Recyclates from a mechanical treatment plant tend to be of a poorer quality than those collected from the kerbside. What markets are available and are they in the UK?
CGr 012	PFI/ 288	08	Who takes the risk if there are legislative changes over the 25 years; ie landfill tax on bottom ash, incinerator tax, the banning of incinerating organics?
CGr 012	PFI/ 288	09	It was explained at the meeting how particles and dioxins will be removed from any emissions through the use of filters. Please confirm the minimum size of particles that will be removed.
CGr 012	PFI/ 288	10	With regard to the figures on electricity generated at 24 MW. I understand that the industry norm is that 1MW of electricity will power @1,000 homes however you are claiming that there will be sufficient power for 40,000 homes. Please explain.
Pub 002	PFI/ 289	01	Following the correspondence and interviews reported in the press, I have a couple of supplementary questions: Who made the decision and why that AmeyCespa should only be asked to tender for an Incinerator?
Pub 002	PFI/ 289	02	Were any of the requests for tender in relation to any other method of dealing with the waste than incineration?
Pub 002	PFI/ 289	03	Bearing in mind that a large amount of the total price of this contract relates to interest, is there any clause within the contract that permits AmeyCespa to increase the price to NYCC in the event of an interest rise?
Pub 122	PFI/ 290	01	I write to protest against the current NYCC waste strategy proposals They are based on unrealistic targets for recycling that overplay the financial case for a single 'super-facility' for the entire county. They are misleading because recycling rate will be much higher than predicted, with the result that landfill costs will drop significantly
Pub 122	PFI/ 290	02	The strategy is based on old technologies, including incineration, which has one of the highest levels of CO2 emissions
Pub 122	PFI/ 290	03	It ignores the new Government's commitments to a massive increase in recycling as well as its plans for an immediate review of all waste management strategies
Pub 122	PFI/ 290	04	And it ignores the public's views of today, instead relying on consultations completed several years ago.

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Pub 122	PFI/ 290	05	I understand that you will be asked to vote in favour of the Council's plans later this year. I urge you to oppose this plan and instead ask for a thorough review of the best way forward. In particular I ask that you push for a big increase in recycling, thus removing the need for such a colossally expensive and risky venture.
Pub 122	PFI/ 290	06	At a time of deep Government spending cuts it would be irresponsible to continue the current strategy without careful review .
Pub 122	PFI/ 290	07	For your information, please find enclosed photomontages of the proposed incinerator taken by AmeyCespa. These are the views which will affect the Clareton residents -the top picture being the view from our garden
Pub 123	PFI/ 291	01	We cannot continue to use landfill for reasons that are well known to all. Recycling needs to increase in this area and many other parts of the U.K. The proposed solution to take out a contract with ArneyCespa raises a number of concerns.
Pub 123	PFI/ 291	02	Health -Are emissions safe and will they be controlled"?
Pub 123	PFI/ 291	03	Environmental - The visual impact will be a massive blot on the rural landscape far more obvious from all points of the compass than first suggested. Traffic will Increase.
Pub 123	PFI/ 291	04	Financial - The cost of the project to the tax payer. PFI's are expensive. Large profits taken by the developers. This solution is on a scale much larger than is required. When recycling increases the Incinerator will have to be fed by sourcing waste from elsewhere.
Pub 123	PFI/ 291	05	We hope that you are aware that there is a large groundswell of opposition to this project. North Yorkshire Action Group www.nywag.org can provide you with further information on the financial folly of this venture.
Pub 123	PFI/ 291	06	The Allerton Park Site could still be used for waste disposal on a smaller scale without the outdated process of incineration. I am sure that you will be aware that there are Incinerators within easy reach that are underused and could be considered by NYCC if necessary
Pub 123	PFI/ 291	07	We understand that you will be asked to vote in favour of the Council's plans at a meeting in December. You will know that our local MPs Andrew Jones and are against this project. We urge you to oppose this plan and instead ask for a thorough review on the best way forward
Pub 124	PFI/ 292	01	I am writing to you to ask you to please vote against the proposal to build an incinerator at Allerton Park.

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Pub 124	PFI/ 292	02	The issue of penalties incurred by exceeding landfill limits are of course important, but I do not consider that this proposal is the only option, or even that it is better than incurring them.
Pub 124	PFI/ 292	03	I am appalled by the admission by AmeyCespa, dragged out of them eventually, that they in fact would be burning 80% of waste brought to them, with 20% supposedly recycled, but only if they could make a profit from recycling the remaining 20%. If they could not make a profit this 20% would also be incinerated bringing the figure to 100% incineration, Their pledge to be sorting the rubbish and removing 'recyc1ates' seems a little thin, To me this is all the more shocking, as I know from personal experience that once you genuinely remove everything from your rubbish that can be recycled, there is in fact, very little left.. So, if recycling were something that North Yorkshire County Council was really serious about, there could be very little sent to landfill, and no need for an incinerator.
Pub 124	PFI/ 292	04	I have done a lot of research into the health risks of living near to an incinerator, and I am not at all happy at being so close to the one proposed for Allerton Park. I am very concerned about the dioxins and particulates that are undeniably produced by these facilities falling on myself, my family and on the fields around us where our food is grown.
Pub 124	PFI/ 292	05	In addition, what sort of a "Welcome to North Yorkshire" will the giant chimney for this incinerator make, sited as it is on the main artery to Yorkshire and the north? What does it say for the value we place on this beautiful part of the country that we can put something so industrial, dirty, ugly and huge at its entrance? Not only this, but it will mar the wonderful vistas to be seen such as from the top of the white horse, so unspoilt and marvellous as they are now.
Pub 124	PFI/ 292	06	I am not impressed by the electricity generation element of this proposal. This is not a sustainable way of electricity production. The emphasis in this area needs to be on cleaner ways of generating, and more efficient use of electricity.
Pub 124	PFI/ 292	07	I think the proposal for an incinerator at Allerton Park is a big, giant step in the wrong direction. At a time when we need to be looking to reduce what we use in the first place, and re-use and recycle as much as possible, this proposal locks the whole of North Yorkshire in to the production of waste as a raw material for the next 25 years. It is an absolute disincentive to reduce waste and to recycle. This is simply an unacceptable position to take at a time when environmental issues are of such global importance.
Pub 124	PFI/ 292	08	Please do not vote for this proposal because there appears to be no alternative at the present time. 'Plan B' is the status quo while a better, more sustainable, socially and environmentally acceptable solution can be devised .
Pub 125	PFI/ 293	01	I fully understand the proposal does solve problem in that it will dispose of waste without landfill but what is the REAL cost?
Pub 125	PFI/ 293	02	Why is its capacity so large?

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Pub 125	PFI/ 293	03	Why has no attempt been made to recycle more?
Pub 125	PFI/ 293	04	Can you be sure about the long term health and environmental consequences?
Pub 125	PFI/ 293	05	The impact of moving all the waste from all over the county to this site is a grey area -its scale and location in rural countryside are quite out of order. Why burn the waste when it could be used as fuel for the new power station at Ferrybridge?
Pub 125	PFI/ 293	06	Finally and above all look behind the very professional presentation on the money issue and do the figures for yourself-do please check it out carefully and you will see you will be using public money to process commercial waste and the cost of this project and the savings are not what they seem! To agree might have been viable in 2005-it isn't now. You should be broad minded enough to ditch your PFI funding and find a more imaginative and cost effective solution. Future generations will thank you for your courage to think for yourself on this very complex issue
Pub 126	PFI/ 294	01	We live at and from my house I do not want to look out onto the incinerator. Please don't build it. This will be our future. My sister and I don't want it to go ahead. I am 9 yrs old and it will be here for long after me. Please say no to the incinerator
Pub 126	PFI/ 294	02	It will cost a lot more pocket money than I have got so it will be better to recycle
Pub 109	PFI/ 295	01	<p>There are many concerns shared by the residents affected by this scheme. I realise that for the meeting in December the main consideration is purely the financial figures and I'll address that aspect.</p> <p>The incinerator will have a capacity massively exceeding what is required. The projected waste figures are out of date and fail to take into account any increase in recycling or waste reduction (despite the latter being a key Government target). This will mean that NYCC will have to import waste to feed the incinerator, something which has happened at our Councils unwise enough to adopt incineration. How on earth is that in the best interests of the people of North Yorkshire.</p> <p>The anticipated increases in landfill tax have no basis in fact and yet the project fails to take into account any impact potential from other taxation e.g. on CO2 generation which could come into play thereby undermining the project financial viability</p> <p>The ineptitude of Councils throughout North Yorkshire on their poor handling of recycling gives me no confidence that you will achieve anything like the £320M savings. The history of PFI funding is hardly a glorious one, as has been shown in a recent Audit Commission Report.</p>
Pub 109	PFI/ 295	02	Given that the Government will be consulting on the national waste disposal strategy early in 2011 it seems insane for NYCC to sign us up to a £1Bn mortgage.

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Pub 109	PFI/ 295	03	Why are NYCC the only rural authority considering incineration?
Pub 109	PFI/ 295	04	Why has York banned incineration within its city boundaries?
Pub 099	PFI/ 296	01	North Yorkshire has undoubtedly a big challenge in dealing with its waste, which has been not been helped by poor recycling facilities and hence poor recycling rates particularly in the Harrogate Borough
Pub 099	PFI/ 296	02	North Yorkshire needs to be dealing with its waste in a way which is financially sound, and uses the waste hierarchy as a guide to its waste strategy; firstly continually striving to reduce waste in the first instance, secondly facilitating reuse and repair to prevent waste and thirdly to recycle waste so it can be used in manufacturing once again. Using the principles of the waste hierarchy correctly will help reduce costs associated with dealing with waste, will reduce the need for transportation of waste, processing waste, will save energy, will reduce greenhouse gases and other pollutants associated with landfill.
Pub 099	PFI/ 296	03	I am however very concerned about the proposals put forward by North Yorkshire county council and AmeyCespa's planned Allerton park waste site. On the basis of evidence I have read Incineration is not a sustainable option either in financial terms and certainly not environmentally.
Pub 099	PFI/ 296	04	Incineration creates toxic fly ash. Although modern incinerators doubtlessly produce less toxins in chimney emissions compared to older incinerators, more toxins are transferred into the fly ash instead. This ash has to be land-filled or spread on land, just moving the toxins elsewhere, rather than eliminating them. The toxins could then leach into the water table. Such toxicity problems don't occur if this waste is recycled or composted instead.

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Pub 099	PFI/ 296	05	<p>From a climate change perspective, most worrying is the greenhouse gases produced by incineration. To a large extent incinerators burn fossil fuels, because of the plastics burnt, which are of course oil derived. Alan Walgate of Goldsborough Parish council calculates using median carbon dioxide emissions from incinerators that CO2 emissions from the incinerator will be 300,000 tonnes per year, possibly raising by 2035, to well over 300,000 tonnes per annum.</p> <p>Waste production makes up a small but non the less significant part of the UK's green house gas emissions, 3.6% in 2008 .</p> <p>A Friends of the Earth (FOE) report calculates that incinerators emit 33% more fossil fuel derived Carbon dioxide than gas fired power stations. By 2020 FOE calculates that electricity only incinerators (which Allerton Park would be, as opposed to combined heat and power incinerators) will emit "78% more fossil CO2 than gas fired power stations and only around 5 per cent less than coal-fired power stations"³, given projections that plastics will make up more of household waste by 2020.</p> <p>Another 2008 report by three American NGOs takes a life cycle approach to incineration and suggests that contrary to many waste operators claims that waste incineration is carbon neutral, the truth is far from it. Most waste has high embodied energy (mostly fossil fuel derived energy) from its growth and production and is therefore not carbon neutral; some products which are burned will also be contributing to deforestation. It report also says that incinerating products discourages more recycling and therefore creates more demand for natural resources and their subsequent products which creates more greenhouse gases in the extraction and production. The report concludes "The bottom line is that tremendous opportunities for greenhouse gas reductions are lost when a material is incinerated"</p>
Pub 099	PFI/ 296	06	<p>Incinerators need to be continually fed waste to keep the power output constant. If, as should be the aim, household waste continues to be reduced the AmeyCespa have stated that they would then use commercial waste. I think this is problematic for the same reasons the above reports mention, that businesses would then recycle less and therefore energy and greenhouse gases savings couldn't happen.</p>

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Pub 099	PFI/ 296	07	<p>Another issue is health concerns over emissions. Of particular concern are Dioxins, one of the mostly harmful toxins to Human health. These are released by incinerators and long term expose in the wind fall area would be damaging to human health. Also particulate matter PM2.5 and PM10 are carcinogens, there is no know safe level of these particulates. So when as claimed, the emissions are regulated by the Environment Agency, safe regulation of particulate emissions isn't actually occurring. As Dr. Keith Rowell a former World Health Organisation authority on respiratory disease stated, long term exposure to these particulates can lead to a number of respiratory diseases 5.</p> <p>With a good wind these pollutants will be well dispersed, but the vale of York often experiences little wind and temperature inversions, when pollutants will quickly sink to ground level. People visiting the area or passing through will be little affected but for those who are residents in the Vale of York in the prevailing wind direction over 20 years or so people will be to suffering the effects of the dioxins and particulate matter which they have inhaled.</p> <p>AmeyCespa have sought to alay fears about air pollution by correctly stating that the Health Protection Agency and Environment Agency do monitor and regulate incinerators. However the regulation will only really safe guard peoples short term health, as with vehicle pollution near roads, those whom live close by suffer respiratory illnesses over a prolonged period of time and regulation of course evolves over decades in response to health studies and scientific findings.</p>
Pub 099	PFI/ 296	08	<p>I am surprised that this scheme with incineration as a central aspect, has claimed to be the option with the biggest cost savings. I would have thought a scheme which maximised recycled and Anerobic Digestion would be far more cost efficient if health costs and the different environmental costs are factored in, as recommended in planning guidance. I doubt the waste strategy or the business plan has done such a vigorous cost benefit analysis because it had I am sure incineration would not be a central part of this plan.</p>
Pub 099	PFI/ 296	09	<p>As many others have commented in the local press, the county council officers or Amey Cespa seem to have got some of their figures incorrect with regards to the amount of municipal waste which is predicted for coming years. The approximate current municipal waste is 470,000 tonnes for North Yorkshire. There have been claims that waste in the county has gone up. However this more likely to be due with waste streams, being moved. For example the introduction of a home, garden waste collections would have produced figures which would have made it look like waste was increasing, when in fact it meant less people having to go to their local tips such as Stonefall in Harrogate, so overall household waste is unlikely to have risen. Indeed DEFRA's figures show that household waste has been decreasing since 2006, from 2008/09 to 2009/10 there was a 2.7% decrease in waste. The plans for the Allerton Waste recovery park raise questions of over capacity right from the start, with average recycling rates in the county of 45%, 211,500 tonnes out of the 470,000 is recycled, leaving 258,500 black bin waste. So why is the facility and the incinerator being built to handle a total of 320,000 tonnes? Its certainly not because household waste is going up because the figures shows its not and neither is DEFRA predicting it will be</p>

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Pub 099	PFI/ 296	10	I conclude that incineration should be excluded from a waste plan on the many grounds I have covered.
Pub 099	PFI/ 296	11	<p>An Alternative solution Friends of Earth says that by 2020 the UK should be aiming for a recycling rate of 70% by 2020, which will have a large impact in reducing greenhouse emissions, create thousands of new jobs and help us on the path to a zero waste or closed loop economy 6. Indeed the current target which is 50% recycling may be revised upwards to 70% by the Government when their waste strategy is produced in the spring.</p> <p>A zero waste society should be one which we aspire to. It is surely desirable for society, to try to eliminate landfill as much as possible and have no need for incineration. It is also desirable because it will help create a closed loop economy where waste is not seen as waste but it is used as resource to manufacture new goods, such an economy would create more jobs as would a waste facility in North Yorkshire with recycling rates of 70% or more .</p> <p>Recycling rates of 70% and higher are technically possible now, Flanders in Belgium already recycles over 70% 6. At the University of Leeds, Premier Waste the Universities waste contractor recycles over 90% of Universities waste, which just shows what is actually possible. The high recycling rate is partly because there is a separate collection for Food waste which means the majority of organic waste can be put into and Anerobic Digester (AD).</p>
Pub 099	PFI/ 296	12	<p>A strength of the current proposal is the plan for an anaerobic digester which would handle 40,000 tonnes per annum. Anaerobic Digestion, produces low carbon electricity (much lower than incineration) and produces a compost which can be used on farms or in gardens. However 40,000 tonnes out of a total of 470,000 is only 8.5%, or 12% of Dust Bin waste (excluding kerbside recycling), this seems a much too small amount. Figures from waste studies from 2000-2005 show that food waste makes up between 15-20% of waste from Dust Bins. If the county council had a more joined up approach and asked local authorities to implement a separate food collection then potentially up to 20% of dust bin waste could be put into an Anaerobic Digester. This step alone would substantially increase recycling rates, in a relatively small amount of time.</p> <p>As well as AD, recycling more types of plastics, cardboard, more paper types at local authority level or at the size by using the latest mechanical machines could increase recycling of materials substantially more than is currently planned. Additional recycling planned of 20,000 of dustbin waste equates to a mere 4.3% extra of total household waste. Although Amey Cespa state the opposite, the planned facility would without a doubt be burning waste which could be recycled. At least 70% of waste can be recycled now, with more waste types predicted to become economic to recycle in the future with rising oil and natural resource prices.</p>

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Pub 099	PFI/ 296	13	Together a materials recovery facility and an anaerobic digester create an anaerobic mechanical biological treatment (Anaerobic MBT) facility, these can significantly reduce landfill whilst avoiding all the ill effects incineration. Indeed in Friends of the Earths' analysis of all waste management options Anaerobic MTB is the most beneficial for the environment even though it would involve a small percentage of residual waste going to landfill (which would reduce over years) as more things can be recycled.
Pub 099	PFI/ 296	14	It is not too late for you to change the county's waste strategy and direction. I strongly believe on the evidence I have seen that incineration is clearly not a technology of tomorrow and mechanical biological treatment is now the technology to use. I ask you to reject the current proposals in favour of a more radical waste strategy based on waste reduction and increasing recycling rates to at least 70% by 2020, including more emphasis on anaerobic digestion, which would deliver better environmental and financial outcomes. I realise you are not my county councillor, but I have sought to provide you with information from a local perspective, which I hope will give you enough information to reject this proposed waste strategy and support a different waste strategy outlined here.
Pub 002	PFI/ 297	01	Why is it that a Conservative Council is attempting to push through this contract in the month prior to the introduction to the House of Commons the new strategy for waste that the Party has been developing and that may be in conflict with the said strategy?
Pub 002	PFI/ 297	02	In the Knaresborough Post Mr Jarvis of AmeyCespa is reported as saying that AmeyCespa were only requested to tender an incineration solution for the NYCC waste disposal contract: a. Is this correct? b. Were any other solutions considered and/or tenders requested? c. If not, why not?
Pub 002	PFI/ 297	03	In a report prepared by the Parish Council of Marton-cum-Grafton (hereinafter referred to as "Marton"), it was shown that the figures used to prepare the request for tender are significantly incorrect. a. Are the NYCC or the Marton figures correct? If the NYCC figures are correct, which of the various sets of figures put forward by NYCC do you say are correct since NYCC appear to have been using different sets of figures at different times at in different presentations and how are they substantiated? b. If the Marton figures are correct, the basic business case for the contract is clearly flawed and, as such, the terms of the contract need to be re-negotiated so that the facilities created are more appropriate for dealing with the revised level of waste. Is this occurring and if not, why not

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Pub 002	PFI/ 297	04	Bearing in mind the technological developments currently taking place, especially in relation to, inter alia, the extraction of oil from plastic, it appears that to lock into a 25 year contract relating to technology that will be, by the time that the plant is built be dated, with no realistic break clause is commercially unacceptable. How does NYCC justify this?
Pub 002	PFI/ 297	05	I have been unable to access any data or information that indicates that AmeyCespa has a adequate experience or a proven track record within the business. Perhaps you would be kind enough to let me know how they justified their tender in this respect.
Pub 002	PFI/ 297	06	There is considerable concern over the Ferrovia SA connection because: a. It has an unsustainable debt: equity ratio (in excess of 500%); b. It has incurred the very substantial losses made in 2008, 2009 and 2010 (to date) c. It is currently trying to sell 10% of its stake in BAA so as to pay down a very small part of its debt but more importantly in order to justify the carrying value of the remainder of its stake in BAA which, if it fails will result in further write-offs
Pub 002	PFI/ 297	07	All of these imply that it is likely to breach its banking covenants. Per se this will not impact NYCC although the existence of a contract for in excess of £1 billion makes the joint venture a likely candidate for early sale. Have terms been written into the contract under which termination of the contract can be triggered in the event of a change in beneficial ownership in order to protect NYCC's interest?
Com 007	PFI/ 298	01	We would like to update our website with details of this project for our subscribers. Please can you confirm when financial close for the authority and Amey/Cespa consortium is due? Also, please can you confirm the names of the legal, technical and financial advisers assisting North Yorkshire County Council on the project?
Pub 127	PFI/ 299	01	Could you please send me by email a copy of the working group report on this subject which I understand is now available for public inspection.
Pub 128	PFI/ 300	01	I understand that this report is now available. Could you please send me 1 hard copy a.s.a.p.
Pub 113	PFI/ 301	01	If you could clarify please, does this mean that if councillors approve the contract, work starts straight away or are the planning issue to still then to be resolved?
Pub 113	PFI/ 301	02	Also you make no mention about the comparison in height between Knabbs Ridge Wind Farm and the proposed chimney height. Surely a better comparison would be the physical height of the chimney compared with each other notable structures in the region...York Minster come to mind, or maybe graphic impressions of the views of the chimney with the billowing smoke from different areas around the County...ie the top of Sutton Bank as well as local views.

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Pub 113	PFI/ 301a	01	I would be pleased if you would forward my concerns to them. (Re PFI301). Re the planning and my concerns re conflict of interest - are any of the members who vote for or against this contract being awarded also representatives on the NYCC Planning Committee?
Pub 129	PFI/ 302	01	<p>Comment received relating to the proposed North Selby mine Development referencing Allerton Park (Planning permission is being sought by a Joint Venture (UK Coal, Peel Group and Science City, York) for a plant that burns commercial and industrial waste in order to produce electricity and steam):</p> <ul style="list-style-type: none"> • UK Coal has put in an application for the North Selby Site to be used as an ‘Energy from Waste’ site and claims it has the support of York City Council. Why then has both York City Council and North Yorkshire Council chosen an old quarry site on the A1 at Allerton Park and are currently proceeding towards their preferred location for an ‘Energy from Waste ‘ operation, which they say will divert 230,000 tonnes away from landfill which is 90% of that currently sent to landfill. Where therefore is the 190,000 tonnes of waste referred to in this Joint Venture proposal coming from? • York City and North Yorkshire Councils should talk to Drax again about taking the Region’s waste via train to meet N. Yorks landfill targets. There is also a site at Seal Sands for the North of the Region. The expertise is already there at those locations. To allow new incineration plants to be installed anywhere by anyone is irresponsible .We have a beautiful City and County let us keep it that way. • The financial incentive for the installation of incinerators as in this case is clear. These projects will give a very high return on investment virtually guaranteed by Government. They therefore can be put anywhere suitable. We as home owners will still be paying for them in the form of higher electricity costs and higher disposal costs.

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Pub 129	PFI/ 302a	01	<p><u>Ref: Allerton Park Waste Recovery Plant</u></p> <p>An article in the Darlington and Stockton newspaper on 25/11/2010 said that the Council would save a huge sum of money by allowing this plant to be built.</p> <p>The landfill tax was introduced to divert waste from landfill but the incinerator companies (see WRAP report of July 2010 on gate fees) charge in all cases more than the £70 (includes landfill tax at £48 per tonne) for your size of plant: 230,000 tonnes. So basically instead of the Government getting the landfill tax the private owner effectively receives a sum equal to it. This is of the order of £11 million per year lost tax.</p> <p>Secondly, the government subsidies result in higher electricity costs (from your proposal the private company will receive about £35 per MW-hr more than the current wholesale price) so this gives a further £11 million per year to the private Company from us.</p> <p>Thirdly the EU is currently deciding the carbon tax to be levied on carbon dioxide emissions of which this plant will emit more than 420,000 tonnes. The private company will no doubt charge us for this burden also. In short you will be costing us a lot more for our waste disposal by incineration (unless you have negotiated gate fees of only £22 /tonne).</p>

Waste Forecasts and Residual Waste Treatment Capacity

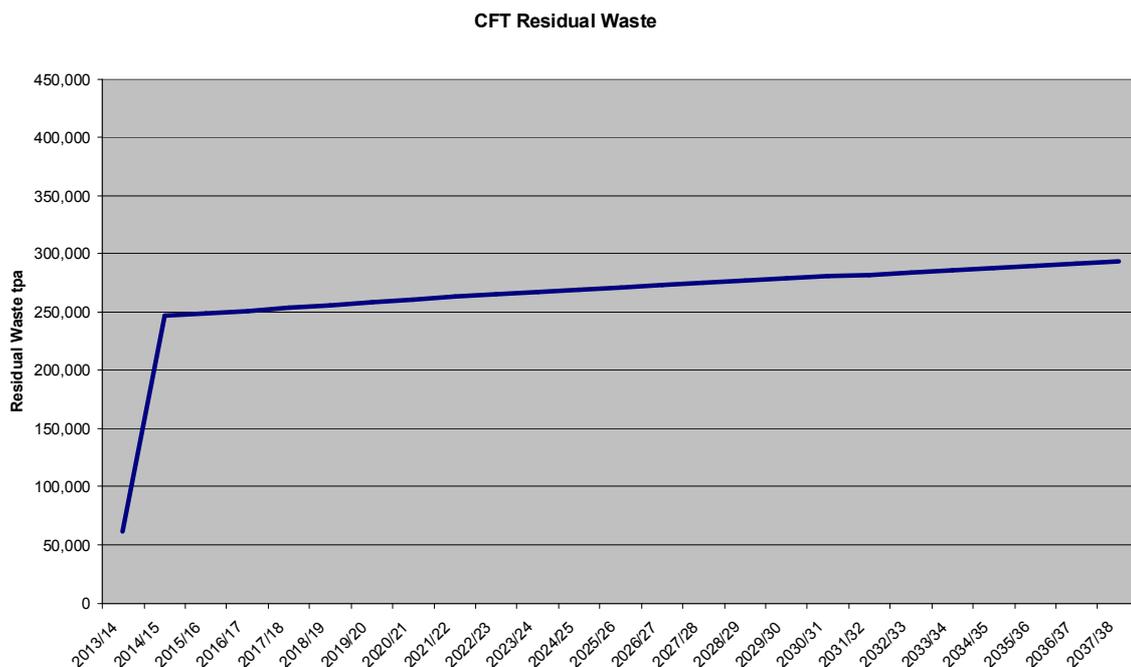
Base Waste Flows

York and North Yorkshire currently produce approximately 450,000 tonnes per annum (tpa) of municipal waste. Of this, approximately 278,000 tonnes was sent to landfill in 2009/10 as 'residual waste'. This included nearly 37,000 tonnes of commercial waste collected by district councils, and 18,000 tonnes of inert waste.

Predicted future waste tonnages are based on the key assumption that growth will be driven by predicted growth in the number of households in the area with the following adjustments:

- The amount produced per household would reduce annually by a notional 0.25% to recognise the aspiration for waste prevention (equivalent to a compound reduction of approximately 7.4% over the period)
- Amounts of commercial waste collected by district and borough councils would remain constant throughout the period.
- Recycling and composting would increase broadly according to district and borough council projections to a combined performance level of 48% in 2013/4
- The effect of the economic downturn would result in reduced waste tonnages for the first years of the model
- Household and commercial waste delivered to household waste recycling centres (HWRCs) would reduce in the first years of the model as a consequence of revised operating policies

Waste flow projections at the time of inviting final tenders for the PFI contract (CFT) estimated that the amount of residual waste requiring treatment by the contractor would increase to approximately 298,000 tpa in 2039/40.



Comparisons to Other Forecasts

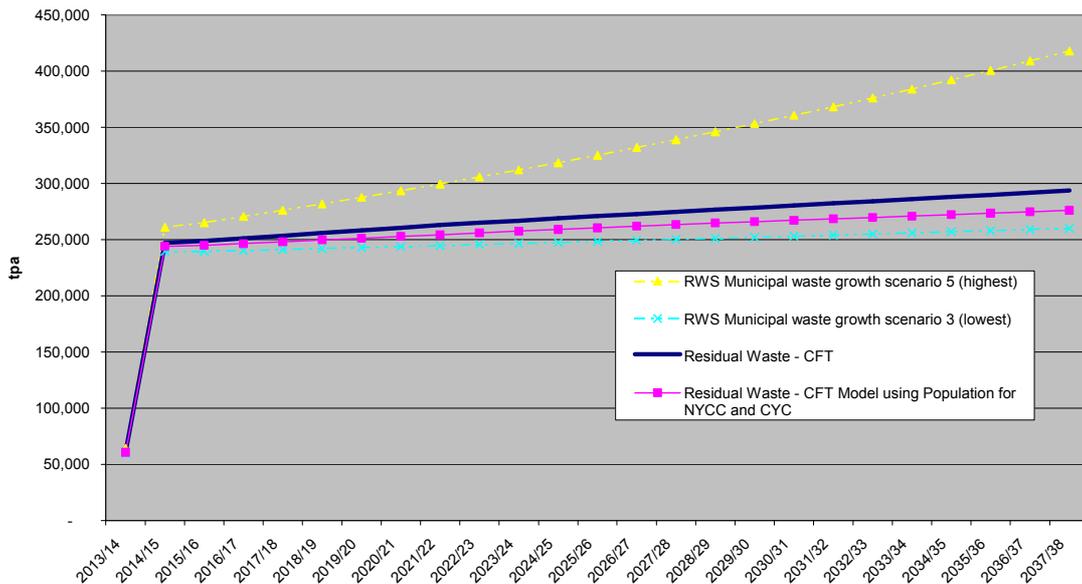
Forecast waste arisings have been compared to projections based on population growth rather than household growth, and by comparing total projections against those in the Regional Waste Strategy (RWS).

Growth based on population forecasts ignores the trend towards lower household occupancy and the consequential likelihood of higher waste arisings per person. The risk is therefore that growth based on population forecasts will under represent future waste tonnages. Projections of residual waste forecast on the basis of 2006 population forecasts (those available at CFT) from the Office of National Statistics (ONS) results in 19,000 tpa less (6 %) forecast residual waste by 2039/40.

Comparison to RWS forecast municipal waste for York and North Yorkshire shows that projected waste tonnages are towards the lower end of the range of predictions in the RWS.

The conclusion from these comparisons carried out at CFT was that forecast municipal waste based on housing growth with adjustments was reasonable.

CFT Residual Waste Projection Comparisons

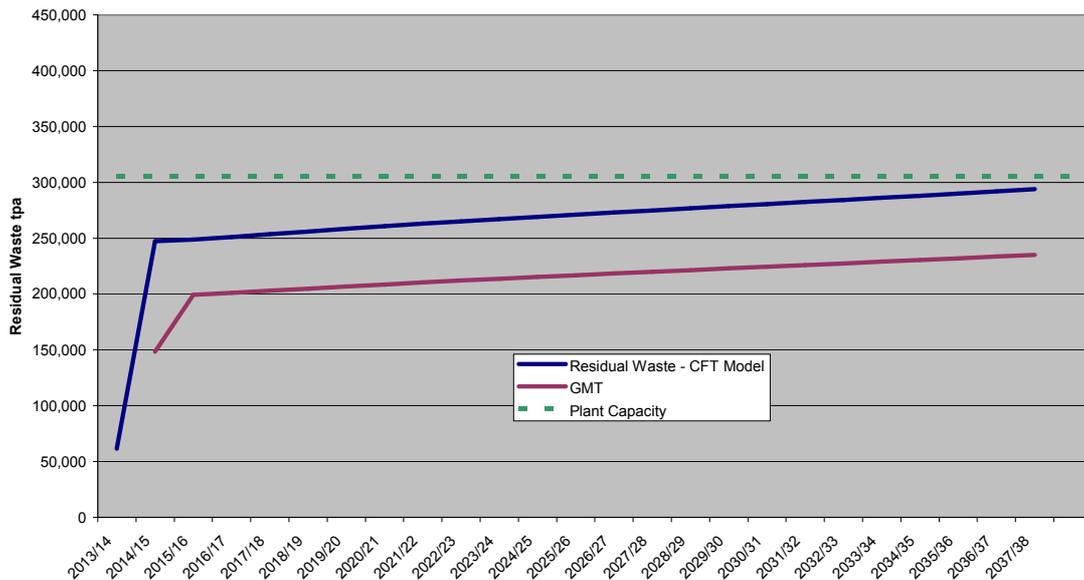


Plant Capacity and Guaranteed Minimum Tonnage

AmeyCespa have proposed to build a waste treatment plant sufficient to treat 305,000 tpa of residual waste, with a requirement for a guaranteed minimum tonnage (GMT) equivalent to 80% of residual waste forecast at call for final tenders (CFT).

At the time of final tenders, the waste from York and North Yorkshire was predicted to account for between 61% the provided capacity in year one, to 98% in year 25. The remaining capacity is to be filled using locally available commercial and industrial waste.

Forecast Waste, Plant Capacity and GMT



Sensitivities of Assumptions

Waste forecasts are updated regularly to take account of changes to waste collection practices, baseline performance and other impacts. Changes that may have an effect on future waste forecasts since the call for final tenders include:

- Deeper and more prolonged economic recession than first envisaged
- Externalisation of collection arrangements by Hambleton and Richmondshire Councils
- Repeal of Regional Spatial Strategies and local determination of future housing numbers
- Revised ONS population forecasts

The potential impact and sensitivity of waste forecasts to these issues is discussed below.

Potential Impact of economic recession

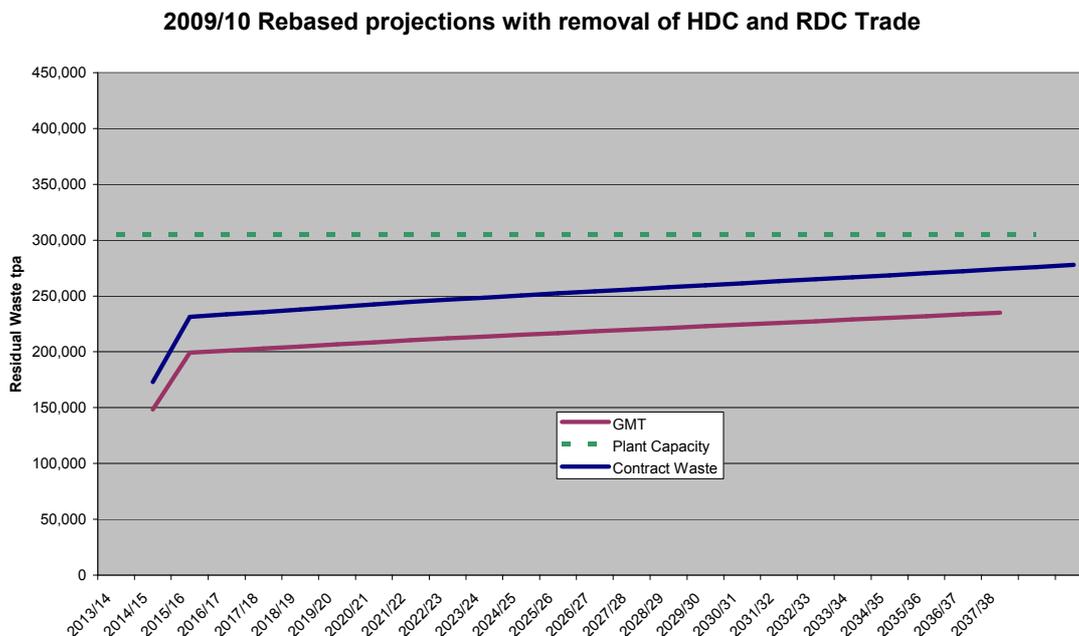
The prolonged recession has suppressed waste arisings more and for longer than originally envisaged. In year forecasts have been routinely adjusted using actual waste arisings to date. Analysis of these projections suggests that the baseline for waste tonnage forecasts may be overstated by some 13,900 tonnes (approx 4.7%) as a direct consequence of the continuing recession. This is a one off initial adjustment to the model.

Impact of Externalisation of Trade Waste Collection Services

Hambleton and Richmondshire District Councils have externalised their trade waste collection services and therefore no longer collect commercial waste. This has reduced the municipal waste arising in these districts by a total of approximately 6,500 tpa. This represents a one off step change to the model.

Other WCAs are considering the potential to externalise trade waste collections. Externalisation represents a short term solution to the problem of WCA trade services becoming more uncompetitive as a result of increasing costs for municipal waste. In practice, delivery of a long term waste treatment service is likely to increase the amounts of commercial waste collected by district councils as marginal costs (therefore charges) of disposal will be below alternative costs of landfill. County and district councils will become more competitive. Given the uncertainty on this waste in future it is assumed trade waste arisings remain fixed for the period of the contract although it is possible if not likely that where businesses are retained the amounts collected will increase.

The combined impact of rebasing forecasts and removing trade waste from future projections for Hambleton and Richmondshire District Councils is to reduce projected contract waste in 2039/40 from approximately 298,000 tonnes at CFT to 278,000 tonnes. Projected contract waste under this scenario is approximately 116% of GMT for all years of the contract.



Potential Impact of Repeal of RSS and Revised Population Forecasts

As discussed above, the original forecasts were compared to growth driven by population forecasts rather than housing. However, the recent repeal of the Regional Spatial Strategy (RSS) and revised ONS population forecasts makes it appropriate to subject this sensitivity to further analysis.

Growth in housing in the waste model is projected from a combination of Department for Communities and Local Government (DCLG) housing forecasts and RSS housing allocations, with RSS being used for York and DCLG forecasts for North Yorkshire. DCLG forecasts tend to be slightly higher but provided a better reflection of past performance for North Yorkshire prior to the economic downturn.

The Regional Spatial Strategy made provision for housing growth in the Region to 2026 at local authority level. In the period 2004-08 the target was for 2,850 additional dwellings per year in York and North Yorkshire and 3,170 per year for the period 2008-26. However, during 2004-08 completions exceeded the targets at both the regional and sub-regional level. In York and North Yorkshire completions averaged 3,015 dwellings per year.

The economic downturn has had a significant impact on the house building industry in the region. In NY housing completions in 2008-9 fell to 1,849, substantially lower than the RSS target. There has been a slight rise in housing starts since the end of 2008, but they remain at about half the pre 2007 rate. The impact of these reduced completions is taken into account in the waste model by using updated base year waste tonnages and through the overall 'adjustment'.

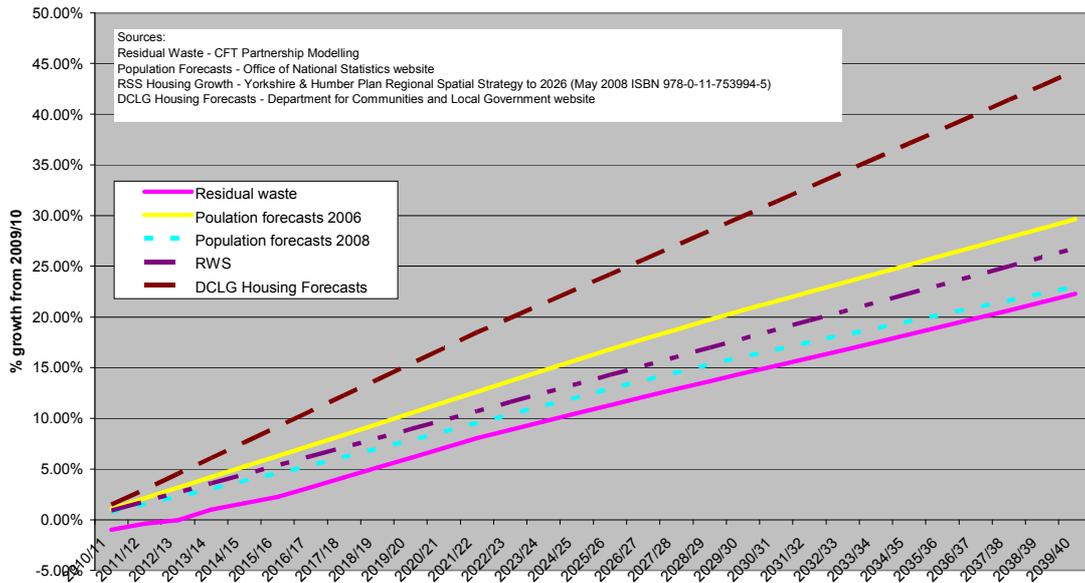
Despite the repeal of RSS, the evidence base remains relevant. In this context, the National Housing and Planning Advisory Unit (NHPAU) has suggested that the regional targets for housing growth in the former RSS should be increased by up to 18%, but there are no sub-regional proposals from NHPAU for North Yorkshire.

Future housing growth estimates are therefore uncertain but housing demand in North Yorkshire has always been strong and is probable that the market will recover more quickly here than elsewhere in the region. DCLG and RSS housing forecasts therefore continue to provide a credible evidence base for waste projections until such time as they are superseded.

However, original waste projections using household growth as proxy for waste growth were compared to projections using 2006 population forecasts as the driver for growth. The Office of National Statistics published revised population forecasts in 2009 which show a reduction in population forecasts for York and North Yorkshire compared to previous projections. Residual waste projected on the basis of updated population forecasts would be some 12,000 tpa less in 2039/40 than projected using previous population forecasts.

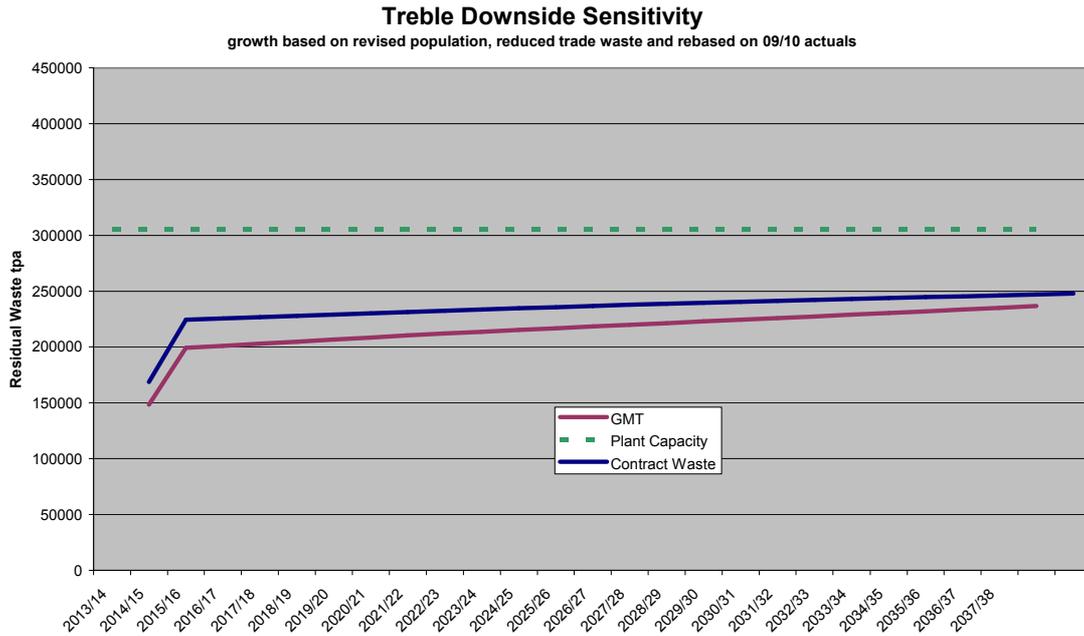
The level of this difference is not considered sufficient grounds alone to question the validity of continuing to project waste growth on the basis of housing forecasts, and forecast residual waste growth from 2009/10 to 2039/40 remains lower than growth in both housing and population forecasts.

Growth Comparisons



It is however prudent to revisit the comparison carried out prior to CFT and combine the impact of rebasing projections, removing trade waste from Hambleton and Richmondshire Districts and then projecting growth on the basis of future population forecasts.

The impact of this treble down side sensitivity is to reduce predicted residual waste arisings for 2039/40 from 298,000 tonnes to 248,000tonnes. Forecast contract waste under this scenario varies from 113% of GMT in the first year of the contract to 104% in the final year. However, a projection on this basis ignores the potential for increasing trade waste collections from WCAs and the trend towards lower household occupancy and therefore proportionally higher waste arisings per head.



This scenario and all others considered thus far ignores the potential for municipal solid waste (MSW) to increase as a consequence of the Government review of the definition of MSW in line with European Waste Framework definitions, and the review of “Schedule 2” wastes. The Controlled Waste Regulations 1992 provide the basis for the UK definitions of Commercial, Industrial and Domestic waste. DEFRA are currently reviewing these Regulations and the outcomes likely to include changes to the definitions of these waste groups. DEFRA are also reviewing the definition of Municipal Waste to bring it in line with European definitions.

One possible outcome of these reviews is that waste streams previously included within the Commercial and Industrial definition may be re-defined to be included within the municipal waste stream. This has not been factored into future projections.

Recycling Performance

York and North Yorkshire councils currently recycle or compost about 45% of household waste. It is assumed in the Councils’ future waste forecasts that this will improve further as kerbside collection systems are improved and become more effective. Current estimates are that Partnership kerbside recycling performance will peak at nearly 49%.

AmeyCespa guarantee to recycle a minimum of 5% of contract waste which will improve recycling performance overall to approximately 52%. In practice, AmeyCespa plan to recycle up to 10% of contract waste meaning that on current projections, overall recycling will increase to approximately 54% by 2015.

If recycling of incinerator bottom ash (IBA) is included (as in a number of European countries), the combined recycling and composting performance

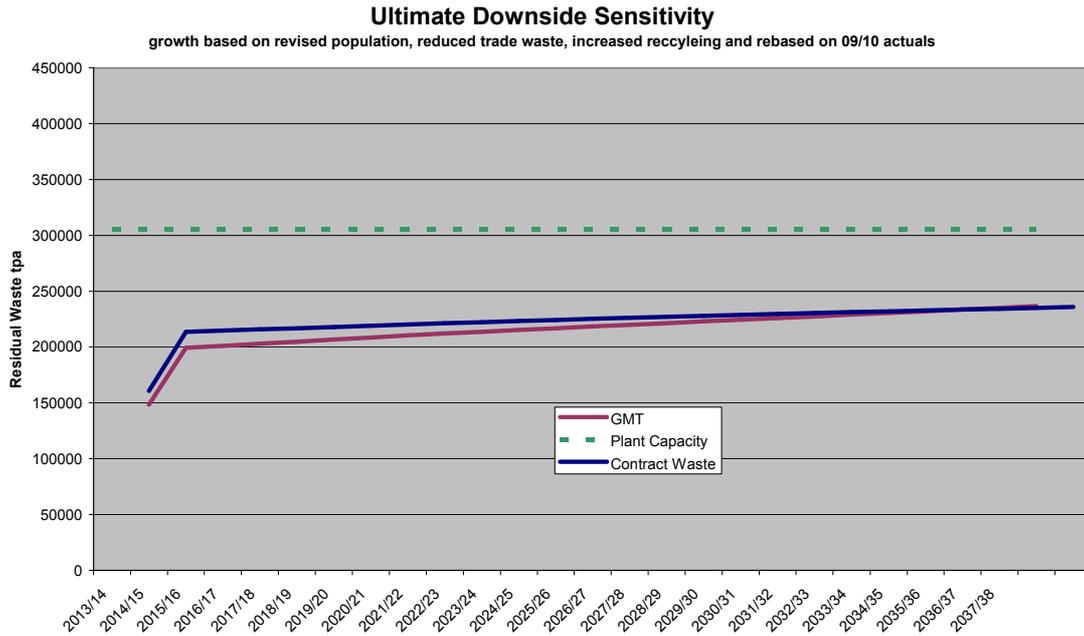
will approach 65%. However, IBA is currently excluded from the definition of recycled material.

It has been suggested that residual waste treatment capacity would be significantly reduced if the Partnership targeted higher recycling performance. Whilst there is some potential to improve recycling beyond the predicted levels (through improving capture rates or increasing targeted materials), the opportunity through traditional kerbside recycling is limited.

The waste flow model uses individual waste compositions for each district area. Actual and predicted recycling performance is compared to waste composition to show associated capture rates for each recycled material. Sensitivity analysis has been run on capture rates to improve the performance of the lowest areas towards the high end of achievability against a common range of materials. This indicates the potential to increase kerbside recycling of materials that have a proven and reliable market by a further 2-3% which, if combined with the other improvements could take performance measured against National Indicators (excluding incinerator bottom ash) to over 56%.

This would effectively stretch recycling performance across York and North Yorkshire to the levels of the best Counties in England but would only reduce predicted contract waste by some 11-14,000 tpa over the 25 year contract period, and would therefore have relatively little impact on demand for residual waste treatment capacity.

The impact of this stretch in recycling performance, if combined with the sensitivities of rebasing the model with growth then based on revised population forecasts rather than housing projections, and reduced trade waste, would be to further reduce projected contract waste in 2039/40 to approximately 236,000 tonnes. This is an ultimate downside sensitivity however forecast tonnages still exceed GMT in all but the final four years of the contract. The total tonnage below GMT in these final four years under this scenario is less than 5,000 tonnes.



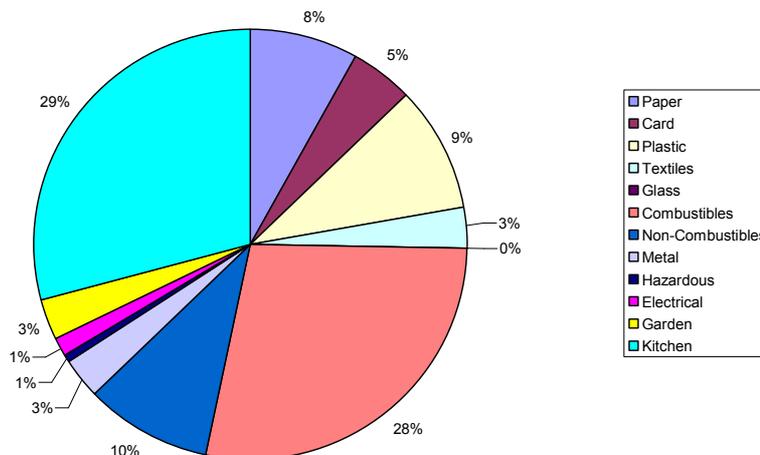
It is important to note that there is no commitment or statutory obligation on the waste collection authorities to improve recycling performance beyond current levels. There is therefore a risk that planned improvements and/or further stretch performance beyond planned levels will not materialise and residual waste tonnages may be higher than forecast.

Food Waste

It is suggested that the separate collection of food waste will enable significant increases in recycling performance through its treatment either via anaerobic digestion or in-vessel composting. The argument is that this diverts food waste from landfill and significantly reduces the need for residual waste treatment capacity.

Food waste diverted through these means would count towards recycling under the current definition, provided the material is returned to land, either as an organic growth medium (e.g. compost) or in remediation of brown field land. A strategy including separate collection and processing of food waste in this way can therefore deliver higher recycling performance, although it offers no benefit compared to the proposed PFI contract in terms of diversion from landfill. It also necessarily entails a separate collection mechanism for food waste to be introduced, and householders to participate in its use.

Residual waste Composition 2015/16



Composition analysis shows approximately 29% of the residual waste to be kitchen type organic waste. This is equivalent to 66-80,000 tpa over the life of the PFI contract and more than the 40,000 tonnes per annum which is proposed to be treated through the AD plant. However, evidence from trial food waste collection schemes suggest that typical capture rates for food waste could be about 40%. This equates to between 26-32,000tpa over the life of the PFI, which if processed separately and returned to land, would add a further 5% to the combined recycling performance taking it to over 60%. As the digestate would not be incinerated, under this scenario there is a consequential reduction in EFW demand.

Whilst the AD element of the proposed PFI solution does not contribute towards recycling performance, the AD plant proposed by AmeyCespa will process 40,000tpa of organic waste mechanically separated from the residual waste. This represents a capture rate over the life of the contract significantly higher than is likely to be delivered through separate kerbside collections.

The benefit of separate food waste collections rolled out across the area would be to increase recycling performance by some 5% but it would not avoid the need for waste treatment. Allowing for a 40% capture rate of kitchen waste and increased recycling, York and North Yorkshire would still have between 185,000tpa and 205,000tpa of residual waste requiring landfill or treatment over the period between 2014 and 2039.

Separate food waste collections offer no benefit compared to the PFI proposal in terms of diversion from landfill. The principle benefit is in being able to claim the performance as recycling, and the potential to reduce the remaining residual waste treatment capacity. However, the increase in recycling is perverse compared to EfW. Both AD and EfW processes are 'recovery', producing energy, emissions and a residue which is recycled, but material into AD counts as recycled under the definition (if returned to land), whereas recycled EFW bottom ash does not. In real terms, the proposed PFI solution will enable the recycling of over 65% of household waste (including IBA) without the need for separate kitchen waste collections.

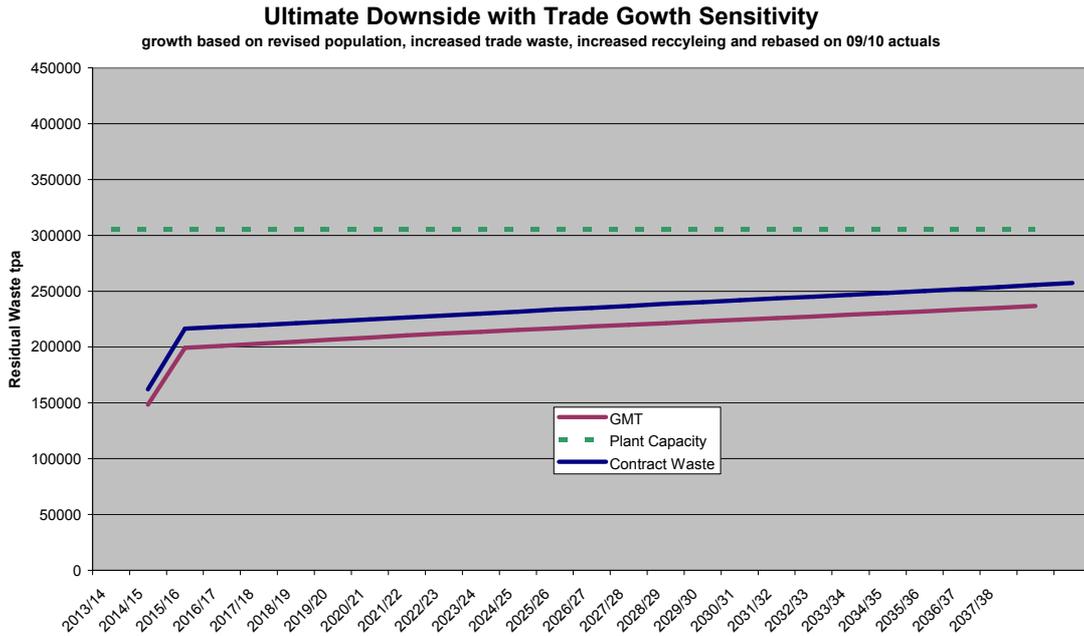
The reduction in treatment capacity as a consequence of separate food waste collections is similarly over stated as the reduction is notional in overall terms, and is likely to entail **less** organic food waste being processed through AD. Separate food waste collections will not negate the need for other treatment capacity. The proposed contract allows for the treatment of separately collected kitchen waste therefore there would also be no impact on GMT. The 'spare' EFW capacity would then be made available for commercial and Industrial waste.

Commercial Waste

The sensitivities discussed above have focussed on down side scenarios. For reasons discussed above it has been assumed that amounts of commercial waste collected by district councils will remain static throughout the period of the contract. This is prudent but potentially underestimates the increased demand on the service that will occur with general economic growth in the sub region and as local authority prices become more competitive.

A further sensitivity has been modelled where district council commercial waste (where still collected by the council) increases broadly in line with projected economic growth at 2.5% p.a. Combining this with the other sensitivities of increased recycling and household growth based on population forecasts results in approximately 257,000 tonnes of residual waste requiring treatment in 2039/40. This is equivalent to approximately 108% of GMT.

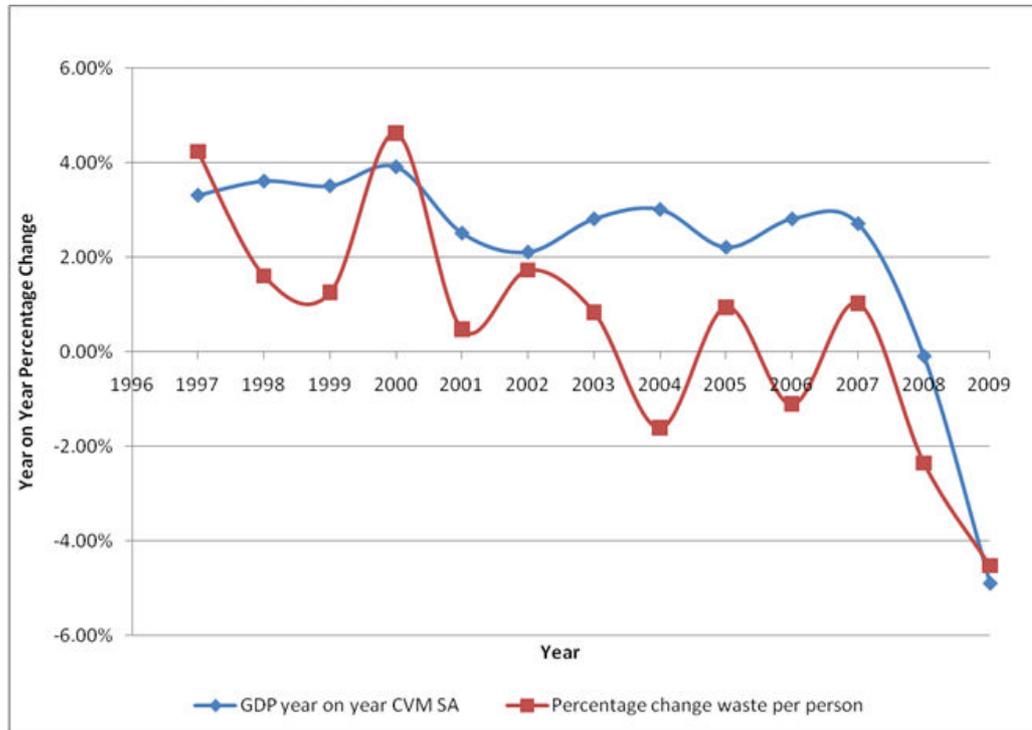
This is no more or less realistic than the down side sensitivities referred to above but provides some balance to indicate the potential that waste arisings may increase beyond projected amounts as well as decrease.



Waste Growth and Economic Growth

It has been suggested that the Council’s waste forecasts overstate future waste tonnages and that recent reductions in waste represent a trend which should be extrapolated. It is acknowledged that there have been reductions in waste tonnages in recent years but this does not represent a long term trend.

There is a historic correlation between economic growth and waste growth. The previous Government’s strategy was to seek to break these links but analysis of GDP and waste production in the UK over recent years shows this not to have been successful.



Waste tonnages have fallen nationally in recent years as GDP has reduced. Basing future waste projections on a trend of recent reductions provides a high risk strategy that assumes either that the link between economic growth and municipal waste will be reversed, or that the economy will continue to decline for a prolonged period. Neither of these assumptions is considered realistic.

As detailed above, assumptions on forecast waste tonnages use projected housing numbers as a proxy for growth. However, the model includes other prudent assumptions and tempers growth by including a compound reduction of 0.25% p.a. in recognition of the long term objective to reduce waste. Sensitivity analysis of the growth assumptions based on updated population forecasts (whilst still allowing for continued waste reduction) shows residual waste tonnages to always exceed GMT for the period of the contract. Modelled growth forecasts therefore have a sound evidence base and are prudent and reasonable.

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WASTE PFI – KEY MILESTONES**Formulation of Waste Strategy**

Let's Talk Less Rubbish - A Municipal Waste Management Strategy for the City of York and North Yorkshire

The consultation for a revised Waste management Strategy was carried out in November 2005. The strategy focussed on seeking to reduce, reuse and recycle however it specifically considered how to deal with residual waste following in preference to Landfill following government increases in landfill taxes.

The consultation proposed two options

- 1) Send all Waste to Energy from Waste (EfW) plants
- 2) Pre-treat the waste first to recover more recyclable materials in a Mechanical Biological Treatment (MBT) Plant and to produce a fuel for burning in a smaller EfW plant(s).

The result of the public consultation did not show a strong preference overall for either option. The JWMS therefore was not specific on the preferred choice of technology. The Strategy sought to select from the Best Practicable Environmental Option (BPEO).

PFI Outline Business Case

The Executive (12th September 2006) approved the submission of an Outline Business Case (OBC) to Defra. This was treated as a bid for PFI credits and the reference case was a Mechanical Biological Treatment Plant in York and Energy from Waste Plant within North Yorkshire. The Solid Residual Fuel from the MBT plant would be sent to EFW to produce energy.

An update on the OBC was presented to members (27th March 2007). At this meeting Members reaffirmed their support for Mechanical Biological Treatment as the preferred residual waste treatment process for York's waste. Members also noted the substantial savings that had been achieved over the period 2003-2007 due to the dramatic increase in recycling rates and successful waste minimisation campaigns run by City of York Council.

The OBC was approved by Treasury Review Group 23rd July 2007 and PFI credits confirmed.

Formal Procurement

The Executive (26th June 2007) approved to commence formal procurement of residual waste treatment facilities in line with the Private Finance Initiative. It was approved at this stage that the proposed evaluation be that of Most Economically Advantageous Tender and to develop an evaluation criteria.

The Executive formally approved the evaluation criteria 23rd October 2007. The criteria was set at 60% quality which includes landfill diversion performance and the environmental impact (including Ecological footprint) and 40% financial criteria which covers the price as well as the financial robustness of the bid.

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Executive

30th November 2010

Report of the Director of Communities and Neighbourhoods

York Housing Strategy & Older People's Housing Strategy 2011-2015, North Yorkshire Housing Strategy 2010-2015

Summary

1. The report outlines the key priorities of the following draft strategies:
 - York Housing Strategy 2011-15 (attached at Annex 1)
 - York Older People's Housing Strategy 2011-15 (attached at Annex 2)
 - The North Yorkshire Housing Strategy 2010-15 (attached at Annex 3)
2. Members comments are sought on all of the strategies. In particular we need to be certain that the York Housing Strategy and Older People's Housing Strategy are making the strongest and most appropriate strategic links to the work of the directorate and wider council.
3. The North Yorkshire Housing Strategy has been completed and in accordance with the Terms of Reference for the North Yorkshire Strategic Housing Board, is being taken to all eight North Yorkshire councils for approval. The Executive is requested to sign off the strategy for York.

Background

4. The last York Housing Strategy and Older People's Housing Strategy ran until 2009 and since then work has been ongoing to develop strategies for the period 2011-2015. Work on the strategies was suspended for a short time during a period of uncertainty whether the North Yorkshire Housing Strategy would serve as the sole focus for strategic housing across the sub region with only local action plans agreed at a local authority level. After discussions internally and with external partners including the Homes and Communities Agency and Leeds City Region, a decision was made that York should develop it's own housing strategy that is closely aligned with the North Yorkshire Housing Strategy and the Leeds City Region Housing Investment Plan. A decision was also taken that York will benefit by having it's own Local Investment Agreement with the Homes and Communities Agency rather than the investment needs of York being considered only as part of the North Yorkshire or Leeds City Region investment agreements.

5. The York strategies include an executive summary outlining key strategic priorities and detailed action plans showing how the objectives that sit beneath them will be addressed. The completed strategies will include graphics and pictures to make them more inviting and accessible.
6. The strategies have been written and consulted on at a time of immense change in housing policy under the Coalition Government. The Comprehensive Spending Review has announced very significant changes to capital and revenue funding of affordable housing. It has signalled changes in welfare benefit rules that will affect access to housing, affordability and potentially security of tenure. At the time of writing many of the fine details of the CSR proposals are still awaited, however it is clear that the housing strategies and local investment plans will need to be reviewed at least annually to ensure they reflect policy changes and take advantage of new opportunities too.

York Housing Strategy (YHS) 2011-15

8. The draft York Housing Strategy summarises progress made to date delivering the last housing strategy, identifies the challenges that lie ahead and sets out areas that need to be prioritised to achieve the overall vision of '*creating homes, building communities*'.
9. The strategy picks up on the recent and emerging changes in national housing policy and legislation and reflects these in the strategic priorities and objectives to ensure it is adequately 'future proofed'. It makes reference to more detailed service level strategies that sit under it, such as the Homelessness Strategy, Private Sector Housing Strategy and the Local Investment Plan with the Homes and Communities Agency. These will all need to pick up on the wider strategic challenges outlined in York Housing Strategy during their regular reviews.
10. The strategy points to increased demands on housing going forward, against a backdrop of a national economic slowdown, threats to jobs and benefits and significant public spending cuts. New house building is expected to be slow and it is clear that affordable housing needs will not be met only through new build homes thus making the most efficient use of the existing housing stock ever more important. Similarly, housing advice and information services that help prevent a housing crisis, at an individual household level will be vital areas to develop if additional demands on more costly homelessness services are to be avoided.
11. The Housing Strategy therefore prioritises six areas of work:

	Strategic aim	Why
1	Improve access to housing and housing services including appropriate information, advice and support	Enabling people to make informed and planned housing choices leads to better outcomes and a better use of resources. Anticipated job losses in York may mean more households need housing advice and support linked to employment and training. The Housing Options service will be crucial and the new council HQ gives a unique opportunity to provide a comprehensive one-stop service covering all housing options before they reach a point of crisis.
2	Making the most efficient use of the existing housing stock	The number of new build homes will not fully meet affordable housing needs at a time when demand for housing is likely to increase. It is therefore essential that we keep the number of empty homes at their current low level, that households are given opportunities to downsize where appropriate and that in the social housing sector vacant homes are re-let as quickly as possible.
3	Maximising the supply of new affordable homes	New affordable homes are still vitally important in helping to meet the housing needs of the city. This includes both rent and home ownership options and seeking new opportunities for innovative delivery in the light of the Comprehensive Spending Review announcements.
4	Improving the condition, energy efficiency and suitability of homes	York has committed to reduce it's carbon emissions by 40% by 2020. Substantial emissions come from housing. Through ensuring new build homes meet exacting standards, retrofitting existing stock with, for example, insulation and solar panels and targeted investment on the least thermally efficient homes across all tenures in the city we can start to reduce carbon emissions.
5	reducing homelessness and the causes of homelessness	Preventing a housing crisis occurring in the first place gives better outcomes for households and is more cost effective than the expensive use of temporary accommodation.
6	developing effective	At a time of severe financial

	partnership working	constraints, pooling resources around shared objectives with partners in housing, health and other services makes sense. Research shows that for every £1 spent on housing saves £4 for other services like health
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12. Beneath these strategic aims there are action plans that will deliver key outcomes. In the current financial climate these will be reviewed regularly working closely with the Executive Member(s) for Housing and the council's partners and stakeholders.

Older People's Housing Strategy (OPHS) 2011-15

13. The draft OPHS builds upon progress made delivering the last strategy and aims to reflect emerging challenges in delivering appropriate housing options for an ageing population.

14. The strategy has the following strategic aims and objectives:

- Ensure older people can make informed housing choices and plan ahead by providing accessible and clear information on their housing options
- Enable older households to remain independent in their own homes for longer
- Where there is a need for specialist housing for older people ensure that it is designed to promote and enable maximum independence and choice.

15. There are clear links to the priorities of the wider housing strategy particularly in relation to advice about housing options that can avoid the need for costly interventions at the point of crisis.

16. Services increasingly need to reflect the growing wish to remain independent within one's own home as opposed to entering residential care or similar. Building new homes that are flexible for a range of needs, adapting existing homes and effective and expanded 'stay at home' services are key priorities that not only meet the aspirations of older people but also achieve better value for money on hard-pressed social care budgets.

North Yorkshire Housing Strategy 2010-15

17. In 2009 the North Yorkshire and York Housing Board commissioned a sub-regional North Yorkshire Housing Strategy. This has now been completed and is due to be signed off by all the North Yorkshire Housing authorities, including York, in October and November.

18. The North Yorkshire Housing Strategy has five strategic priorities that closely mirror those identified in the York housing strategy;

- Enabling the provision of more affordable homes

- Maintaining and improving the existing housing stock
 - Delivering community renaissance
 - Improving access to housing services
 - Reducing homelessness
19. The strategy provides a strong evidence base and broad action plan to address the particular housing issues faced by North Yorkshire and complements the strategies we have written at a local level including York's Sustainable Community Strategy and the York Housing Strategy. It is of necessity a 'high level' strategy with each local authority setting its own local action plan to address the strategic priorities.
20. For York, an alignment with our neighbouring authorities in North Yorkshire makes good sense and the strategy forms an important link in the same way that the strong connections with the Leeds City Region are pressing York's case for housing investment and economic development.

Consultation

21. The York Housing Strategy and Older People's Housing Strategy strategies have both been developed in close cooperation with local stakeholders.

Options

Option 1

22. To approve the refreshed Housing Strategy, Older People's Housing Strategy and the North Yorkshire and York sub-regional Housing Strategy. This recognises the focus of the housing strategies being on priorities and actions that make the best use of existing homes, the prevention of homelessness, timely and comprehensive housing advice as well as making the strongest possible case for capital investment to build new affordable homes.

Option 2

23. To approve the refreshed Housing Strategy, Older People's Housing Strategy and the North Yorkshire and York sub-regional Housing Strategy subject to amendments made by the Executive

Option 3

28. Not to approve the refreshed Housing Strategy, Older People's Housing Strategy and the North Yorkshire and York sub-regional Housing Strategy.

Implications

**Financial / Human resources (HR) / Equalities / Legal / Crime and Disorder
Information Technology (IT) / Other**

29. There are no implications arising directly from this report.

Risk Management

30. There are no direct risks associated with the content of this report.

Recommendations

31. That the Executive:

- Notes the content of the draft housing strategies.
- Agrees with or makes amendments to the draft strategic aims objectives and priorities.
- Approves the draft strategies.

Reason: So that the draft strategies can be implemented together with the action plans that support them.

Contact Details

Author:

Paul McCabe

Planning and Policy Manager
Housing Strategy and Enabling Group
Communities and Neighbourhoods

Paul Landais-Stamp

Housing Strategy Manager
Housing Strategy and Enabling Group
Communities and Neighbourhoods

Chief Officer Responsible for the report:

Steve Waddington

Assistant Director – Housing & Public Protection

Report Approved

Date 9th November 2010

Report Approved

Date *Insert Date*

Wards Affected:

All

For further information please contact the author of the report

Annexes:

- 1: York Housing Strategy 2011-15
- 2: Older People's Housing Strategy 2011-15
3. North Yorkshire Housing Strategy 2010-2015

Creating Homes, Building Communities

DRAFT
York Housing Strategy
2011-2015



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• Make best use of the existing housing stock	X
• Maximise the supply of decent, environmentally sustainable homes	X
• Improve the condition and energy efficiency of existing homes and create attractive neighbourhoods	X
• Reduce homelessness	X
• Strengthen partnership working	X
Making sure we deliver	X
Contact details and further information	X
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1. Strategy Action plan	

Plain English:

We've tried to make this document as readable as possible by minimising 'jargon' and technical words. However, there may still be words you are not familiar with, so we've produced a helpful guide. This available on the council's website at X or by requesting a hard copy using the contact details listed on page X.

Foreword

Executive Member

Executive summary

This strategy sets out what City of York Council and its partners will do to address key housing issues facing York. It provides the framework within which investment priorities will be made up to 2015. Excellent progress was made delivering the last housing strategy 2006-9, contributing significantly to people's health, prosperity, wellbeing and the wider York economy.

We know there is still more to do. Like many areas, York faces a number of ongoing challenges, such as a lack of affordable homes, pockets of poor house condition, a need to reduce carbon emissions and homes and neighbourhoods not designed to meet the needs of older people.

These are challenging times. The national economic backdrop and moves to cut the budget deficit are bringing additional pressures on household incomes. We can anticipate growing demands for housing and housing services at a time when the supply of new homes remains constrained. Services that help people make informed housing choices, plan ahead, sustain their homes and make best use of the existing housing stock will be critical to ensure demand for more expensive homelessness services is minimised.

National housing policy is changing fast, presenting new challenges and opportunities, such as those that transfer more power to local communities.

Housing issues cannot be addressed by one agency alone but are often best tackled by pooling knowledge, expertise and resources. Joint working between key agencies now exists at the regional, sub-regional and local levels, backed up by detailed strategies and investment plans.

A review of the housing market, housing conditions and housing needs in York highlighted areas we need to prioritise over the next few years:

- **Improve access to housing and housing services, including appropriate information, advice and support:** Knowing what housing options are available and where to go for help are set to become increasingly important in the years ahead so people can plan, make informed choices and avoid a housing crisis.
- **Make best use of the existing housing stock:** The economic slowdown presents challenges to new housing supply. Making better use of the existing homes is one way of minimising future demand.
- **Maximise the supply of decent environmentally sustainable homes that people can afford:** We must maintain a strong focus on the key housing sites, such as York North West, which in turn will underpin future economic growth.
- **Improve the condition, energy efficiency and suitability of homes and create attractive, sustainable neighbourhoods:** Ensuring homes remain suitable to our needs as we get older helps maximise use of the existing stock and underpins good quality of life. Cutting carbon emissions is good for the environment and means people spend less on energy.
- **Reduce homelessness and tackle the causes of homelessness:** By preventing homelessness we can help households avoid its damaging affects and reduce overall costs.
- **Develop effective partnership working:** Joint working on housing issues has been key to the achievements made to date. We know there are partnerships we can strengthen further, particularly around housing and health.

Introduction

Overview

Good housing is central people's health, prosperity and well being. There is strong evidence that poor housing results in educational under-achievement, contributes to crime and offending and leads to poor health outcomes that cost the NHS £2.5 billion per year.¹ Over a third of greenhouse gasses come from domestic energy consumption, so ensuring our homes are well insulated and sustainable can contribute significantly to carbon reduction. Improving the quality of the local housing 'offer', delivering a level of housing supply that meets demand and tackling the problems of housing affordability underpins economic growth and the competitiveness of the city.

This strategy sets out what City of York Council and its partners will do to address the key housing issues facing York. As an overarching strategy, it picks up some of the key priorities within existing plans. It provides a framework around which investment decisions will be made, coordinated action taken and progress measured.

Excellent progress was made delivering the last housing strategy 2006-2009. Whilst celebrating these achievements, we know there is more to do. The supply of new homes has not kept pace with demand, fuelling house prices and preventing aspiring homeowners gaining a foot on the property ladder. The demand for affordable homes is high with over 2,800 households waiting for a social rented home. Whilst house conditions are generally good we know there are pockets of poor condition, particularly in the private rented sector. We know that most of our homes and communities are not designed to meet people's needs as they grow older and that older people's housing options are often too limited. These and many other issues are explored in more detail throughout this document and form the basis of our future priorities.

¹ Social impact of poor housing – ECOTEC 2010

Key achievements 2006-09

- Over 250 new affordable homes delivered
- A significant increase in households prevented from being homeless
- A significant reduction in households placed in temporary accommodation
- Almost 80 per cent of vulnerable households living in homes classed as Decent
- The proportion of unfit² homes at well below the national average
- A significant increase in the energy efficiency of homes to levels well above the national average
- Very low rates of long-term empty properties³

² An unfit home is one that fails to meet Section 604 of the Housing Act 2005. Proportion dropped from 4.9 per cent in 2002 to 2.1 per cent 2008 compared to a national average of 3.0 per cent

Policy context

This strategy has been developed at a time when public finances are increasingly tight. Government has announced significant cuts across many public sector programmes. National housing policy is changing fast, presenting additional challenges and opportunities for local councils and partner agencies. Tackling the budget deficit is a key government objective and this, as well as a general slowdown in the wider economy, will undoubtedly translate into additional demands on housing and housing services.

The government has announced measures aimed at stimulating new housing supply. These include working with banks to improve access to borrowing; abolishing regional housing targets; financial incentives for council's that deliver housing growth and changes to the planning system to give more local control. The impact of such measures will take time to come through and the likelihood is new housing supply will remain constrained for some time to come.

The national economic slowdown, rising household costs and government efficiency drives are putting increasing pressure on household incomes. In York, 34 per cent of the workforce is employed in the public sector. Planned changes to Housing Benefit could also add pressure on people's ability to meet housing costs. These and other factors are likely to bring additional demands on housing advice, housing debt and related services. Effective planning will be required to ensure this does not translate into demands for more expensive homelessness services.

Uncertainty over household incomes could curtail people's willingness or ability to fund necessary home repairs and adaptations. This in turn could result in declining stock condition and overcrowding. For now, low interest rates are dampening the impact for homeowners and government has signalled its commitment to low carbon homes through various 'green deal' schemes.

As well as additional constraints and needs there will be opportunities. Government has signalled a shift towards more local control and accountability. It wants to see greater deregulation of public services

and a bigger role for the community and voluntary sectors. It wants to enable greater mobility for those in social rented homes, and more flexibility in the tenures offered by social housing providers. It is committed to changing the finance system for council housing, which could give wider scope for local control and more creative use of the existing housing stock.

Partnership working and strategic links

Many of the housing issues faced by York are common to districts across the region. Increasingly, councils and other agencies are working together within broad partnerships to tackle these issues. City of York Council is a member of the Leeds City Region, the North Yorkshire Strategic Housing Partnership and the York Local Strategic Partnership. Partnerships such as these can exert stronger influence develop joint investment plans, share good practice and achieve better integration between housing, regeneration and economic development

In 2008, organisations from across York came together to set out their collective long term ambitions for York. They consulted local residents and listened to those who work and do business in York. The ambitions are summarised under several headings including York;

- the sustainable city
- the thriving city
- the learning city
- the healthy city
- the inclusive city
- the safer city

It is clear housing has a important contribution to make in all these areas. For example, better housing contributes significantly to improved public health⁴. Every £1 spent on housing support to vulnerable people can save nearly £2 in reduced costs of health services and residential care. Poor housing can exacerbate levels of social exclusion, homelessness and crime and is often associated with increased risk of community breakdown and anti social behaviour. Poor housing has a particularly damaging effect on young peoples life

⁴ Spending between £2,000 and £20,000 on adaptations that enable an older person to remain in their own homes can save £6,000 per year in care costs. University of Brighton 2000.

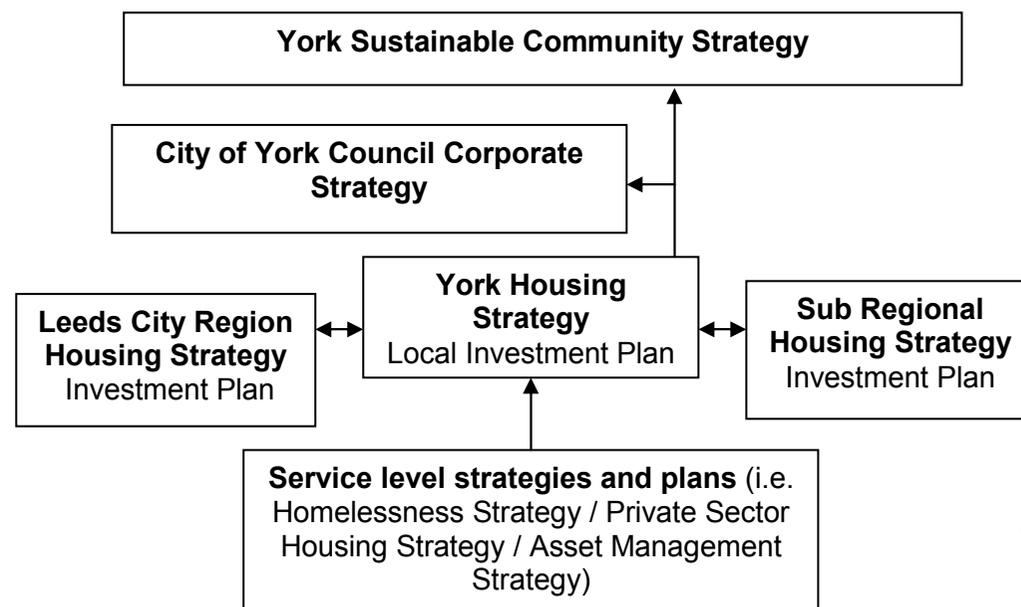
chances. It impacts on their health and emotional well being and affects their ability to perform well at school. Poor housing is also the source of significant carbon emissions so improving the housing stock will go a long way to achieving York's carbon reduction targets.

York also has a number of local partnerships responsible for implementing more specialised strategies and plans including:

- York Private Sector Housing Strategy 2008-13
- York Homelessness Strategy 2008-13
- York Older People's Housing Strategy 2011-15
- Climate Change Framework and Action Plan 2010-15
- Community Safety Plan 2008-11
- Local Development Framework
- Children and Young People's Plan 2009-12
- Joint Strategic Needs Assessment (Health) 2010

Delivering the York Housing Strategy will require joint working between a wide range of statutory, voluntary and private sector organisations. We know there are some partnerships critical to the housing agenda that could be strengthened further, such as those around poor housing and health. We will seek to continually develop these partnerships to achieve our shared goals.

Hierarchy of strategies and plans



Consultation

This strategy has been shaped by wider regional and sub-regional strategies and lower level service plans for York. Each has involved significant consultation with customers, service providers and wider stakeholders. This strategy was consulted on widely during September and October 2010.

Equalities and diversity

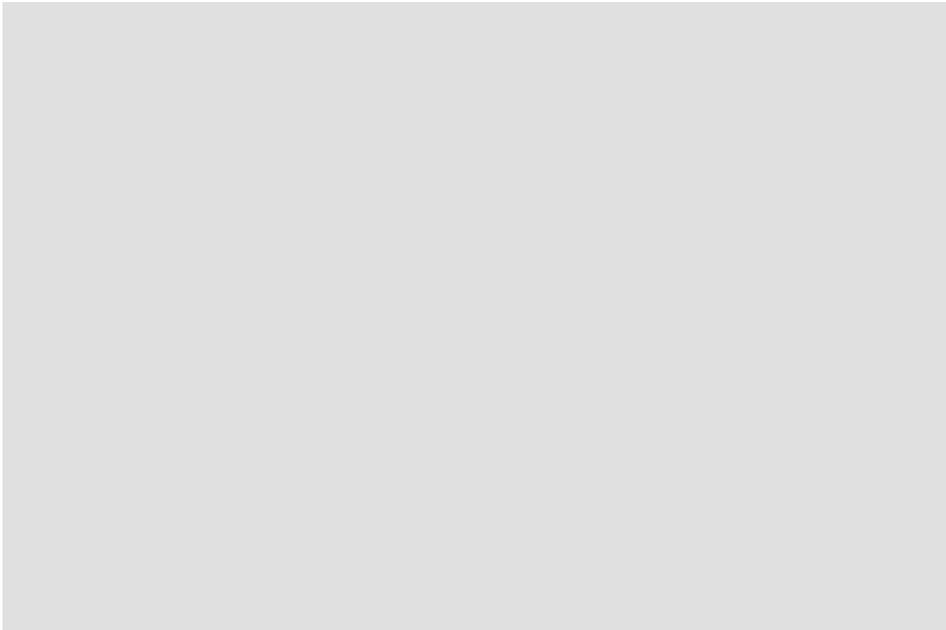
This strategy has been assessed to ensure it helps further the aims of the One City strategy 2011-14, which lays out York's approach to becoming a fairer, more inclusive and cohesive city. We know that some types of households can have very different housing outcomes to others. This strategy shows how we will work towards tackling the disparities in outcomes for people where these are not a result of personal choice. We will work to actively remove the barriers some households face in accessing particular types of housing and the

advice, information and support required to make informed housing choices.

We aim to ensure the housing and related services our partners and we provide are available to, and used by, everyone regardless of their age, gender, religion, sexual orientation, disability or race.

Reviewing the strategy

Given the challenging policy and financial environment it will be important to regularly review the priorities set out in this strategy to ensure they remain focused on the right areas. We must make the most of opportunities that present themselves, look to constantly innovate and continue to direct the limited resources we have to where they are most needed.



The York context

The City of York is a modern commercial city renowned for its heritage. It covers an area of approximately 105 square miles made up of the historic city centre and the surrounding urban area along with a number of villages and semi rural settlements. Around 190,000 people live in the city within 87,000 households.⁵

York is increasingly diverse. The black and minority ethnic population is officially put at around 6 per cent, although a recent study by the Joseph Rowntree Foundation suggests this could be a significant under estimation.⁶

The population of the city is projected to increase significantly over the next 10 years. Within this there is forecast to be a significant increase in the number of households, fuelled in part by a growing population, a trend towards smaller household size and an increasing number of older people.⁷ The higher growth rate is in the context of the many constraints, such as the 85 square miles of Green Belt that surround the city.

York is more economically prosperous than many surrounding areas and is classed as a sub-regional centre. Although recently the economic downturn has affected the York economy, employment growth is still anticipated in the future.

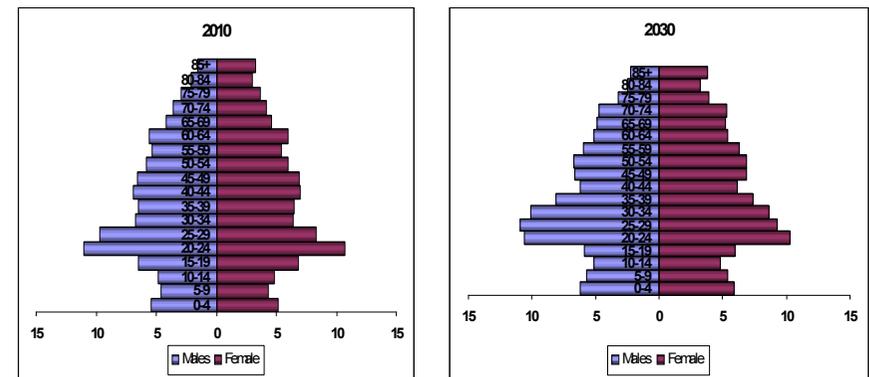
York's economy has changed significantly over the past 20 years from a strong manufacturing base towards science and technology, financial services and tourism. Almost 90 per cent of all working people in York are employed with the service sector. A thriving tourist industry services 4 million visitors to the city each year.

Whilst York is regarded as a relatively affluent city, pockets of deprivation do exist. Of the 22 council wards, 8 contain areas that are within the 20 per cent most deprived in England.⁸

Population and household growth is placed pressure on the housing market. Affordable housing is scarce and house prices are well above the regional average at around £200,000. This is against a median annual gross wage in the city of around £21,000.⁹ Given the historic nature of the city's built environment, planning and development are sensitive issues.

Around 1 in 3 households in York is an older person only household. Though large this is typical both regionally and nationally. The number of older people is expected to increase by over 30 per cent in the next 20 years, with the biggest rise being in those aged 85 and over. The highest number of older households is in the suburban areas of York.

Figure 1: Population Projection Pyramids 2006 – 2030



⁵ Based on 2006 households projections, ONS 2009

⁶ JRF report - Mapping rapidly changing minority ethnic populations: a case study for York Feb 2010.

⁷ The number of households is expected to increase by 30,000 between 2009-31. ONS 2008 projections

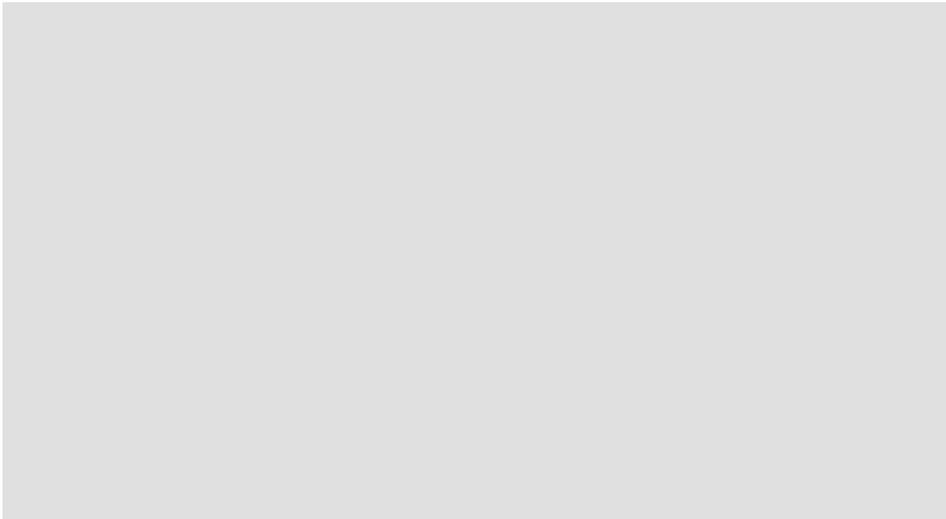
⁸ Index of Multiple Deprivation 2007

⁹ Annual Survey of Hours and Earnings 2009

Each year around 20,000 higher education students make up approximately 11 per cent of York's population in term time. This accounts in part for the fact that York is a relatively young city, with around 10 per cent of the total population between the ages of 20-25. The student population is set to increase further as the University of York and other colleges expand.

The well being of children and young people is a key priority. York performs well by comparison to other areas but there is a continuing need to tackle variations between different groups of young people and between different parts of the city.

Overall the health of the City's population is very good, with life expectancy significantly higher than the national average. However, there is a disparity in health outcomes between the more affluent and more deprived area and closing this gap is a priority.



Local housing priorities

During the autumn of 2010 we undertook a review of housing and housing services in York. The review highlighted areas we need to make further progress on in future.

We referred to our comprehensive evidence base showing housing needs in the city, the nature and condition of the housing stock and the workings of the local housing market. We also looked at how well we delivered against the objectives set out in our last housing strategy.

We set our review against what we know about pressures facing us in the future, such as economic slowdown and the resultant threat to household incomes, public sector funding cuts, reduced supply of new homes, growing number of older households and rising demand on homelessness services.

Improve access to housing and housing services, including appropriate information, advice and support

Access to good information, advice and support is critical if people are to make informed housing choices and plan ahead. Growing economic uncertainty means more people will be anxious about how they will meet their housing costs. In the worst cases, households may need access to specialist advice and support to help prevent them losing their homes. All indications are there will be increasing demand for housing advice and information in the future, including access to debt advice and related support.

Historically, housing advice and information services have been mainly used by those facing an immediate housing crisis. Once crisis has occurred it can be much more difficult to find the right long term solution. It's much better that people access services early, so they can plan their housing moves. Of course, life doesn't always work like that, but many people, such as older households could benefit from thinking earlier about their housing options.

Sometimes those in a housing crisis have just left care or prison. It should be possible to help these people sooner. Similarly, young people should be encouraged to seek timely advice to help them plan ahead. We must develop specialist advice and information around the needs of these particular groups.

For every £1 spent on preventing a housing crisis £4 is saved for other public services. Shelter estimates the typical cost of evicting a tenants for rent arrears is between £1,900 and £3,200.

Develop an 'advanced housing options' service, linking housing advice with a much wider range of help and advice.

Quite often there are underlying issues at the root of a persons housing needs, be it worklessness, money or health problems. It is good if those seeking housing advice and information can also be guided towards help with these wider issues. Recently the council's housing advice and information service has transformed into a 'Housing Options' service. This not only seeks to broaden the range of people seeking housing advice but also assesses wider needs and helps makes links with other agencies able to offer advice and support. A priority is to continue to develop the Housing Options service so that it appeals to a wider range of customers and acts as an effective gateway into a wider range of advice and information. A key part of this process will be the move into the council's new headquarters building in 2012.

Increase awareness of the housing options for particular groups, such as older households and people with disabilities

We must ensure a the housing options of specific groups are widened. Part of this is about ensuring the right types of homes are built or adapted, and part of it is about ensuring households have access to the right information to enable them to make informed housing choices.

Older people need access to more comprehensive and trusted housing advice and information, closely linked to information about 'stay at

home' services and supported living. We must develop a range of resources aimed at older people that meet these needs.

People with learning disabilities are under represented in tenures such as private renting and home ownership compared to other households. We must develop greater awareness of these options and support people into them. In particular we must help raise the expectations and aspirations of younger disabled people about their future housing choices. There will be a significant increase in the number of young people with learning disabilities coming through to adulthood in the near future.

Increase awareness of the York social rented housing allocations framework (otherwise known as choice based lettings) and ensure all types of households are able to use it effectively

A key project over recent years has been to develop a York and North Yorkshire allocations framework. When people seek a social rented property such as a council house they need to apply to be on the York Housing Register. Once registered they are entitled to 'bid' on properties that become vacant across the York and North Yorkshire area (excluding Harrogate). Of those that 'bid', the household in the highest needs band for the longest time will be offered the property. This is called *choice based lettings* as it gives people more choice about the properties they are considered for.

A priority is to ensure widespread awareness of how this process works. We must regularly highlight the types of households obtaining accommodation through this route and be pro-active in offering those who are not successful access back to our Housing Options services.

Increase awareness of housing advice and information services for black and minority ethnic (BME) households

When we looked at the housing needs of black and minority ethnic households¹⁰ we found that their needs were largely being met in terms of the accommodation they occupied. However, we found a

¹⁰ Black and minority ethnic and migrant worker housing needs assessment 2009

need to increase awareness of, and access to, housing advice and information services for these groups.

Make best use of the existing housing stock

There are over 2,800¹¹ households on the York Housing Register waiting for an affordable social rented home and there are many others looking to access a home they can afford in the private sector. Given the constraints we face, focusing solely on building new homes will not be the answer. With the national slowdown in new housing supply we know we cannot build our way out of this problem. We must re-double our efforts to ensure existing homes are used to best effect.

Tackle under occupation

We know that around 30,402 (40 per cent) of homes in York are currently under-occupied.¹² By far the largest proportion are in the owner-occupied sector (particularly older households), with a lower but still significant proportion in the social rented sector.¹³

In 2009 twelve households benefited from a successful downsizing initiative, in which households received a small grant plus practical support to move to smaller accommodation. This in turn freed up much needed family accommodation in the social rented sector. Customers that took part in the scheme were delighted with their new homes. We must seek to replicate such initiatives where possible and develop incentives that support people to free up larger homes where this is their choice.

The government has recently announced Housing Benefit changes whereby working age social tenants deemed to be in homes bigger than they need could see reductions in the money they receive. At the

¹¹ October 2010

¹² York Strategic Housing Market Assessment 2007

¹³ Almost 100 council tenants indicated a wish to move to smaller accommodation in a recent Customer Profile survey (2010)

time of writing a parliamentary committee is examining these proposals.

Tackle long-term empty properties

In June 2010 official records showed there were under 420 long-term empty properties in York, representing 0.5 per cent of overall housing stock. When we visited these properties we found 136 were vacant for good reason, such as awaiting probate or the subject of ongoing work. Of the remaining 279, some were now occupied by the owner or being rented out. We estimate a more accurate level of long term empty properties in York is less than 250, or 0.3% of the existing housing stock. Whilst the level of long term empty properties in York is very small compared to other areas, we must continue to work with owners to return properties to use where we can. We will continue to use a combination of encouragement, support and enforcement action. Returning long-term empty properties back into use can be a long, intensive process and a balance always needs to be struck between the resources invested and likely outcomes.

Swiftly re-let homes that become vacant in the social rented sector and tackle illegal sub-letting

We must continue to re-let social rented properties swiftly to ensure the stock of social homes is playing its full part in meeting local housing need. The government has recently announced its intention to crack down on social housing tenants who are subletting their properties unlawfully, costing the industry millions of pounds each year and depriving people in genuine need of a home. We must continue to play an active part in this process.

Increase the role of the private rented sector in meeting housing need

Over recent years there has been a focus on the role the private rented sector plays in meeting housing needs. The sector offers the choice and affordability many seek, and is vital to support a flexible labour market. Though the private sector has grown in recent years, some believe there is scope for further growth, particularly as high house

prices, tighter finance and job insecurity present increasing barriers to home ownership for many.

We must continue our support to the sector and address its sometimes poor image. Whilst the sector as a whole is well managed, we know that some of the worst conditions in the city can be found here. We also know that whilst private renting offers welcome flexibility for many, others are put off by the perceived insecurity of tenure.

Private rented accommodation in York is generally geared towards 'professional' households and the large student market. Other households can sometimes face barriers to the sector, particularly the more vulnerable households. In the past year we have set up a social lettings agency (Yorhome) to help break down these barriers, increase professionalism and remove tenure insecurity. Initially this has been targeted at households at risk of homelessness but we will look to expand this in future to include a wider range of vulnerable groups.

Over the past 10 years there has been growth in buy-to let market. We must continue our work to help the sector offer the very best management standards. There have been calls recently for more 'corporate' or institutional investment in the private rental market and we must remain ready to progress these opportunities when they arise. Recently some housing associations have been moving into this area of business.

In recent years we have developed strong partnerships with local landlord bodies. Together we have organised an annual programme of landlord fairs, and developed thinking around landlord accreditation¹⁴.

Where landlords refuse to work with us we must be ready to use enforcement powers to raise standards. The York Private Sector Housing Strategy 2008-2013 outlines our priorities in greater detail. We review this strategy annually to ensure it remains focused on the right issues.

¹⁴ Accreditation means landlords must meet certain minimum standards. Accreditation schemes are used successfully in other areas and are said to help improve management standards.

Maximise the supply of decent environmentally sustainable homes that people can afford

Demand for housing in the city remains high. As we've seen, York's population is growing, as is the number of households, and in common with most places the supply of new homes in York has not kept pace with demand. This mismatch impacts on house prices, which are well above the regional average.¹⁵ The gulf between average house prices and average earnings is significant, making home ownership beyond the means of many aspiring first time buyers.¹⁶

Social housing and private renting offer alternatives to home ownership, though some people can find accessing these tenures difficult. York has a relatively low proportion of social rented homes at just 15 per cent of total stock. The proportion of private rented accommodation is slightly lower and entry-level rents are more than twice those in the social sector.

A study in 2007 found the level of housing need in the city to be amongst the highest in the North of England.¹⁷ It concluded the city had a need for an additional 1,218 affordable homes per year.

Increase housing supply, especially the supply of additional affordable homes

Whilst over 2,500 additional homes have been delivered over the past 5 years there has been a recent and rapid slow down in development activity, due in large part to the economic recession. This has had an impact on the number of affordable homes being built. Work is underway to help kick-start some of the stalled development, and a

¹⁵ The average price of a house in York is now £206,000 compared to a regional average of £166,000 (June 2010). Entry-level prices (bottom quartile) are currently £151,000. Hometrack June 2010

¹⁶ The house price to earnings ratio is around 7:1 - 2010

¹⁷ York Strategic Housing Market Assessment 2007

recent review of the council's affordable housing policy aims to encourage an uplift in planning applications.

Key to the provision of additional homes is land supply. We have identified sufficient sites for the next 5 years, and future growth options are currently being agreed through the Local Development Framework process. The challenge is to identify sufficient land to meet demand balanced against constraints such as York's historic fabric, transport infrastructure and green belt policies.

Of the sites already identified, York North West remains a top priority, the location as it is for the proposed urban eco settlement. Other key sites able to deliver significant numbers of new homes are Derwenthorpe, Nestle South, Terry's and Hungate. We must ensure these sites deliver the agreed proportion of affordable homes or appropriate commuted sums to re-invest in housing elsewhere.

Recently, the council bid for government funds to build 19 new family homes for rent in Clifton.¹⁸ The bid was successful and work to complete the scheme is now underway. The homes are due to be ready by 2012.

The coalition government has abolished 'top down' regional housing targets and is looking to local communities to play a bigger role through the planning process. It has recently announced a 'New Homes Bonus' incentive scheme to reward authorities delivering housing growth. We must be ready to explore these ideas and others to maximise additional supply. Capital grant for new affordable homes was significantly cut as part of the Comprehensive Spending Review 2010. Instead, social housing providers will be able to offer 'affordable rents' at around 80 per cent of the local housing allowance rate to help bridge funding shortfalls.

City of York Council owns around 8,000 dwellings across the city and we must ensure these assets and those of other public sector bodies are used effectively to maximize housing supply. The council must undertake a comprehensive review of its housing assets and explore long-term development options. Other public bodies in York should

¹⁸ The outcome of the bid is unknown at the time of writing.

continue to review their asset base and ensure they register surplus land with the Homes and Communities Agency. The government has signaled its commitment to reviewing the Housing Revenue Account subsidy system and this could bring new opportunities for social sector new build.

We must continue to encourage and enable the supply of new homes across a range of tenures and prices to meet the specific needs identified. Average household size is expected to drop over the next 10 years signalling a shift in demand towards smaller dwellings. At the same time we need to redress the focus on apartments and flats over recent years to provide more family homes in attractive sustainable neighbourhoods.

High house prices mean we must continue to provide access to alternative tenure options such as low cost home ownership and flexible tenure that enable people to gain entry to owner occupation. There is likely to be a much bigger role for low cost home ownership schemes in the years ahead.

We must ensure additional affordable homes in rural neighbourhoods. Sustainable villages require a mix of household types able to support a range of local amenities such as shops, schools and other services. We must continue our work to highlight rural housing needs and work with local stakeholders to identify land for new homes.

Ensure all new homes are built to high environmental standards

York's agreed Climate Change Framework¹⁹ forcibly outlines why we must act to tackle climate change through reductions in carbon (CO2) emissions. Over a third of all CO2 emissions come from the homes we live in. We must ensure new homes meet high environmental standards. New council homes in Clifton will be built to Code for Sustainable Homes level 5²⁰ and, together with the planned 'eco settlement' on the York North West site, will act as a useful

¹⁹ A Climate Change Framework for York: Creating a Low Carbon Sustainable City Together 2010-2015

²⁰ Code for Sustainable Homes – there are 6 levels to the code with 6 being the highest (zero carbon). Currently all homes in York are built to code level 3.

demonstration of what can be achieved. We must build on and review our planning policies and set new targets to reduce CO2 emissions in new homes in line with the government's zero carbon homes target by 2016.

High standards should also include new homes and neighbourhoods that design out crime from the start. We must continue to ensure the principles of Secured By Design²¹ are considered on all new housing developments as a vital tool in creating safe and sustainable homes.

Tackle worklessness and financial exclusion

Minimising demand also means addressing some of the root causes of housing need, such as worklessness, household debt and financial exclusion. Whilst these are issues all households can face from time to time we know the risk and incidence of financial exclusion is higher in the social rented sector.

Current economic forecasts predict a rise in unemployment, at least over the next few years, which could translate into a rise in the number of people having difficulties meeting their housing costs and possibly losing their home. Significant job losses are predicted in the public sector. As York has around 34 per cent of its workers in this sector the effect here could be particularly pronounced. Support for homeowners and tenants during these difficult times needs to be a top priority.

We must continue to support initiatives that link housing advice and information to help with employment and training and continue our work preventing people losing their homes in the first place due to money problems. Recent evidence suggests a growing number of households facing housing related debt problems. One advice agency in York has reported a significant increase in the number of enquiries concerning housing possession proceedings.²² Services that help people keep their homes are likely to experience increased demand in the future and we need to plan for this.

²¹ Secured by Design - see Glossary (jargon buster)

²² Keyhouse – formerly Housing Advice Resource Project (HARP)

We must seek to encourage greater mobility within the social rented sector so that those wishing to move for employment related reasons are able to do so without any detriment to their housing.

Where we have strong evidence to show particular pockets of worklessness and/or financial exclusion we must seek to develop multi-agency responses, such as those successfully delivered in the Westfield ward over recent years. We must develop a comprehensive financial inclusion action plan showing priority areas and intended actions.

Increase the range of housing options available to older households and those with disabilities

One of the highest levels of household growth is amongst older households. The changing aspirations of older people mean they wish to remain independent in their own home for longer, rather than go into traditional 'specialist' provision. Much of the existing housing stock does not meet the needs of older people. Much of it will require some form of adaptation to ensure the occupier can remain independent and safe.

A high proportion of older households are under-occupying their homes. The reasons for this are complex, though a recent study found many older households wishing to downsize, with strong interest in continued home ownership.²³ We need homes that are low cost, low maintenance and built with the needs of the growing older in mind. Where new housing is built we must ensure it is to a 'lifetime home' standard,²⁴ in places that are well connected to local amenities and transport networks.

Where specialist provision is required by those needing higher levels of care we must ensure it serves to maximize independence by being a minimum of two bedrooms, self contained and well connected to local amenities and transport networks. A recent study of older persons

²³ It is estimated there are 15,000 older person households under occupying their homes. Almost 700 of these are within the social rented sector. Fordham Research 2007.

²⁴ Lifetime Homes Standard – see Glossary ('jargon buster') at back of document

specialist affordable housing provision in York found that much of it did not meet modern expectations and was largely offered on a rental only basis. There must be a greater range of tenure options available, including full and shared home ownership. We must develop an asset management strategy outlining options for future specialist affordable housing in York given what we know.

It is estimated there are around 4,000 adults in the York area with a learning disability and around 500 of these are known to social services. Increasingly these households aspire to the same housing choices as everyone else. Until recently the options were limited, with a significant number of households living in 'residential care' settings²⁵ with very few enjoying private rented or owner occupied homes.

The growing trend is for households to live independently in their own home with appropriate support. We must ensure greater access to a wider range of housing options for people with learning disabilities including access to home ownership through the government's HOLI scheme.²⁶ Linked to this is the move towards personalised budgets enabling those that receive support to have greater choice and control over how their support is delivered.

In addition, there are a number of key challenges in planning future housing and support for such households. There are a growing number of people with complex needs and people living longer with the possibility of early dementia. Whilst supported living within mainstream housing is increasingly the norm it points to the need for some further specialist housing options for a proportion of households. We must ensure our housing investment priorities reflect the requirements for specialist housing.

Address the housing needs of Gypsies, Travellers and Showpeople

There is a wide range of housing needs in York. One of the largest minority groups in York is Gypsies and Travellers. The Council

²⁵ In York around 27 per cent of people with a learning disability live in the family home and 12 per cent live in residential care against national averages of 55 per cent and 30 per cent respectively.

²⁶ HOLD = Home Ownership for People with Long Term Disabilities

currently provides 54 pitches on 3 sites across the city. Good quality permanent sites reduce unauthorized encampments and help improve the health, education and social outcomes. A recent study identified a net need for 19 additional pitches in York up to 2015. The housing needs of Showpeople were also assessed. This identified a need for 54 permanent pitches across York and North Yorkshire, with 13 in the York area.

The government expects local authorities to plan for the provision of sufficient permanent sites to meet identified needs and to reduce the impact unauthorized sites have on the wider community. Whilst central funding to support the delivery of new sites has been heavily cut, there could be opportunities through the proposed New Homes Bonus scheme. We must explore options for addressing this need within the emerging Local Development Framework and with our North Yorkshire partners. The recently agreed Gypsy and Traveller action plan outlines how we will work with our partners to continually improve sites and the health and wellbeing of Gypsy and Traveller households.

Ensure a planned approach to student housing

Student households represent a significant and growing proportion of all households in York. Whilst many students live in university accommodation, others live in the wider community, mainly in private rented dwellings. Whilst students are regarded as a valuable asset to the city, contributing heavily to the York economy, there has been debate about the impact student households have on the wider housing market. Part of the debate has centered on the impact concentrations of student households can have on the sustainability of host communities. A study completed in August 2010 suggests the impact student homes had over a range of environmental indicators was minimal, even when concentrations were over 25 per cent as they are in one ward in York. Further work is required to understand the impacts on a scale below ward level such as a street or super output area²⁷.

²⁷ A super output area (SOA) is an officially recognised cluster of streets below ward level boundaries.

Legislation has recently changed enabling local planning authorities to require planning permission for shared dwellings where 3 or more unrelated residents live. The council is currently considering this option subject to the more detailed analysis mentioned above. In the meantime the council must continue to work closely with landlords and higher education bodies to fully implement the Voluntary Code of Practice on Student Housing.

Improve the condition, energy efficiency and suitability of existing homes and create attractive, sustainable neighbourhoods

Newly built homes will always represent a tiny proportion of the overall housing stock. For this reason it's important to ensure existing homes are well maintained so they can continue to serve the city's housing needs well into the future. We must seek to promote and support measures that make existing homes more environmentally sustainable to help reduce York's greenhouse gas emissions by 40 per cent by 2020.

Older households in particular may need additional advice and support to maintain their homes to ensure they provide a safe environment in which they can maintain independence.

We need to maximise people's housing choices by making sure all neighbourhoods in York are attractive, desirable and safe places to live.

The location, type and quality of the homes we occupy can have a significant impact on all aspects of our lives. Investing in our homes and ensuring standards are maintained goes a long way in delivering a wide range of positive outcomes.

Improve the condition and energy efficiency of existing homes

The majority of homes in York are of a good standard, in terms of both general condition and thermal efficiency. More than 80 per cent of private sector homes are classed as decent²⁸ and almost all of the 8,000 homes owned by City of York Council meet the government's Decent Homes Standard. Average energy efficiency (SAP)²⁹ ratings have risen from 47 in 2002 to 65 in 2008, well above the national average.

Where poor conditions are found, these tend to be associated with low energy efficiency and hazards such as risk of falls and excess cold. Such problems are generally found in dwellings that are either privately rented, have been poorly converted, in the inner city areas and in homes occupied by vulnerable households.

In the private sector it is primarily the responsibility of homeowners to maintain their properties. There are a number of agencies providing advice and support to homeowners and private sector tenants to help improve or adapt their homes. These include the Energy Savings Trust, the Home Improvement Agency, Safer York Partnership and Age UK.

The coalition government has stated it will encourage energy efficiency improvements to the existing private sector housing stock through initiatives such as the 'green deal' scheme. We must continue to work with government and local agencies to promote these opportunities and maximise local take up.

The total cost to address all non-decent homes in the city is estimated at around £63 million. Average equity levels for owner occupied households living in non-decent homes are estimated at £155,500 whilst average improvement expenditure for each non-decent home is £4,750. We must encourage and support access to a greater range of funding options, such as equity release, or home appreciation loans to help fund improvements, adaptation and repair.

²⁸ There are 13,700 (19.2 per cent) dwellings classed as non decent

²⁹ Energy efficiency is measured using the Standard Assessment procedure (SAP) SAP is expressed on a scale of 1-100, the higher the number the more energy efficient.

A particular focus will be on targeting poor conditions in the private rented sector. We must continue to work closely with local landlords, through regular landlord fairs and day-to-day advice and guidance. Landlord accreditation³⁰ will be something we will develop and test out in the next few years. Where must be prepared to use our enforcement powers when necessary to improve standards.

City of York Council implements an ongoing programme of planned maintenance and improvements, including those delivered through the Tenants Choice scheme. These are programmes funded through tenant's rents and help ensure the social rented housing stock is maintained to a high standard and is energy efficient.

We are on track to ensure all council owned homes meet the Decent Homes standard by 2010. We need to develop new and ambitious plans showing how we will go beyond Decent Homes over the next 5 years. Some housing providers are looking to develop 'future fit' schemes aimed at retrofitting energy efficiency improvements to existing housing stock to increase environmental sustainability. We should look to learn from these pilots and consider the scope of its application in York.

The three Gypsy and Travellers sites have undergone significant refurbishment in recent years, resulting in high levels of customer satisfaction, and we should look to ensure this is maintained by developing a set of agreed site standards.

Tackle fuel poverty

Households that spend more than 10 per cent of their income on keeping warm are said to be in fuel poverty. Whilst the incidence of fuel poverty in York is lower than that found nationally we know there are still around 6,000 private sector fuel poor households representing around 8.7 per cent of private sector households. We do not have accurate figures for fuel poverty within the social rented sector, but as around 60 per cent of social households claim some form of benefit we can assume the percentage struggling to meet their fuel bills will be at least this if not higher.

³⁰ See Glossary

Research shows the incidence of fuel poverty is not evenly distributed across the city. Not surprisingly the highest incidence is found in areas of higher economic vulnerability and with large student numbers, such as Acomb/Westfield and Fishergate wards. We know that fuel poverty in York is largely down to low household incomes rather than poor energy efficiency of homes. The long-term trends suggest energy prices will become increasing less affordable for those on low incomes.

A key challenge is to further reduce overall fuel poverty at a time of rising fuel bills and a severe slowdown in the national economy. We need to focus our work on raising household incomes through benefits, employment and training advice. Our 'Hotspots' referral scheme has brought positive outcomes for over 300 households, through generating additional benefit take up of £5,400 a year,³¹ 133 home fire safety checks, improved health outcomes and increased energy savings.

Help people remain in (or safely return to) their homes, especially those that may be at risk

A significant number of households in York have at least one member affected by a long-term illness or disability and over 3,000 require adaptations to their homes to support independent living. A large proportion of these households are elderly owner-occupiers, often with lower than average incomes but significant equity tied up in their home, and many are classed as economically vulnerable. Much of the existing housing stock was not designed with the needs of older people in mind, so a priority must be to look at how we enable people to repair and adapt their homes to support continued independence. We must invest in 'stay at home' services, such as the Handyperson scheme and home improvement advice.

As people increasingly choose to stay independent in their own home rather than live in a specialist scheme the need for effective floating support services increases, as does the need for effective home screening as people return home after a period in hospital. Meeting the costs of this support will require a wider range of funding sources,

³¹ 2009/10

including equity release for those that have this option. Assistive technology, such as tele-care and warden call services ('Lifeline') will play an increasing role in supporting independent living. We need to promote the benefits of this approach and ensure wider awareness of, and access to, it. The recently agreed York Older People's Housing Strategy 2010-2015 outlines in greater detail what the council and its partners will do in these areas.

There are a growing number of families with children who have complex needs. The Disabled Facilities Grants can be used to meet some of these demands, however the amount available each year is set by the government and limited. We must encourage owners to look to a wider range of funding options, such as Home Appreciation Loans to release equity. For those with the lowest financial capacity we must look to develop more mixed loan plus grant packages.

We must continue to recognise the role carers play supporting people to remain in their own home. The York carer's strategy calls for a higher profile for carers and greater awareness of the support available to them in their important role. More households with support needs means a growing number of informal carers to support them.

A priority rolled over from the last housing strategy is to develop an adapted property register. This would ensure best use of the existing housing stock and resources by directing households needing adaptations to appropriate dwellings.

Reduce anti social behaviour

The first anti social behaviour strategy for York is currently being developed. This outlines the incidence and nature of ASB and what agencies in York are doing to prevent and address it. The effects of ASB are felt not only by individuals and their families but also impact on the wider community. A review in 2008-9 found that our enforcement record was strong but that we need to develop our prevention and support activities further.

ASB services in York seek to take early intervention, prevent ASB from continuing, take enforcement action when other options have been

considered and promote safe neighbourhoods. We work closely with a range of other agencies in implementing this approach.

One aspect of ASB has been the growth in houses in multiple occupation (HMO). This growth is set to continue as households get smaller, student numbers increase and Housing Benefit rules change to restrict the types of accommodation people can access whilst on benefits. Occasionally such households can give rise to ASB in the form of low level environmental problems. As we've seen, recent changes to the licensing rules for such households give more powers to councils to limit the number of such homes in any one area.

Improve home security

Our research shows there are variations in levels of home security across the city. These include a greater absence of core measures in the private rented sector, converted flats, pre 1919 housing and in Micklegate, Fishergate and Guildhall wards. Elderly households and young single person households are least protected. These must be our priority areas for the future.

The Safer York Partnership (SYP) Community Safety Plan 2008-2011 sets out what agencies in York will do to create safer neighbourhoods and reduce crimes such as burglary and domestic violence. SYP do lots of work to improve home security, such as the Safer Homes handyperson scheme, alley gating schemes³² and free timers and low energy bulbs so householders can keep their lights on when out. Home safety improvement should be guided by the principles of Secured by Design.

Increase resident's involvement in decisions about their homes and neighbourhoods

There is a strong tradition in York of involving residents in the management of their neighbourhoods. Over 20 ward committees across the city agree ward-based actions plans identifying key

³² Alley gating schemes involved putting gates across the entrance to back alleys to deter burglaries and anti social behaviour

priorities for their local area, and use devolved budgets to fund improvements.

Alongside this is a framework of residents associations that work to improve the management and maintenance of local housing estates. These are supported by dedicated estate improvement grants allocated by council tenants.³³

City of York Council Housing Services is committed to using these structures and others to increase the number of people involved in the management and maintenance of their homes and neighbourhoods.

We have recently published a Housing Services Customer Engagement Strategy 2011-2014 that sets out our ambitions for customer involvement. This includes new standards against which our customers can scrutinise performance over time and determine the types of services they want in future. In our assessment of current involvement patterns we found that only a small section of our customers got involved on a regular basis. We must seek to address this by providing a wider range of ways in which people can make their views known and help direct the way services are delivered in future.

Reduce homelessness and tackle the causes of homelessness

Homelessness is the most extreme form of housing need. It can affect anyone, including families, childless couples and single people. Homelessness has many causes, some relating to the wider economy and the housing market and some more personal to the individual or household.

There is a wide range of services meeting the needs of homeless and potentially homeless people. These include housing advice and information services, the provision of temporary and permanent

³³ The estate improvement grant is funded through council house rental income.

accommodation³⁴ and services that support people to live independently and sustain their accommodation.

The three main causes of homelessness in York are:

- Parents, relatives or friends no longer able or willing to accommodate
- Relationship breakdown
- End of assured short hold tenancy

There are a number of housing policy changes planned that could see extra demands placed on homelessness services in the years ahead. These relate principally to the economic slowdown and the impact on jobs, though government spending cuts and resultant policy shifts play a role. In particular, proposed changes to Housing Benefits and the Local Housing Allowance will add additional pressures to the housing system.

The York Homelessness Strategy 2008-2013 outlines how homelessness is being tackled in York and the current priorities. This is reviewed annually and will be refreshed completely during 2012 to ensure homelessness is minimised.

Prevent homelessness, particularly amongst households that most frequently present as homeless or are most vulnerable

In recent years our approach to reducing homelessness has been to focus on tackling its causes. As a result there has been a significant decline in the number of people presenting as homeless³⁵ and a large increase in the number of successful homeless preventions.³⁶ The number of people accepted as homeless has also reduced dramatically, from 433 in 2005-6 to 130 in 2009-10, signalling the success our focus on prevention has had.

³⁴ During 2009/10 almost 30 per cent of all council homes that became vacant were let to homeless households.

³⁵ 130 households were accepted as homeless in 2009/10

³⁶ In 2009/10 there were 1076 successful preventions, this is a 66 per cent increase on 2008/09

However, within these figures there are still too many young people coming through the homeless route and too many vulnerable households³⁷ whose housing needs could have been planned for much earlier. Tackling this will remain a key priority in the years ahead. Key tools are family intervention, mediation, parenting skills, tenancy support, owner occupation floating support, teenage parent housing support and joint working with Housing Benefits staff to prevent homelessness

Reduce the use of temporary accommodation

The number of households in temporary accommodation has reduced dramatically to 79 at the end of year 2009-10, far exceeding the government maximum target of 121 and a significant improvement on levels only a few years ago. There has been increased emphasis on preparing people for independent living, through increased housing support. A priority is to maintain this downward trend in the use of temporary accommodation.

End rough sleeping

The number of rough sleepers was zero the last time it was measured in March 2010. York was recently awarded regional champion status and hosted a number of 'show and tell' events. We need to focus on keeping this figure as close to zero as possible in the years ahead.

Significant advances in services have been made since publication of the last Housing Strategy for those who are homeless. York now has state-of-the-art hostel accommodation at the Arc Light and Peasholme centres.

Increase specialist provision for young people and teenage parents with babies.

³⁷ Such as those with mental health problems, drug or alcohol misuse or those leaving prison.

A key priority now is to establish a Foyer scheme³⁸ aimed at addressing the housing, training and employment needs of young people.

in achieving improved health outcomes. We must continue to develop our links with health colleagues to ensure more effective service planning and delivery.

Strengthen partnership working between key agencies where there are clear shared outcomes

Delivering this strategy effectively depends on strong local partnerships. Multi-agency groups already exist around affordable housing delivery, private sector housing, homelessness and specialist needs such as older people and people with learning disabilities. These partnerships work well in developing joint approaches to many shared issues.

Housing is a social determinant of health and many other 'social goods'. Inequalities in housing and neighbourhood conditions contribute to poor physical and mental health and wellbeing, hold back investment and undermine economic growth.

Improve partnership working with the health sector.

February 2010 saw the publication of the Marmot Review *Fair Society, Healthy Lives*, a year-long independent review into health inequalities in England which recommended, amongst other things, that housing policies should be integrated locally with health, alongside planning, transport and environmental policies to address the social determinants of health. The housing sector understands the relationship between housing and health but to date has found it difficult to engage health partners in developing integrated policy and practice.

The recent NHS White Paper, *Equity and excellence: Liberating the NHS* presents the housing sector with an opportunity to establish a role

³⁸ A foyer provides affordable and safe accommodation linked to employment and training opportunities, support and a range of other services

Making sure we deliver

Funding the strategy

This strategy provides the framework within which housing investment priorities will be made up to 2015. As part of this, the strategy has informed York's Local Investment Plan for housing. The plan has been submitted to the government's Homes and Communities Agency (HCA), a body that provides financial help to local councils to deliver local priorities, centred around new affordable housing supply.

The HCAs budget was significantly reduced in the Comprehensive Spending Revue 2010. At the time of writing it's uncertain what level of funds the HCA will have to distribute locally. Government is looking to give more freedoms and powers to local authorities and other public bodies to address the expected shortfall in funds.

The Local Investment Plan makes certain investment 'asks' of the HCA to help deliver the following priorities in this strategy:

- A comprehensive housing advice and information service with strong links to wider support that help people avoid a housing crisis, given the challenging economic backdrop
- Ongoing improvements to the housing stock to tackle poor conditions, adapt properties to sustain independent living and to ensure high environmental standards
- Delivery of new affordable homes on strategic sites including York Central, British Sugar, Derwenthorpe, Terry's and Nestle South.
- Ongoing development of 'stay at home' services for older people to support independent living
- The provision of dedicated accommodation for vulnerable young people, teenage parents and those with mental illness

Other sources of funds to support this strategy include area based grants provided by central government, income raised from local taxes, and fees and income from council rents (currently ring fenced in the Housing Revenue Account).

Action plan

The action plan at the back of this document sets out our strategic aims and objectives. (NOTE: actions designed to deliver these objectives will be developed once the strategy has been agreed and in the context of the increased financial pressures arising from the Comprehensive Spending Revue 2010).

Making sure we deliver

We are committed to ensuring this strategy is delivered and that customers help monitor our progress against the action plans and targets. We will establish a steering group made up of key partners to regularly review progress and we will feed this back to customers via the council's website. We would welcome your views on any aspect of this strategy at any point so please get in touch.

Contact details and further information

Copies of this document are available to download from the City of York Council website www.york.gov.uk/housing

Printed copies and further information about this strategy are available from:

Housing Strategy Manager
City of York Council Housing Services
10-12 George Hudson Street
York
YO1 6ZE
Tel: 01904 554379

Appendix 1: Strategy Action Plan

Strategic Aim 1 - Improve access to housing and housing services, including appropriate information, advice and support

Priority outcomes and key actions	Why important	Target / date	Lead
Develop an 'advanced housing options' service, linking housing advice to a wider range of help and advice. Encourage people to access these services sooner, prior to the onset of a housing crisis.	Enabling people to make planned moves rather than dealing with a housing crisis results in better outcomes for people and better use of resources. An enhanced housing options service will consider the wider causes of housing needs and seek to make appropriate referrals to other sources of help and support.	Advanced Housing Options services fully in place by March 2014	HOM
Increase awareness of the housing options of particular groups, such as older households and people with disabilities.	Older households want easy access to trusted information about their housing options so they can plan ahead and make informed choices. Vulnerable groups and those with disabilities need access to specialist information to help access a wider range of housing options.	Comprehensive information available about older peoples housing and support options by October 2011.	HOM
Improve access to Housing Options services for black and minority ethnic households.	Studies have shown BME households can be isolated and not know where to go to access housing advice and information services.	Take up of services by BME households is more in line with the proportion of BME households in the city by 2015.	HOM
Increase awareness of the York social rented housing allocations framework and ensure all types of households are able to use it effectively. Ensure those that are not successful in securing a social tenancy are offered access to appropriate advice and support services.	CBL is the new framework by which households access affordable homes in York. It is important that awareness of the system is high and the process by which people access social housing is transparent. Those who bid repeatedly but are not successful should be identified and helped to consider other options.	95% customer satisfaction with CBL by March 2015.	HSEM

Strategic Aim 2 - Make best use of the existing housing stock

Priority outcomes and key actions	Why important	Target / date	Lead
Tackle under occupation.	We need to maximise use of the existing housing stock by supporting those who want to move to smaller homes.	No. of households helped to downsize = 6 per year.	HSM
Maintain, and where possible reduce, the low level of empty properties.	We need to maximise use of the existing housing stock by ensuring properties are not left empty.	Proportion of long term empty properties less than 0.5% of total housing stock annually.	HSAM
Minimise re-let times in the social rented sector and tackle illegal sub letting.	We need to ensure affordable homes are re-let as soon as possible to take pressure off the Housing Register.	Re-let times of council properties is in top 25% performance annually when compared with other similar organisations.	HOM
Increase the role of the private rented sector in meeting housing need by improving access for those who traditionally face barriers to it.	The private rented sector plays an important role in meeting local housing need, but some people find access to it difficult and sometimes standards can be poorer than those in other sectors.	No. of people helped into private rented sector through YorHomes - to be confirmed following review in December 2010	HOM

Strategic Aim 3 - Maximise the supply of decent environmentally sustainable homes that people can afford

Key objectives	Why	Target / date	Lead
Increase housing supply, especially the supply of additional affordable homes.	There is high demand for housing and affordable housing in York.	No. of additional affordable homes by March 2015 = 476.	HSM
Ensure new homes are built to high environmental standards.	We must reduce CO2 emissions to meet international targets.	All homes built to a minimum Code for Sustainable Homes level 3 / Deliver 19 Code level 5 council homes by March 2012.	HSM
Minimise demand for affordable social housing and help people avoid a housing crisis through tackling financial exclusion, worklessness and other causes of housing need.	We need to reduce demand for the limited number of affordable homes available. More and more households will be facing financial pressures in coming years and they will need access to trusted advice, information and support.	No. of households helped to remain in their home through provision of appropriate advice and support - to be confirmed December 2010	HOM
Increase the range of housing options available to older households and people with disabilities.	We need more homes suitable for older people to support independence and choice. People with disabilities can sometimes face barriers to certain types of housing.	All homes built to Lifetime Homes standard by 2013 / Reduced disparities in housing outcomes for different types of households during the lifetime of the strategy.	HSM
Address the housing needs of Gypsies, Travellers and Show people.	Research has shown additional need for Gypsy, Traveller and Show people sites across North Yorkshire.	Appropriate additional provision identified through the LDF by 2011.	HSM
Ensure a planned approach to student housing.	Ensure a managed approach to student housing to ensure sustainable, mixed communities.	Study into impacts of student homes completed by March 2011.	PPM

Strategic Aim 4 - Improve the condition, energy efficiency and suitability of existing homes and create attractive, sustainable neighbourhoods

Key objectives	Why	Target / date	Lead
Improve the condition and energy efficiency of existing homes.	New homes represent only a small proportion of the housing stock. 25% of CO2 emissions arise from domestic energy consumption and national targets mean we need to reduce this.	Proportion of homes classed as non decent in top quartile performance by 2015 / Average private sector energy efficiency rating in top quartile performance by 2015.	HSAM
Tackle fuel poverty, particularly in the worst performing areas and amongst most vulnerable households.	Pockets of fuel poverty exist, more often related to household income rather than poor energy efficiency measures.	Under 8.7% of households in fuel poverty by 2016.	HSAM
Help people remain in (or return to) their homes, especially those that may be at risk.	Some homes are in poor condition, are poorly insulated and many are unsuitable for an ageing population. Our review found a growing need for home adaptations and help with small repairs.	No. of vulnerable people helped to stay at home: to be confirmed Dec 2010	ASCM
Tackle anti social behaviour (ASB) and improve home security.	Tackling ASB ensures neighbourhoods remain safe and attractive, widening housing choice. Ensuring people feel safe in their homes is vital to health and well being.	Community Safety Plan fully implemented by 2011 / ASB strategy agreed and fully implemented by 2013.	SYP
Increase resident involvement in decisions about their homes and neighbourhoods.	Only by working closely with residents can we ensure the right priorities have been identified and services delivered.	Housing Services Customer Engagement Strategy fully implemented by 2014.	NMU

Strategic Aim 5 - Reduce homelessness and tackle the causes of homelessness

Key objectives	Why	Target / date	Lead
Ensure homelessness services are developed and delivered within a clear strategic framework.	Preventing and addressing homelessness requires a wide range of interventions from many agencies and it's important these interventions are coordinated around agreed shared objectives.	New Homelessness Strategy agreed by March 2013.	HoSM
Prevent homelessness, especially amongst young people and households that most frequently present as homeless or are vulnerable.	Preventing a housing crisis occurring in the first place is better for households and more cost effective.	No. of people prevented from being homeless - to be confirmed Dec 2010	HoSM
Reduce the use of temporary accommodation, and develop dedicated accommodation to meet the needs of specific vulnerable groups.	The number of households in temporary accommodation has fallen significantly but we want to minimise further to improve outcomes for people.	No of people in temporary accommodation - to be confirmed Dec 2010	HoSM
End rough sleeping.	Rough sleeping is the most extreme form of housing need.	No. of people rough sleeping for sustained period = 0 annually	HoSM

Strategic Aim 6 - Strengthen partnerships between key agencies, where there are clear shared outcomes

key objectives	Why	Target / date	Lead
Ensure effective partnership working across the housing agenda	Housing problems cannot be solved by one agency alone.	Minimum of 70% of stakeholders satisfied with the way the council keeps them informed (new measure)	HSM
Establish much closer links with health colleagues	We know there are lots of shared objectives between the housing and health agendas.	Health impact assessments on housing strategies from 2013.	HSEM
Ensure the strategy remains relevant and keeps pace with changing policy.	Housing policy and legislation is changing rapidly. The reputation of the council depends on it meeting its statutory obligations and remaining at the forefront of good practice.	Annual review of Housing Strategy by September each year.	HSM

Notes: HSEM = Housing strategy and enabling manager / HSM = Housing strategy manager / HSAM = Housing standards and adaptations manager / SP = Supporting People manager / CSM = Carers strategy manager / HO = Housing Options manager / HCSCM = Home care services manager / LDFM = Local development framework manager / Comm M = Adults Social Services Commissioning Manager

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Positive ageing - Housing choices

DRAFT

Older People's Housing Strategy 2011-15



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Plain English:

We have tried to make this document as readable as possible by minimising 'jargon' and technical words. However, there may still be words you are not familiar with, so we've produced a helpful guide. This available on the council's website at [X](#) or by requesting a hard copy using the contact details listed on page [X](#).

Foreword

Executive Member (when approved)

Executive Summary

This strategy builds upon progress made meeting the housing and support needs of older households¹ in York, as set out in the city's first ever older people's housing strategy 2006-09.

Since this first strategy, older people's aspirations and expectations have remained largely unchanged. There is a strong preference for remaining independent in one's own home for longer, for homes that take into account the changing needs of older people, for more flexibility and choice in housing care and support options and for better information about the housing choices on offer.

In 2006 we set out some of the key changes affecting York. Since then, we've worked to gain a better understanding of the views of older people and the housing and support issues facing them. We found that;

- the number of older people is increasing significantly, including those with a physical and/or mental frailty
- there is a need for more accessible and clear information about housing for older people and services available to support independent living
- one in every two older households is under occupying their home.² The reasons for this are complex, but in part due to a lack of attractive housing options
- there is significant need for more help maintaining homes, adaptations to keep homes safe and support options to enable older people to remain in their homes for longer
- there is scope for some of the equity tied up in people's homes to fund housing and support in later life
- there is a need for better designed homes offering longevity and flexibility for the changing needs of ageing

¹ Older households are taken to be aged 55 or over. There is no single accepted definition of 'older people' but definitions usually start from 50 through to 65.

² A household is said to be under occupying when they occupy a house with two bedrooms more than they need. This is set by the government.

Our review of what older people aspire to and our assessment of local needs has informed the following priorities, which form the basis of our action plan 2011-2015:

- **Ensure older people can make informed housing choices and plan ahead by providing accessible and clear information on their housing options:**

Comprehensive and trusted information about housing and support options is increasingly important as older households seek more choice and control about where they live.

- **Ensure older households can remain independent in their own homes for longer:**

Increasingly, older people wish to remain in their own home for longer, rather than have to go into residential or other 'specialist' accommodation. Services that help people remain independent and safe in their homes will be critical in meeting these wishes.

- **Where there is need for housing offering greater levels of support such as for frailer older people and those with specific needs, ensure it is designed to promote and enable maximum independence and choice:**

Where more specialist accommodation is required, it must be in the right place, well connected to local amenities, enable independence and offer a greater range of tenure options.

Investment priorities 2011-2015:

- Advice and information to older households about their housing options to promote informed choice
- A shift from residential care to support to live at home, with investment in 'stay at home' services
- Community based 'extra care' schemes to meet more specific needs, with a wider range of tenure options and agreed minimum standards designed to promote maximum independence. Plan as integral part of key strategic sites.

Introduction

The city's first housing strategy for older people was published in 2006. This set out the opportunities and challenges arising from a significant and growing number of older households. The strategy helped raise the profile of older people's housing issues and led to a much better understanding of local needs.

The age at which someone is defined as older is hotly debated and there are many different starting points ranging from 50 to 65. For the purpose of this strategy we have chosen to define it as 55 or over as this is towards the middle of this range and the starting point used in an independent study of older people needs in York undertaken in early 2010. Whatever starting age is used it is clear older people are not an homogenous group, but have different life experiences, values, expectations and needs.

As we saw in 2006, demographic changes, advances in health care, increasing wealth and other improvements mean people in the UK are living longer. There are now about 54,000 older people in York, almost 30 per cent of the total population, and this is set to increase significantly in future years.

Despite forming a significant proportion of all households, older people's housing aspirations can all too easily be overlooked. As the national trend for housing indicates, supply of affordable and decent homes has not kept pace with demand, and importantly the demands of an aging population. As a result, the older population will begin to experience increased difficulties securing housing which offers a variety of needs-related services focused around enhanced health and social wellbeing.

In older age a wide range of housing choices are needed, from mainstream housing that sustains independence and provides good access to local services and amenities to more specialist accommodation that enables the most frail to be supported.

This strategy has been written in the context of a national economic downturn, a new coalition government and concerns about the scope of public finances to fund housing and adult social care aspirations in the

future. The ring-fencing of national funds used to support care services is gradually being lifted, presenting new challenges and opportunities at the local level. In 2009 government published *Shaping the Future of Care Together*, a paper proposing a redesign of the funding system, which is currently under consultation. Any new funding system is likely to involve greater partnership between government, the individual and private insurance.

What this strategy hopes to achieve

This strategy forms part of the wider *York Housing Strategy 2011-15*. The strategy aims to raise the profile of older people's housing issues within this broader plan and focus specific action around the challenges and opportunities identified. It provides a framework within which investments decisions can be taken.

A wide range of national, regional and local strategies link into this work and support the wider agenda to promote choice, independence, well-being and improved quality of life. This strategy aims to make these links explicit so joint working and added value is enhanced and duplication and waste minimised.

As in 2006, this document briefly sets out national and local policy governing the development of older people's services and identifies the specific needs of older households in York. It details the key strategic aims we want to achieve with an action plan showing how we will measure progress.

A key aim of the strategy will be to ensure all older citizens, including those with physical frailty or mental illness are able to play a full and active role in society, and reduce differences in outcomes for such groups³.

³ Such as poor housing conditions, fuel poverty and health

Equalities and diversity

As well as a growing ageing population York also has an increasingly diverse population. The city's older population is now made up of people of different races, religious beliefs, sexual orientations and disabilities. We must ensure housing and related support services are welcoming and accessible to all these different households.⁴

Official figures put the black and minority ethnic (BME) population at around 6 per cent of all residents, though a recent local study by the Joseph Rowntree Foundation suggested this could be much higher. From the work we have done we know that BME households are dispersed across the city. Our assessments showed a need to ensure better access to housing advice and information for BME households, but did not highlight specific issues around the need for culturally specific housing provision or support services. We need to explore these issues more to ensure we are not missing needs that are hidden, though we should be mindful of recently expressed views that the BME community has been over researched.⁵ In the meantime we need to ensure mainstream provision is accessible and suitable for all.

We know there are around 550 people with learning disabilities accessing formal support services in York and a proportion of these are older households. As with older people in general, there is an expectation that such households will be able to live independently at home for as long as they wish. Where specialist older persons accommodation is needed we must ensure it is appropriate to the needs of people with learning disabilities.

Consultation

⁴ A recent BBC Radio 4 report featured lesbian and gay households living in sheltered accommodation who felt they had to hide their sexuality from other residents due to openly expressed prejudice.

⁵ <http://www.jrf.org.uk/publications/black-and-minority-ethnic-older-peoples-views-research-findings>

This strategy has been developed with the direct involvement of service providers and customers. The York Older People's Partnership Board commented on early drafts and wider consultation was undertaken at the annual York 50+ Festival Information Fair and a wider survey of older residents.

Older people's views

We reviewed national and local consultation with older people to find out more about the influences upon people's housing decisions, and their future housing intentions and aspirations. In *Housing Choices and Aspirations of Older People*⁶ the main themes underpinning decisions were attachment to current home, complexity of family/caring relationships, access to services and amenities, and health and well-being. Other research⁷ showed:

- increasing value placed on maintaining independence and control over one's life, with a preference to stay in one's own home for longer.
- a wish for more flexibility and choice in housing, care and support options
- a growing need for clear information and advice on what housing and support is available.
- a preference for well designed and flexible homes with a minimum of two bedrooms, to allow a carer or relative to stay when the alternative would be to go into hospital
- increasing value placed on homes that are well connected to existing personal networks, leisure and other amenities.

⁶ Housing Choices and Aspirations of Older People: Research from the New Horizons Programme, Communities and Local Government, 2008.

⁷ Such as the annual Residents Opinion Survey or Talkabout Panel.

National and local policy context

National policy

Demographic change, social trends and the views of older people are driving policy shifts at the national and local level. In the broadest terms national policy is shifting from a focus on treating ill health and frail older people towards promoting choice, well being and improved quality of life for all. Within this is a focus on preventative services that enable people to remain independent in their own homes, tackling age discrimination and recognising older people as valuable citizens.

The Government has invested in many schemes to improve the housing circumstances of older people over the past decade. One of the most significant is the Supporting People programme launched in 2003, which ensures people receive the help and support they need to live independently.

The current national strategy to meet the housing needs of older people, *Lifetime Homes, Lifetime Neighbourhoods*,⁸ has three overarching themes: giving a better deal for older people today; building homes for our future; and reconnecting housing, health and care. The national strategy proposes the following steps:

- Provide a new approach to a national housing advice and information service
- New rapid repairs and adaptations services
- Modernise the Disabled Facilities Grant so that it reaches more people
- Continue the Decent Homes Programme⁹
- Build more mainstream and specialised homes for older people through increased investment in new housing
- Housing built to Lifetime Homes Standards
- Local plans required to take proper account of ageing

⁸ *Lifetime Homes, Lifetime Neighbourhoods: A national Strategy for Housing in an Ageing Society*, Communities and Local Government, 2008, page 11.

⁹ The Decent Homes Programme aims to ensure all social rented homes meet a decent standard by 2011.

- Improve joined-up assessment, service provision and commissioning across housing, health and care

Older person housing needs are also reviewed in research by Help the Aged (now Age UK), which calls for quality housing for older people which has longevity and flexibility for the changing needs of ageing.¹⁰ The paper points towards a downwards trend in new supported housing schemes as government pushes towards ensuring older people have the choice to stay independent within their own homes. The report advocates a balance between these two options informed by a thorough understanding of the needs of older people, ensuring an availability of both adequate support in the home and quality supported housing schemes.

In the Department of health strategy *Our health, our care, our say*¹¹ a clear emphasis is placed on providing older people with improved access to information through technology such as the internet allowing a personalised care package, promoting a healthy and active life independence, well-being and choice.

A related strategy from the Department of Health is *Living well with Dementia*.¹² It calls for an increased understanding of dementia to help remove the stigma of ageing. Care for people living with dementia should be promoted so that older people can remain in their homes and receive a more personalised package of care, possible through service providers working closely with community groups, voluntary groups and offering better support to carers (as supported by the *New Deal for Carers*¹³).

In terms of Adult Social Care, recent emphasis is on different agencies working together to jointly commission services which can offer tailored support to meet different needs. The intention is 'to make personalisation, including a strategic shift towards early intervention and prevention, the cornerstone of public services'.¹⁴

¹⁰ *Housing Choice for Older People*, Help the Aged, 2006.

¹¹ *Our Health, Our care, Our say*, Department of Health, 2006.

¹² *Living Well with Dementia: a national dementia strategy*, Department of Health, 2008.

¹³ *New Deal for Carers: Task Force reports*, Department of Health, 2008.

¹⁴ *Transforming Social Care*, Local Authority Circular 2008/1, Department of Health, 2008, page 2.

Within this overall strategy, housing-related support has been identified as a cost-effective mechanism to reduce dependency, promote independence and good health and to prevent social exclusion. It is also argued that timely intervention in housing-related support can reduce later demand for more expensive interventions and provide better outcomes for individuals.^{15,16}

Despite this, resources are often targeted only at those most in need. Service commissioners are therefore being encouraged to work with local partners to enable early intervention and bring about a shift in the focus of support away from intervention at the point of crisis to a more pro-active and preventative model centred on improved wellbeing, with greater choice and control for individuals.¹⁷

In York we consulted with customers and they told us of the importance of being able to move in preparation for older life. Research has shown this has been particularly effective with early onset dementia. Moving at an earlier stage increases social integration and reduces disorientation. Sheltered and extra care schemes are therefore commissioned on a basis that there will be different levels of support needs and that older people that have moved into a scheme before they need support or care are buying into the future security of a warden.

These policies are designed to address the significant implications that the UK's ageing population will have on future housing demand and support services. There are issues surrounding the quality of older people's accommodation and their ability to repair and maintain their properties to a sufficient standard. Despite there being significant amounts of un-mortgaged equity in older people's homes (estimated by the Council of Mortgage Lenders to be £367 billion nationally), older people are often unwilling to downsize from large, family homes to smaller, higher quality accommodation with the potential to unlock some of this equity. For many people, barriers to moving to suitable accommodation include lack of appropriate housing alternatives,

affordability, accessing the support services they require and the reduced independence intensive healthcare support can entail.

Local policy

At a more local level the *City of York Commissioning Strategy for Older People 2006-2021*¹⁸ and the draft *Vision for Older People's Health and Well Being in York 2010-2015* both document that the older person population of the City is set to rise dramatically in the next 15 years, and that demand on support services will increase as people live longer.

The *Commissioning Strategy* provides analysis of support needs and service needs of older people in York until 2020 using detailed demographic projections. The strategy indicates that advancements in provision will be needed to meet the anticipated increase in the population of older people. The strategy calculates increased investment in services to the sum of £23.3 million up £7.25 million on current investment figures. To meet need and keep within current funding budgets the strategy suggests to "increase the number of people who are supported at home and reduce demand for acute hospital beds. Specifically we could develop specialist home and day care services."¹⁹

It is supposed that such a shift in service provision is possible through investment in current extra care housing to ensure sufficient placements in existing stock, providing more cost effective community based support in areas such as mental health support, the introduction of assistive technologies such as tele-care and tele-health, and an increase in resources available to carers to ensure their wellbeing and ability to care for older relatives, friends or spouses.

Final recommendations of the strategy focus on future research, (such as the recent housing needs assessment in understanding current gaps in service provision and the positive impact increased take up can have on older people's wellbeing), what new services are needed, and what

¹⁵ *Commissioning Housing Support for Health and Wellbeing*, CLG, 2008,

¹⁶ *Better Outcomes, Lower Costs: Implications for health and social care budgets of investment in housing adaptations, improvements and equipment: a review of the evidence*, F. Heywood and L. Turner, Office for Disability Issues, 2007.

¹⁷ *Transforming Social Care*, op. cit. page 24.

¹⁸ City of York Council *City of York Commissioning Strategy for Older People 2006-2021* (2007)

¹⁹ City of York Council *City of York Commissioning Strategy for Older People 2006-2021* (2007) page 58

current services can be decommissioned or reduced as a result of new services.

The *Vision for Older People's Health and Well Being in York 2010-2015* says that older people should be helped to remain within a home of their own. It proposes the continued development of 'extra care' housing, but with future provision delivered on a community basis rather than as stand alone 'specialist' schemes, so that people receive the range of extra care services they need within a neighbourhood setting.

The document calls for much greater clarity about who the Local Authority will fund in residential care and why. Where aids and adaptations do not exacerbate people's dependency it says there should be a greater funding emphasis on providing property adaptations.

It concludes that, over and above access to health and care provision, older people's confidence to remain in the community is based on their ability to maintain their property, play a part in their neighbourhoods and to feel safe.

The *York - A City Making History, Vision and Sustainable Community Strategy 2008-2025*²⁰ highlights results from a citizen consultation which outline several key features relevant to older people;

- Investment in housing stock should be made, with careful consideration of locality to shops, transport and general amenities. Such investment should be of a high standard, achieved through adopting 'lifetime standards'
- Older person support service delivery should be concentrated to four key areas: prevention to improve health and wellbeing, investment in community based services aimed at those living with mental health needs, improved coordinated care for those receiving long term care and a reduction in hospital stay times
- A positive attitude towards older people and ageing and increased value of the experience and knowledge of older people

²⁰ Without Walls. *York-a city making history, Vision and Sustainable Community Strategy 2008-2025* (2008). This is an overarching strategic plan from which all other local plans should contribute to.

The *York Joint Strategic Needs Assessment 2010*²¹ highlights housing related causes to poor health and well being, such as fuel poverty and poor housing conditions, which impact disproportionately on older households. A key recommendation in the report is to target measures to promote affordable warmth, such as the city's multi-agency Hot Spot scheme.

²¹ The JSNA outlines health related facts about York and identifies key priorities for future action.

Current approaches in York

There are wide range of approaches and services in York aiming to assist older households remain independent within their own home, as well as meet the accommodation and support needs of the more frail elderly. These services are provided by a range of agencies across the private, statutory and voluntary sectors. Many of these agencies work in partnership with each other and meet regularly to review and develop services.

Helping people understand their housing and support options

There is now a lot of advice available to older households about their housing options, provided by a vast array of different agencies. Much of this is available on-line, such as the Age UK website, or through government issued information leaflets. It can sometimes be confusing knowing which agency to approach for information.

Assisting older people to remain in their homes

As we have seen, many older people wish to remain within their own homes as they get older rather than access more specialist housing such as sheltered accommodation or residential care. In line with this wish, a wide range of services have developed aimed at sustaining independence and preventing the need to move out of ones home. Assistance can vary from simple safety checks to more costly adaptations and from low levels to intensive care and support. Whilst not exhaustive, the list below gives a picture of the types of services available:

- Falls prevention work led by the Primary Care Trust including home screening to ensure the home is safe to return to after a period in hospital.
- Help with minor adaptations to the home to enable people to remain in their own home and /or enable discharge from hospital
- Home Improvement Agency, providing homeowners and private sector tenants with support and practical help in maintaining their home.
- Handyperson Service and Approved Tradesman Scheme.

- Home safety loans for minor repair work and Home Appreciation Loans, enabling homeowners to release equity tied up in their home to fund repairs and make homes decent.
- Mandatory Disabled Facilities Grants, to enable eligible persons to continue living in their own home.
- Energy efficiency grants for the over 60s and initiatives such as the Warm Front programme and the 'Hot Spots' referral scheme, aiming to tackle fuel poverty.
- Free community care assessments to determine eligibility for home support.
- Floating home support services.
- Community Alarm and tele-care services consisting of alarm only services or services with warden assistance. It involves equipment that allows for remote monitoring of people at risk.
- Services and support for older people to remain safe and active, such as GP referral scheme and active leisure
- On-line catalogue of care equipment and support services for elderly residents.
- Gardening services (Age UK)
- Support for carers.

Case study: Home maintenance advice pack:

The pack provides advice and help in regularly maintaining your home and covers things such as financial information, practical advice, DIY safety and links to useful organisations. For more information contact: 01904 554092

Assisting older people to move when they want to

Over the years different housing solutions have evolved as a response to older people's needs. These include retirement housing for independent living and specially designed housing with support for frail older people and those with specific needs such as dementia. As older people's aspirations change and we become better at supporting people to remain independent in mainstream homes, the need for more specialised forms of housing could well diminish. However, there will always be people for whom more specialised housing with support is the preferred or only option.

In recent years there has been a shift away from the traditional 'old peoples home' towards models that offer much more independence and choice. In line with many other areas, York has seen the development of 'extra care' housing. This is housing that offers people their own self contained home, with options to receive appropriate levels of care as required to sustain independent living. Sometimes there are shared facilities such as a meeting room, shop or activities, but this is not essential, especially if these amenities already exist nearby in the local community. (see Auden House case study).

For those wishing to move there are currently a variety of options:

- Downsizing initiatives to help older households in the social rented sector move to smaller accommodation.
- Retirement housing, often purpose built and offering independent housing aimed at the more active older person
- Sheltered housing, and housing with optional 'extra care' services. This is self contained housing, often on the same site or in the same area, with varying levels of care and support available to enable independent living tailored to individual needs.
- Residential care homes providing 24 hour, intensive support for those with high levels of care, offering less independence.

Case study: Auden House 'extra care'

This is the first purpose built extra care housing development in York for those aged 55 and over, offering 41 two bedroom self contained flats with a range of additional facilities. This type of housing provides independent living with 24 hour support if and when needed.

There are some community facilities built in such as a hairdressing salon, a café and a shop. A personal care service is available for residents and the services on offer are open to the wider local community.

Case study: Tangle Tree Court downsizing scheme

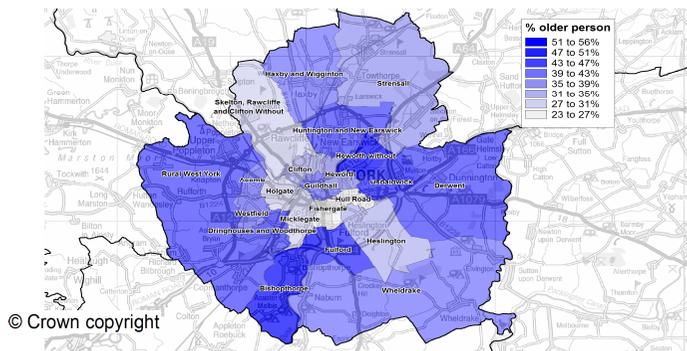
In 2009, six mostly older households in council accommodation were supported to downsize from family homes to smaller accommodation more suited to their housing needs. Residents were given new carpets, curtains, white goods and furniture and their moving costs were paid for. They were supported through each stage of the move by a support worker. The move enabled six families on the York Housing Register to take up the much needed family homes. No one was forced to move. Residents came forward voluntarily once they saw the quality apartments being offered by Yorkshire Housing Group. Everyone was a winner. The council will seek to replicate the scheme in future.

Local housing and support needs

In 2009/10 we completed a detailed housing needs assessment of older person households in York.²² The assessment was based on the views of almost 1,300 older person only households, representing 30,074 such households across the city.²³ We also used evidence from various other sources²⁴ to complete the picture.

- There are about 54,500 older people and just over 30,000 older person only households in York, around one in three of all households. Though large this is typical both regionally and nationally.
- The number of older people is expected to increase by over 30 per cent in the next 20 years, with the biggest rise being in those aged 85 and over. The highest number of older people live in the suburban areas of York.

Figure 2.2 Percentage of older person only households by ward



Source: City of York SHMA household survey, Fordham Research 2007

²² City of York: Older persons accommodation and support needs assessment 2009/10.

²³ 'Older person only' households are those which are comprised only of people aged 55 and over.

²⁴ Private Sector Stock Condition Survey and Fuel Poverty report 2008, Black and Minority Ethnic / Migrant Worker Housing Needs Assessment 2009, City of York Council Customer Profiling

- Three out of every four older households are owner-occupiers. Older person households have lower incomes than other households but notably higher levels of savings and equity.
- There are around 500 older person households on the York Housing Register,²⁵ with just over 10 per cent in the highest priority 'Band A'.
- One in two older person households is under occupying their home²⁶ with highest levels in the owner occupied sector. There are around 700 (13 per cent) social rented properties currently under occupied by older households. The majority of older people wish to stay in their long-term family home in retirement, though a significant minority have or plan to downsize. Very few people state that they anticipate moving to sheltered accommodation or living with family members²⁷.
- The main difficulty reported by older households is 'difficulty maintaining the home'. One in four older households reported one or more age-related problem with their home (some 7,500 households). Such reported problems increase with age, and are highest among those in social rented housing.
- More than a quarter of older households reported a 'support need' most commonly medical followed by physical disability. However, less than one in five older households used a support service. Households aged over 85 or social rented households were most likely to use such services.
- The most commonly requested support need was for a handyperson (2,488 households). A recent review found a significant increase in this need in future.

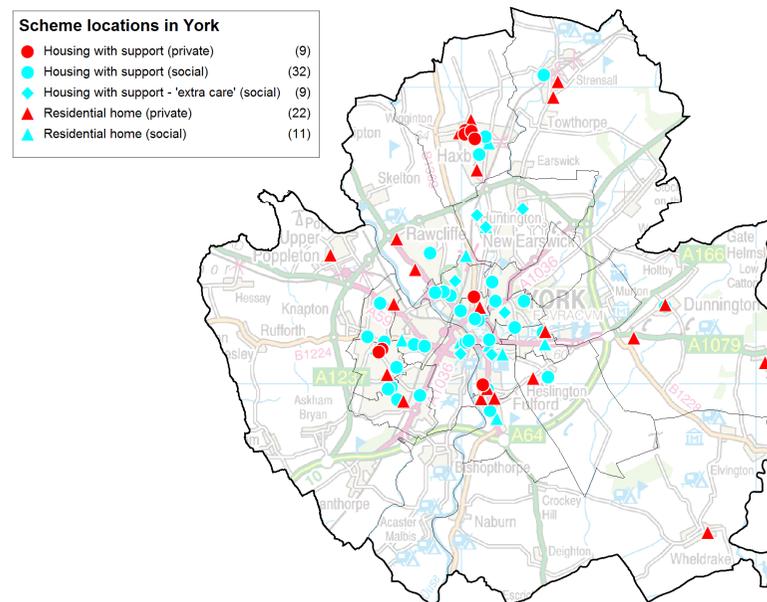
²⁵

²⁶ When measured against the government's 'bedroom Standard'

²⁷ Yorkshire Futures – Regional Citizens Panel Report, April 2010

- Falling is a serious and frequent occurrence in people aged 65 and over. Each year, 35 per cent of over-65s experience one or more falls. In 2009/10, 826 older people were admitted to York Hospital as a result of a fall. There is clear evidence that comprehensive integrated falls prevention and management programmes reduce the incidence and severity of first falls
- There is a significant need for additional community alarm services.
- There is a significant shortage of adaptations to help those who would prefer to stay at home. Only about half of those who needed adaptations to do so actually had them. The most commonly required adaptations were low cost items such as handrails and lever taps. Many older person households with support needs required further adaptations such as low level shower and downstairs toilet. Significant resources are spent each year adapting existing homes. It is vitally important to make the most of the existing stock of homes designed to be accessible and adapted dwellings.
- Within the City there are around 80 'specialist' housing schemes currently providing various kinds of housing with some element of on-site care and shared facilities. These can be either sheltered accommodation, sheltered with 'extra care' services or residential care.²⁸ About half of these are private and half publicly owned and are evenly spread across the city. Most of this accommodation is rented, despite almost half of those in need stating a preference for owner occupation.²⁹

Figure 2.8 Location of older persons specialist housing schemes in York



Source: City of York Council, Fordham Research 2009

- There is an over supply of 1 bedroom affordable specialist housing and an under supply of affordable 2 bedroom accommodation. Analysis of the need for affordable specialist accommodation between 2009 to 2014 suggests an unmet need of around 320 additional units.³⁰ Around half of future provision should be

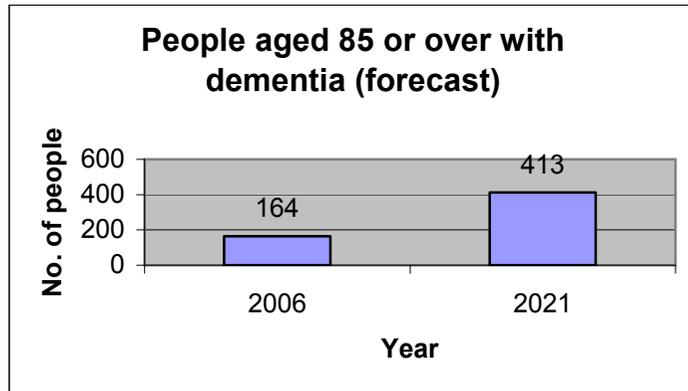
²⁸ See Glossary at back of document for a description of specialist housing.

²⁹ Signalling a possible future role for affordable shared ownership models.

³⁰ Based on all older households stating a need to move but being unable to afford private sector 2 bedroom specialist accommodation. If affordability was based on minimum 1 bed room accommodation then our assessment showed an over supply of affordable specialist accommodation. We must also bear in mind

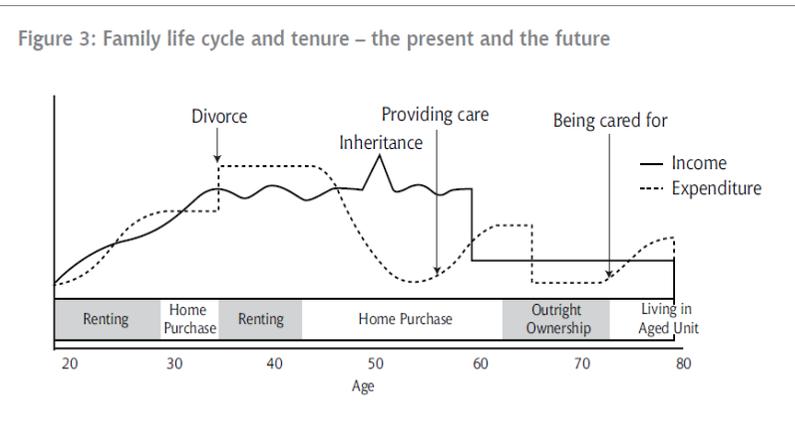
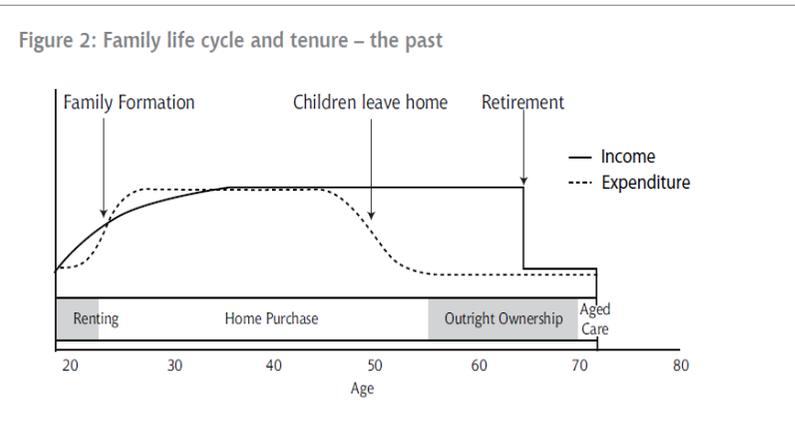
suburban with around 35 per cent urban and 15 per cent rural.³¹ Most of the publicly owned older persons provision was built in the 1960's and 1970's and is of questionable quality in terms of meeting modern needs.

- Around 7 per cent of people over 65 in York have dementia (some 2,400 people) and this is set to double over the next 15 years, signalling a substantial need for additional specialist dementia care services.



- Since three quarters of York's older people are owners there is clearly a lot of scope, and probably a lot of need, for equity release in York, to fund adaptations to existing homes or a move to other accommodation. This is particularly so for those households who do not qualify for assistance through the Disabled Facilities Grant. Releasing equity is unlikely to be an option for the nearly 20 per cent of older households in social rented accommodation and 4 per cent in private rental. There is a need to integrate financial advice with advice on benefits, local authority grants and weigh up other housing options including moving on.

that existing specialist provision is quite old, so unmet needs could be higher once obsolete stock is discounted from the supply side figures.



- Whilst almost all social rented homes now meet the Decent Homes standard³² over 12,000 private sector homes do not,³³ and 35 per cent of these are older households. The worst conditions are to be found in the private rented sector.
- Around 3,000 older person households are in fuel poverty, suggesting a need for targeted affordable warmth programmes.
- Older black and minority ethnic households in York do not display significantly different needs than those from other households,

³² Decent Homes Standard – see Glossary at back for full definition

³³ Private Sector Stock Condition Survey 2008

though barriers to appropriate advice, information and support were identified.

- It is estimated that 2 million people across the country take on caring responsibilities for the first time each year. In York, the number of unpaid carers aged 65 or over in York is estimated to rise from 3,600 in 2008, to 4,729 in 2025.³⁴ There is a significant need to raise awareness amongst local housing providers about carers and their needs and ensure carers know about the support services available to them.³⁵

³⁴ York Carers Strategy 2009-2011

³⁵ See York Carers Strategy 2009-2011

What we plan to do

Our review of older people's aspirations and assessment of local needs has informed our strategic aims and objectives. These form the basis of our action plan 2011-2015.

1. Ensure older people can make informed choices and plan ahead by providing accessible and clear information on their housing options

We want to do more to help people make more informed choices about where they live. We want to encourage more people to plan earlier for their housing moves and to have good knowledge of, and access to, housing and support that best suits their needs and aspirations. Our focus will be on ensuring good access to information, given the increasingly diverse ageing population. Improving access to financial information to support housing choices will be an important element in strengthening housing advice for older people.

2. Ensure older households are able to live in their own homes for longer, rather than have to move to 'specialist' accommodation to maintain their independence and well being

The majority of us want to see out our lives at home, living alongside our friends and family, and in a community we know and trust. Ensuring we are able to do so in comfort and safety is a key challenge for those working in housing, which in turn will benefit others in health and care services. For many people, that choice can be made much easier by "that bit of help" to adapt and repair their homes to make them safe, warm, and comfortable. Low tech, low cost solutions are popular and cost effective, such as fixing a stair carpet, a hand rail into the garden or draught proofing and repairing a broken window.

For older people with disabilities there are additional challenges which are compounded when their homes are simply lacking in basic adaptations and amenities. We will work to enable access to a greater range of

funding options to meet people's needs, including equity release³⁶, and focus what public resources there are at the most vulnerable. As we've seen, there is a significant range of services available to help people stay at home, delivered by a sometimes bewildering array of agencies. Helping people understand and access these services will be critical to the success of this strategy. We will influence the design of new homes to ensure housing which is adaptable to people's changing needs as they grow older and we will look to offer a range of incentives for those that want to downsize.

3. Where there is need for more specialist types of accommodation for frailer older people and those with specific needs, ensure it promotes and enables maximum independence and choice

We must continue to explore options for specialist types of accommodation to meet a range of different needs. Existing sheltered schemes offer access to care and some element of shared facilities and activities. More recently 'sheltered with extra care' schemes have opened, which give maximum independence in self contained flats but with access to wider support as required. We must develop this concept further to ensure future housing is provided in community settings, where local services and facilities allow. Where services and amenities are absent we will look to be build these into scheme requirements.

There are also schemes that offer much more intensive care, sometimes around specialist needs such as mental health and dementia. We know there will be increased demand for these in the future. Whenever we plan for specialist housing we will ensure it serves to maximise independence and choice for older people.

Whilst our research found a 'need' for additional affordable specialist provision this does not square with what we know about demand for our own housing stock. We need to understand much better what people

³⁶ Research has shown that equity release was only considered as a last resort when there was a need for essential work and no other finance was available. Equity release is a relatively new financial product and people need to have confidence that the financial investment in their home will not be eroded. Levels of trust in the financial sector are also lower amongst older people (JRF, 2006). We consider that with good information and advice these barriers can be reduced over time.

mean when they state a need for sheltered or specialist housing, given the growing success in supporting people to stay at home. We know that much existing affordable specialist housing is becoming obsolete due to changing aspirations and there are ongoing vacancies in some schemes. We must review current provision in light of this and explore new ways to improve the outcomes for older people.

Action plan

The action plan at the back of this document details our key aims and priorities. (NOTE: once the strategy is agreed we will work with service teams to identify specific actions to help deliver the objectives, within the context of the spending cuts announced in the Comprehensive Spending Review 2010. The action plan will seek to identify 'quick wins', things we can do in the short term to demonstrate progress in addressing the housing needs of older people in York).

Whilst this strategy sets out a broad framework for older people's housing up to 2015 it does not contain targets and actions beyond 2013. We will review this strategy annually and keep future targets under constant review.

Making sure we deliver

Funding the strategy

This strategy has been written at a time when the coalition government has announced significant and far reaching cuts in public spending. Housing and related support services have taken a share of these cuts.

There will be significant pressure on budgets in the short, medium and even longer term. Precise details are still emerging but it is clear that the ambitions set out in this strategy will need to be tempered by the finances available to fund them. Our overriding priority must be to focus what resources we do have to those in greatest need, and to where it can make most impact. Our assessment of needs, outlined in more detail later in this document, gives us pointers to what these areas might be.

Achieving value for money and efficiency savings

A key focus of our work must be to seek value for money and efficiency savings at every turn. We can achieve these by continuing our focus on prevention and by working more closely with partner agencies on some of our shared outcomes. For example:

- A social services authority, by spending £37,000 on equipment, was able to achieve savings of £4,900 per week in respect of residential care for ten people. The outlay was recouped in less than eight weeks.
- Adaptations that remove or reduce the need for daily visits pay for themselves in a time-span ranging from a few months to three years and then produce annual savings. In the cases reviewed, annual savings varied from £1,200 to £29,000 a year
- Registers of accessible and adapted properties can achieve significant savings for the public purse. In Cardiff, for example, a register was established, successfully re-housing three hundred disabled people between 2002 and 2005, saving an estimated £1 million pounds from the disabled facilities grant
- Handyperson service now costs Northampton Care and Repair £1,900 per month and during a typical month will help to discharge 20 people from hospital. One hospital day stay for 20 patients at an average UK-wide rate of £350 per day stay would on average cost the State £7,000.
- Providing a range of energy efficiency measures the Warm Front Scheme offers Benefit Entitlement Checks. These checks aim to ensure that households are claiming all benefits to which they are entitled. The average increase for a successful benefit entitlement in 2006-7 was over £1,300 a year.³⁷

Reviewing progress

³⁷ These examples and others are referenced in 'Lifetime Homes, Lifetime neighbourhoods – A national strategy for housing in an ageing society'. <http://www.communities.gov.uk/publications/housing/lifetimehomesneighbourhoods>

The action plan in this document shows what we will do over the next three years. They detail our key objectives and sets some ambitious targets.

We are committed to ensuring this strategy is delivered and that customers and wider stakeholders help monitor our progress against the action plans and targets. We will work to establish a customer based monitoring group and keep wider residents updated on progress.

Contact details and further information

Copies of this document are available to download from the City of York Council website www.york.gov.uk/housing

Printed copies and further information about this strategy are available from:

Housing Strategy Manager
City of York Council Housing Services
10-12 George Hudson Street
York
YO1 6ZE
Tel: 01904 554379
Email: housingservice.development@york.gov.uk

Useful links

City of York Council: Telephone 01904 551550 or see website at <http://www.york.gov.uk> to speak to:

- Housing Options Team (Housing advice and Information)
- Housing Standards and Adaptations team
- Housing Support

Money made clear (formerly the Financial Services Authority): Telephone: 0300 500 5000 or see website www.moneymadeclear.org.uk

Age UK (Formerly Age Concern and Help the Aged): Telephone 0800 1696565 or see website <http://www.ageuk.org.uk>

York Older People's Assembly: Telephone 01904 634661 or see website at <http://www.yorkassembly.org.uk>

Energy Savings Trust: Telephone 0800 512 012 or see website at <http://www.energysavingtrust.org.uk>

FirstStop Advice – This is an independent, free service providing advice and information for older people, their families and carers about housing and care options in later life. Telephone: 0800 377 7070 or see website at <http://www.firststopcareadvice.org.uk>

Strategy Action Plan

Strategic aim 1. Ensure older people can make informed choices and plan ahead by providing accessible and clear information on their housing options

Key objectives:	Why	Target/date	Lead
Increase awareness of the housing and support options for older people	So people can make informed choices and plan ahead	Proportion of people asked who feel they receive the information and support needed to live independently - to be confirmed Dec 2010	HOM
Improve access to affordable homes that have already been adapted to support independent living	To gain better outcomes for people and achieve better value for money	September-11	HSAM
Ensure older people help direct the design and delivery of services through ongoing customer engagement	To ensure services remain responsive to customer needs	April-11	SDM

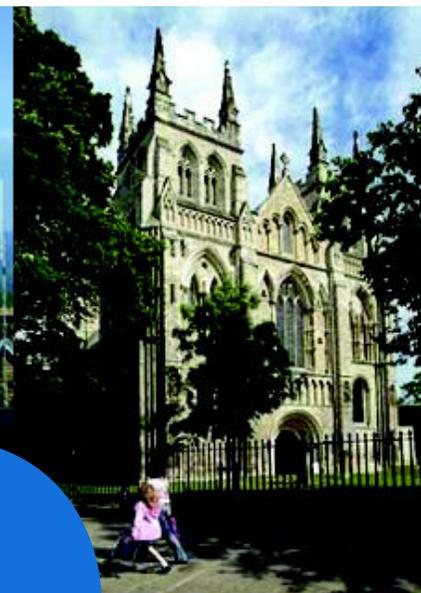
Strategic aim 2. Ensure older households are able to live in their own homes for longer, rather than have to move to 'specialist' accommodation to maintain their independence and well being

Key objectives:	Why	Target/date	Lead
Increase the proportion of all new homes built to 'lifetime' standards in well connected neighbourhoods	To ensure housing that is adaptable to peoples changing needs	100% of new homes built to lifetime standards by 2013	HSM
Enable the repair, maintenance and adaptation of existing homes to ensure they are decent and safe. Target support at those in greatest need	Most existing homes are not suitable for an ageing population	No. of households helped by the HIA by 2015 = to be confirmed Dec 2010 / No. of households taking up a HAL by 2015 = to be confirmed Dec 2010	HSAM
Enable access to services that support independent living, especially for the most vulnerable households	Most older people wish to remain in their own homes in later life	No. of vulnerable people maintaining independent living by 2015 =to be confirmed Dec 2010	SPM
Reduce fuel poverty, especially amongst most vulnerable households	Many older households are equity rich but cash poor. 12.4% of older households in private sector homes are in fuel poverty (2008)	Reduce the proportion of older households spending more that 10% of their income on domestic energy bills by 2013	HSAM
Enable people to move, should they want to, from larger homes to ones more suitable to their needs.	To ensure we make better use of the existing housing stock	6 households helped to downsize by April 2012	HSM

Strategic aim 3. Where there is a need for more specialist types of accommodation for frailer older people and those with specific needs, ensure it promotes and enables maximum independence and choice

Key objectives:	Why	Target/date	Lead
Explore further people's wish for specialist housing (e.g. sheltered housing) as opposed to mainstream housing with support	Awareness of different housing options available to older people is low	Proportion of older people that know about extra care housing and lifetime homes as a proportion of those asked (new measure)	Comm M
Work with private, public and voluntary sector partners to address the identified shortfall in 2 bedroom affordable specialist housing, especially extra care housing offering a range of tenure options	There is a shortage of 2 bedroom, self contained accommodation offering a range of tenures	Proportion of new specialist housing that offers a minimum of 2 bedrooms	HSM
Explore the options for best use of the existing affordable specialist housing to best meet identified needs	Much of the current specialist provision provided by the social sector does not meet modern expectations and some schemes have ongoing vacancies	Complete stock options appraisal of older persons schemes by July 2011	Comm M
Ensure specialist housing is accessible and welcoming to all types of households	The population of York is becoming increasingly diverse	Agreed equalities and diversity policy in place by April 2012	HCSM

Notes: HSEM = Housing strategy and enabling manager / HSM = Housing strategy manager / HSAM = Housing standards and adaptations manager / SP = Supporting People manager / CSM = Carers strategy manager / HO = Housing Options manager / HCSM = Home care services manager / LDFM = Local development framework manager / Comm M = Adults Social Services Commissioning Manager



North Yorkshire Housing Strategy

2010 - 2015

Page 373



NORTH YORKSHIRE STRATEGIC HOUSING PARTNERSHIP
Delivering better homes in our communities

This document is, or can be made, available in other formats, fonts and languages on request.
Please contact Sue.Walters-Thompson@hambleton.gov.uk or telephone: 01609 767144

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FOREWORD



As Chair of the Local Government North Yorkshire and York Housing Board, I welcome you to the North Yorkshire Housing Strategy. This document is the first of its kind for North Yorkshire and York and reflects the vision for future housing services and provision across our Sub-Region shared by all our local authorities and partners. Its development has been shaped by two rounds of consultation with a wide range of stakeholders and residents. Through this Strategy we hope to deliver more affordable homes, provide easier access to housing services, improve housing related support services for all our residents and improve the conditions of private sector housing.

Meeting the housing needs and aspirations of our communities is key to the economic success of our Sub-Region. This strategy sets out our shared housing vision and our five housing priorities for the period up to 2014. It has been prepared in a time of increasing uncertainty - we have yet to find out what public and private finance will be available to deliver our investment ambitions and we are concerned that cuts in some areas could bring particular challenges for us. Nevertheless, myself, and colleagues on the Local Government North Yorkshire and York Housing Board, are confident that this Strategy brings us together with a stronger voice. It gives us a firm foundation for securing housing investment in North Yorkshire and York and will help support and steer us through what could be difficult times ahead. The strategy provides a clear and sound basis on which to develop our Local Investment Plans, help our communities to review their local housing priorities and maximise the opportunities to deliver more much needed affordable homes for our residents.

Cllr Richard Foster

Chair of Local Government North Yorkshire and York Housing Board



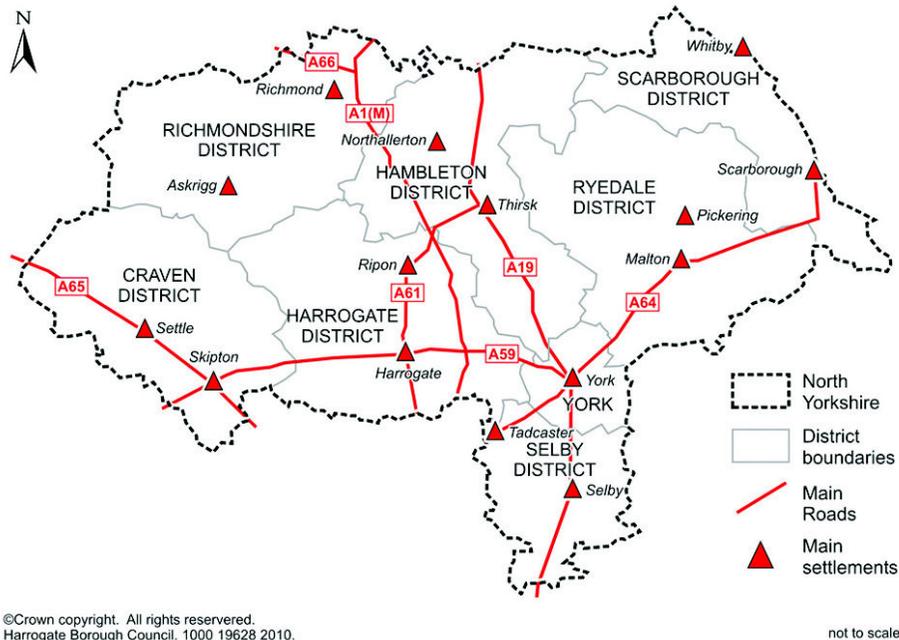
York Minster from below the City walls.

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1. Introduction

North Yorkshire and York is a great place to live and we need to ensure that we provide excellent housing and support services to deliver a good quality of life to all our residents.

Delivering good quality housing that will respect and enhance our highly valued and diverse living environment, whilst also supporting economic growth, is essential.



However, we do face a number of acute housing issues that need to be addressed effectively if our communities are to continue to thrive and prosper in the future. These are well evidenced with priorities clearly identifiable and distinguishable from other parts of Yorkshire and Humber. Our stakeholders remain committed to retaining a strong and independent voice for North Yorkshire and York when seeking further housing investment in the future.

Therefore whilst complementing the strategies of neighbouring Sub-Regions and aligning with wider regional objectives this Strategy reflects the housing priorities of our communities. In doing so, it will embed the over-arching strategic direction and longer-term, sustainable vision for the economic, social and environmental well being

of North Yorkshire and York. This is set out in two key documents, 'The Sustainable Community Strategy for North Yorkshire' and the 'City of York Sustainable Community Strategy - Without Walls'.

Sustainable Community Strategy for North Yorkshire

The overarching aim of the Sustainable Community Strategy for North Yorkshire 2008 - 2018 is for the county 'to be an even better place for everyone to live, work and visit.'

To achieve this vision ten high level issues have been identified as the priority areas for future development:

- 1 Access to service and public transport
- 2 Affordable housing
- 3 Alcohol
- 4 Children and young people
- 5 Community cohesion
- 6 Community safety
- 7 Economy and enterprise
- 8 Environment
- 9 Health and well being
- 10 Older people.

City of York Sustainable Community Strategy

'Without Walls' has identified key areas to concentrate on 'to improve the quality of life for everyone in the city over the next twenty years or so'. It aims to make the City of York:

- 1 A Sustainable City
- 2 A Thriving City
- 3 A Learning City
- 4 A City Of Culture
- 5 A Safer City
- 6 A Healthy City
- 7 An Inclusive City

1.1 North Yorkshire and York's housing vision and priorities

Flowing from the Sustainable Community Strategies and through extensive consultation, we have developed the following Vision for this Strategy:

“To make North Yorkshire and York an inclusive place where communities are sustainable and residents can have fair access to decent affordable homes and effective support when they need it.”

We will achieve this through the delivery of five key strategic priorities:

- 1 Enabling the provision of more affordable homes
- 2 Maintaining and improving the existing housing stock
- 3 Delivering community renaissance
- 4 Improving access to housing services
- 5 Reducing homelessness

The clear and strong linkages between North Yorkshire's five strategic priorities and the key themes in the two Sustainable Community Strategies are summarised below:

North Yorkshire Housing Strategy Priority	North Yorkshire Sustainable Communities Strategy	City of York Sustainable Community Strategy: Without Walls
Enabling the provision of more affordable homes	Affordable housing Access to service and public transport	A Sustainable City A Thriving City An Inclusive City
Maintaining and improving the existing housing stock	Community cohesion Environment Economy & enterprise	A Sustainable City A Thriving City
Delivering Community Renaissance	Affordable housing Community cohesion Community safety Economy & enterprise Environment	A Safer City An Inclusive City A Sustainable City A Learning City A Healthy City
Improving access to housing Services	Access to service and public transport Alcohol Children & young people Older people	A Sustainable City An Inclusive City
Reducing homelessness	Health and wellbeing Alcohol Children & young people	A Healthy City A Safer City

1.2 Scope of the Strategy

In this document we set out North Yorkshire and York's strategic priorities but do not detail specific investment proposals. Where appropriate, these will be included in the separate Local Investment Plans for North Yorkshire and York.

The Local Investment Plans will set out the investment required to deliver the agreed vision and economic purpose of each area over the length of this Strategy and possibly beyond.

The Local Investment Plans must also demonstrate alignment with one or more of the five strategic priorities listed in paragraph 1.1.

The Local Investment Plans will be delivered via Local Investment Agreements with the Homes and Communities Agency, the first of which will cover the investment period 2011 – 2014. The Local Investment Agreements will contain a summary of each party's contributions, the outcomes they wish to achieve and how they will work together to achieve this.

This strategy does not detail plans for the numbers or local distribution of housing - this spatial planning currently flows from work undertaken to develop the former Regional Spatial Strategy and will be reviewed in the forthcoming Integrated Sub-Regional Strategy, which this housing strategy will inform.

We will underpin this Strategy and its strategic action plan through local action plans produced and delivered by each of our partnering local authorities. This will enable each authority to address its own local circumstances and priorities within the context of delivering against our wider Sub-Regional objectives.



New homes for local people at Fylingthorpe in the North York Moors National Park.

2. Setting the scene

North Yorkshire and York is one of four Sub-Regions within the Yorkshire and Humber region. It comprises the seven Borough/District housing authorities of North Yorkshire and the City of York Council. Our eight local authorities, together with North Yorkshire County Council, the North York Moors National Park and the Yorkshire Dales National Park, are all partners on the Sub-Regional housing partnership responsible for development and implementation of this Strategy.

2.1 The North Yorkshire and York Sub-Region

Our Sub-Region is one of the country's most beautiful and varied places with stunning countryside and coast and a rich heritage. Extending approximately 80 miles from north to south and 130 miles from east to west it includes:

- the historic yet forward thinking City of York
- two of England's nine national parks - the Yorkshire Dales and the North York Moors
- the Heritage Coast, three Areas of Outstanding Natural Beauty, over 12,000 listed buildings and many thousand more monuments and archaeological sites, including a World Heritage Site at Fountains Abbey

The City of York has a population of around 191,00, whilst the rest of North Yorkshire has a combined population of around 591,600 people in an area covering 3,012 square miles, making it the county with the second lowest population density in England.

Outside the City of York 21% of our population live in the two main towns of Harrogate and Scarborough, with the remainder living in other market towns, including the District Council administrative centres of Malton, Northallerton, Richmond, Selby and Skipton, and in smaller towns and villages.

Across our Sub-Region communications north/south by road and rail are good but links to the east and west are very much slower on predominantly two lane roads. Public transport is difficult to provide in our lowly populated areas and hence for those residents living in our rural communities without private transport travel is often difficult

Spatially the Sub-Region comprises five areas as defined in the former Regional Spatial Strategy. These have links with one another as well as wider linkages with the Leeds and Tees Valley City Regions and Yorkshire and Humber region as a whole.

These five sub-areas are:

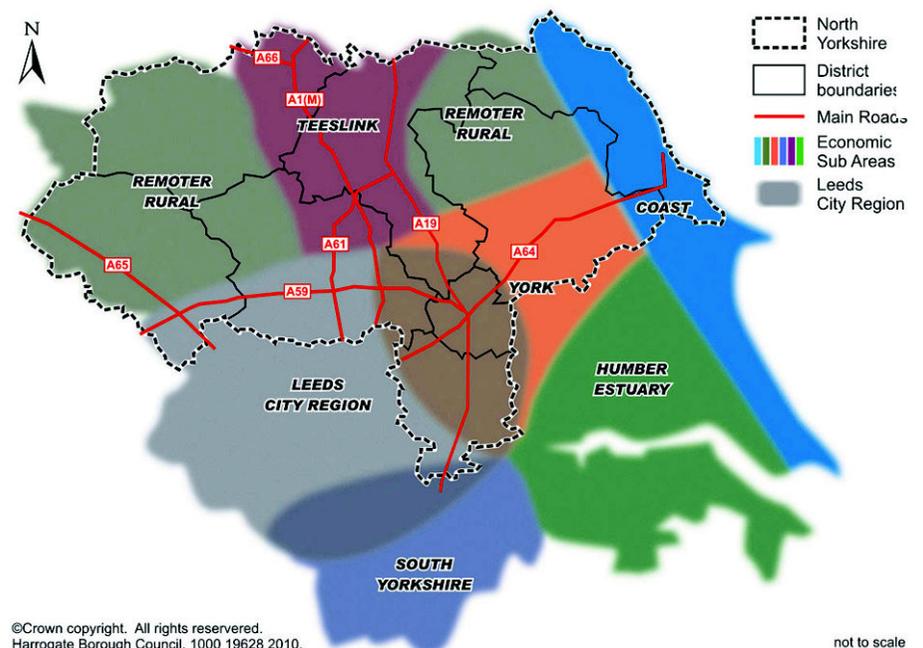
The **Leeds City Region** which includes Skipton, South Craven, Harrogate, York and Selby.

The **York sub-area**, which overlaps significantly with the Leeds city region (overlap shown in brown on the following map), this is an important spatial area in its own right whose influence extends beyond the city region into some parts of Hambleton, Ryedale and the western part of the East Riding.

The **Tees and Vales link** which largely covers Hambleton and parts of Richmondshire and Harrogate. This corridor connects the Leeds and Tees Valley City Regions. It is primarily influenced by the Tees Valley in its northern part but also has important connections to the Leeds City Region southwards.

The **Remoter Rural** areas of the Yorkshire Dales and the North York Moors. These are largely centred on the National Parks but also include some of the peripheral market towns which have a strong association with the uplands and the tourist economy.

The **Coast** including Scarborough, Filey and Whitby. This is a relatively self contained area but does have connectivity to the East Riding to the south and the Tees Valley City Region to the north.



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Harrogate Borough Council. 1000 19628 2010.

not to scale



Affordable housing at Castleton in the North York Moors National Park.

As well as supporting our own local housing markets and economy, our housing will therefore continue to contribute towards the social and economic well being of the Region and will be also be critical to the success of the Leeds and Tees Valley City Regions.

2.2 Key local housing issues

Housing affordability is probably the greatest issue facing North Yorkshire and York. The issue of affordability is compounded by a high level of second home ownership, which keeps house prices very high, particularly in our rural areas, along our coast and in our two National Parks. This is made worse by the fact that we have a low proportion of social rented homes compared to regional and national averages. However, the most extreme outcome of lack of affordable housing that our residents face is homelessness.

The private rented sector has a very important role in providing housing choices for local people and is a resource of which we need to make better use.

Because our Sub-Region is predominantly rural in nature, service delivery can be more difficult and costly. Ensuring fair access to housing and related services is a challenge for our local authorities and service providers.

There are pockets of deprivation within the Sub-Region – both in urban and rural areas. These need help with community renaissance and, in some places, area-based regeneration.

Additionally, some of our communities are under pressure to accommodate targeted housing growth to encourage and sustain economic prosperity.

In common with most of the United Kingdom, we have an increasing ageing population. Figures from the Census indicate that 18% of the population of North Yorkshire were over 65 in 2001. This figure is projected to increase by around 50% by 2020.

More information on the evidence base used to inform the Strategy is in Appendix 2 - Key Facts and Figures.

Detailed data collection, analysis and consultation took place during the development of the Strategy. This included:

- Information and priorities from the two sustainable community strategies for the Sub-Region – ‘The Sustainable Community Strategy for North Yorkshire 2008-2018’ and City Of York Sustainable Community Strategy: ‘Without Walls’
- Consultation with partners, stakeholders, residents and other interested parties during two rounds of Sub-Region wide consultation in Spring 2009 and Spring 2010
- Evidence bases from all participating authorities, including information from City of York Council, the seven district Councils, North Yorkshire County Council, Yorkshire Dales National Park Authority and North York Moors National Park Authority, plus evidence from the York and North Yorkshire Partnership Unit
- Findings from Sub-Regional research, including the Gypsy and Traveller Accommodation Assessment, Showpeople’s Accommodation Assessment, research into the housing needs of Black and Minority Ethnic Communities and Migrant Workers and a review of the North Yorkshire Housing Enabler Programme.
- Evidence bases and emerging housing and investment strategies for the Leeds City Region, the boundaries and sphere of influence of which overlap our Sub-Region.

3. Summary of priorities

In collaboration with stakeholders, we have identified five key housing priorities:

1 Strategic Priority 1: Enabling the provision of more affordable homes

We need more homes that are affordable to local people. We can help make this happen through the provision of additional affordable homes, by exploring more innovative ways to make existing market homes more accessible to those on lower incomes and by making better use of unused and vacant homes.

The Sub-Region proposes to:

- Deliver a programme of additional affordable homes, ensuring that these homes are of an excellent quality, are efficient and represent good value for money
- Increase the availability of land for affordable housing
- Gain a better understanding of the housing markets in North Yorkshire and the alternative delivery mechanisms they can offer, including targeting the re-use of unused second homes and other empty properties

2 Strategic Priority 2: Maintaining and improving existing housing stock

Our existing homes are our most valuable resource, so it is important that we look after them and make best use of them.

The Sub-Region proposes to:

- Directly invest in and encourage private investment in existing housing stock of all tenures within North Yorkshire, to ensure its sustainability and availability to meet the Sub-Region's current housing needs
- Reduce the carbon footprint of existing and new homes to help people run them more cheaply and efficiently and to reduce the risks of climate change impact

3 Strategic Priority 3: Delivering community renaissance

We need to tackle the challenges facing our local communities to ensure they remain vibrant and sustainable places where people want to live.

The Sub-Region proposes to:

- Strengthen linkages to strategic economic development, planning, transport and regeneration priorities in urban and rural areas to promote place shaping, including promoting housing growth in appropriate locations
- Support targeted area-based regeneration in areas which require it, such as Scarborough and parts of York

- Promote sustainable rural communities and offer specific support for rural affordable housing delivery via the North Yorkshire Rural Housing Enabling Partnership
- Work with partners to better manage our local neighbourhoods, promote social cohesion and embrace cultural and religious diversity
- Begin to address issues of financial inclusion and worklessness

4 Strategic Priority 4: Improving access to housing services

We want to put the customer at the heart of decision making and to increase housing choices for all, through the provision of universal, clear and transparent advice about existing housing and housing support services.

The Sub-Region proposes to:

- Increase housing choices and improve housing advice services for older people
- Offer improved housing services, advice and assistance for specific vulnerable groups
- Offer services and grants to make sure that people with disabilities can live comfortably within their existing homes
- Embrace cultural and religious diversity
- Better understand and address the housing and support needs of Gypsies and Travellers, Black and Minority Ethnic groups and migrant workers
- Offer support and help to match people with homes that are the right size and type to meet their needs
- Work in partnership with local landlords to develop a strategy to increase access and improve services across the private rented housing sector

5 Strategic Priority 5: Reducing homelessness

Our homelessness levels remain relatively high because of the acute shortage of affordable housing. Tackling homelessness remains a key priority within North Yorkshire and Yorkshire. This is an area where a well-established practice of joint working has brought about a number of positive outcomes.

The Sub-Region proposes to:

- Sustain and improve the prevention of homelessness
- Continue to reduce the use of temporary accommodation and improving the temporary accommodation used
- Sustain and improve progress made in tackling youth homelessness
- Continue to ensure that housing support is available for homeless and vulnerable people

4. Enabling the provision of more affordable homes

1 Strategic Priority 1: Enabling the provision of more affordable homes

We need more homes that are affordable to local people. We can help make this happen through the provision of additional affordable homes, by exploring more innovative ways to make existing market homes more accessible to those on lower incomes and by making better use of unused and vacant homes.

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- Increase the availability of land for affordable housing
- Gain a better understanding of the housing markets in North Yorkshire and the alternative delivery mechanisms they can offer, including targeting the re-use of unused second homes and other empty properties

4.1 Delivering a Sub-Regional affordable housing programme

Key issues

Affordable housing delivery is a key priority for North Yorkshire and York if we are to make any inroads towards meeting the identified shortfall between housing demand and housing supply. We cannot tackle this issue in isolation. We must link it to the wider 'place-shaping' agenda, if we are to ensure that future development takes place in sustainable locations, and that targeted housing growth is supported in those areas which we consider to be the most appropriate in terms of meeting local housing needs.

Attracting investment for our much needed rural affordable housing is particularly challenging because of high costs and the dispersed geographical locations of available development sites.

At the time of writing this Strategy, the investment period 2008-2011 is drawing to a close and preparations are underway for the next investment period. For the first time in 2011-2014, seven of our local authorities, (with the exception of City of York), will be working together to determine their joint investment priorities for additional affordable housing delivery.

Priorities in response

Our investment requests in the Local Investment Plans and Agreements will reflect the priorities identified within this Strategy.

Through the development and consultation of this Strategy, we have made stronger linkages with economic development, transport and planning strategies in order to determine the most appropriate sites for development.

Housing is taking an active role in advancing the agreement of the first Sub-Regional Integrated Strategy, which will provide a framework to formalise the links between housing, transport economic development and spatial planning.

Separate Local Investment Plans and Agreements are currently being prepared for North Yorkshire and York following Single Conversations with the Homes and Communities Agency. These will include specific development proposals that are viewed to be of Sub-Regional significance and a joint Sub-Regional package of rural development sites.

Our Local Investment Agreements will also provide a benchmark to ensure that the new homes provided are of excellent quality, are efficient and represent good value for money.

Desired outcomes

- Continue to deliver additional affordable homes through the agreed Sub-Regional housing investment programme for 2008-2011
- Secure investment for the period 2011 onwards to deliver additional affordable housing to meet the Sub-Region's need to address affordability, rural housing, place shaping and housing for older people

Actions taken or planned

- Deliver a Sub-Regional affordable housing development programme to meet the overall affordable housing targets set in the Local Area Agreements for the period 2007-11 for North Yorkshire and 2007-10 for City of York.
- Agree and sign off the Local Investment Plans and Agreements for North Yorkshire and City of York for 2011 - 2014
- Develop Sub-Regional package of rural sites to be tendered as a single or grouped contracts
- Monitor delivery of new affordable housing through NI155

4.2 Land availability

Key issues

A major constraint on the delivery of affordable housing for our local authorities is the shortage of land coming forward for development especially in the current economic climate. The number of permanent dwelling started across the Yorkshire and Humber region has dwindled from 16,830 in 2006/07 to 6,670 in 2008/09. (source: DCLG Housing Live Data Tables). This significant drop is echoed in North Yorkshire and York.

Notwithstanding this, we envisage that the planning system will continue to feature as a key mechanism for addressing housing needs for the life of this Strategy. In particular, we are keen to make the most of the opportunities offered through the Local Development Framework (LDF) process to maximise delivery both through the provision of new homes and, where appropriate, the use of commuted sums either to increase provision or make better use of existing stock. However, local authorities are at different stages of their LDF processes and account needs to be taken of this when considering our longer term investment plans.

We believe that the release of public land could provide a key tool for increasing our affordable housing provision. Many local authorities have undertaken asset management reviews and made landholdings available for affordable housing in recent years, and audits of public sector land holdings continue to be undertaken on a regular basis. Additionally, we anticipate that the market downturn and lower land prices could provide opportunities for land for affordable housing to be secured and 'banked' by development partners for future development.

Historically we have delivered rural housing through a mix of negotiations on market housing sites and through planning "exception" sites (sites that would not normally get planning permission for residential development other than for affordable housing). We acknowledge that in the current economic climate, when many market housing sites are being 'mothballed' there is a need to strengthen policy to produce more "exception" sites.

We accept that local authorities need to be more flexible and innovative when negotiating with developers in the current housing market downturn if we are to facilitate market recovery. However, this must not compromise our challenging planning policies which need to remain in place in order to maximise delivery of affordable housing in the housing market upturn when it happens.

Priorities in response

Our Housing, Planning and National Park Authorities will continue the already established widespread good practice of close collaborative working.

We will continue to maximise the opportunities to increase the number of additional affordable homes through negotiations, as and when planning applications for residential development are submitted, and to more strategically address affordable housing issues through Local Development Frameworks and Supplementary Planning Documents.

We will continue to assist planning and housing officers to better understand the costs and viability issues around site development and to deliver consistency Sub-Regional financial viability assessments both through training and by championing the use of the Valuation Office Service.

We will target other owners of public land including the County Council, MoD and PCT's increasing efforts to pursue innovative means of maximising the use of all public land to meet local housing needs.

The Sub-Region must also investigate and pilot other delivery mechanisms, such as maximising delivery through 'exception' sites in rural areas and land banking by stakeholders.

Desired outcomes

- To ensure that North Yorkshire and York has a continuing and increased supply of land coming forward for affordable housing development.
- Use the Local Development Framework Process to ensure that more public land and land in rural areas is brought forward for affordable housing development.

Actions taken or planned

- Continue to develop and implement good practice models for delivering affordable homes through the planning process and delivering consistent Sub-Regional financial viability assessments.
- Monitor the amount of public land brought forward for affordable housing through National Performance Indicator NI159

Case Study: Re-provision on the Discus bungalows sites, York



The Discus Bungalows Scheme in York includes three sites with a combined total of 100 existing Discus bungalows, which are being demolished and replaced with an exciting mixed tenure development of 196 new homes. The existing bungalows were low density and built predominantly from asbestos, meaning that they would fall short of meeting the decent homes standard. However, the residents of the bungalows are a very strong

community – many of them living in their homes for a long time and the redevelopment of the site is being undertaken in very close consultation with all residents. The new development across the three sites will comprise 60 replacement bungalows which existing residents will move into, an extra care scheme of 41 two bedroom apartments, 30 homes for affordable rent, 18 homes for low cost home ownership and 47 homes for open market sale. Due to the current housing market, the homes earmarked for open market sale may initially be rented at an intermediate rental level.

The first new bungalows were completed and occupied in 2009, with the whole redevelopment due for completion in 2012.

Case Study: Craven District Council sites contributed for affordable housing development

In 2007 the Council undertook a review of its land holdings with the specific intention of identifying land which could have potential for development of affordable housing under the Council's exceptions planning policy.

This review resulted in the identification of three sites across the District at Bentham, Ingleton and Hellifield, which have a combined

capacity to deliver 81 affordable homes. The Council agreed to make the sites available to Registered Social Landlord partners free of charge.

To date 16 homes have been completed and occupied, with a further 34 completions expected by 31st March 2011. 24 further homes are currently on site and the remainder will follow shortly.

4.3 Housing markets and alternative delivery mechanisms, including targeting the re-use of empty homes

Key issues

Our housing market remains relatively strong despite the national economic downturn, with house prices remaining high compared to regional and national averages. This is confirmed in the 'Evidence Base for Housing in Yorkshire and Humberside' (Nevin Leather Associates, draft March 2010).

However, this affluent picture masks the fact that a significant number of our population is on lower incomes, employed locally in relatively poorly paid employment. This is especially the case in many of our rural areas. These residents struggle to buy their own homes and are heavily dependent on a very restricted supply of social rented or other affordable housing.

As a result, our Sub-Region has 'dual market' characteristics: an upper tier housing market which functions over a wide area, limited to some extent by major roads and other transport networks which influence commuting patterns, and a lower housing market tier which may be far more local, limited by low income and an inability to afford long-distance commuting costs.



Affordable housing at Cam Garth, Craven.

Our Sub-Region's high level of second home ownership impacts on housing availability and affordability levels across the Sub-Region, particularly in rural areas, coastal areas and National Parks. However, in order in part to address this issue through directly related intervention, we have secured additional funding for housing investment through the reduction in Council Tax discounts on Second Homes.

Whilst long-term empty properties are not a significant problem across the Sub-Region, we are keen to ensure that wherever possible we encourage owners to bring them back into residential use as they provide another valuable housing opportunity for our residents.

We recognise that providing additional affordable homes through new provision and re-use of existing properties alone cannot balance local housing markets. We therefore also support the use of affordable home ownership products and other initiatives to help people into housing they can afford, for example, the introduction of "local occupancy" conditions for some new housing in specific areas such as National Parks.

Priorities in response

Our evidence base on local housing markets must be continually updated to ensure our continued understanding of them and to help us to identify and respond to any fluctuations. Each Local Authority has already undertaken its own Housing Needs Assessment/ Strategic Housing Market Assessment and these have fed into this Strategy. Further work is underway to make this information up-to-date and consistent across the Sub-Region through the procurement of a Sub-Regional Strategic Housing Market Assessment.

We must continue to target the re-use of unused second homes and other empty properties which could more meaningfully contribute towards meeting our local housing needs. Other forms of delivery, such as through re-provision and purchase and repair are being rolled out across the Sub-Region and this will continue in the future.

We need to continue to use the additional funding obtained through the reduction of Council Tax Discounts on second homes to enable the provision of additional affordable homes and housing related services.

We need to review and develop the use of existing and new products and policies to enable local residents to better access the housing market and respond to the current recession.

Desired outcomes

- To maintain an evidence base which will properly inform our future investment decisions and help us respond to housing market fluctuations, as and when they arise
- To maximise the use of the existing housing stock
- To increase funding available for housing investment
- To increase access to the existing housing market for local residents, for example by the delivery and development of specialist products and by the use of local occupancy conditions in specific areas such as National Parks

Actions taken or planned

- Complete the first Sub-Regional Strategic Housing Market Assessment by December 2010
- Agree and implement a Sub-Regional Empty Property Strategy by December 2010
- Use funding derived from the reduction in Council Tax Discounts on second homes for housing investment
- Continue to participate in delivery of national products, such as Homebuy and Mortgage Rescue, together with a number of locally tailored products such as Golden Triangle Homebuy Plus and the Richmondshire Half a House scheme
- Explore options for the introduction of local occupancy conditions for new market housing through Local Development Frameworks

■ Case Study: Golden Triangle Homebuy Plus

Golden Triangle Homebuy Plus is a successful equity share scheme operating across City of York, Harrogate District and North Leeds which allows purchasers to get onto the local property ladder. The equity loans provided by Government under the national Homebuy scheme were

proving insufficient for many people on average incomes to access the market in the Golden Triangle area. For some of these people, the Golden Triangle Homebuy Plus scheme has been able to offer equity loans of up to 45% of open market price for their chosen property.

5. Maintaining and improving existing housing stock

2 Strategic Priority 2: Maintaining and improving existing housing stock

Our existing homes are our most valuable resource, so it is important that we look after them and make best use of them.

The Sub-Region proposes to:

- Directly invest in and encourage private investment in existing housing stock of all tenures within North Yorkshire, to ensure its sustainability and availability to meet the Sub-Region's current housing needs
- Reduce the carbon footprint of existing and new homes to help people run them more cheaply and efficiently and to reduce the risks of climate change impact

5.1 Investing in existing housing stock

Key issues

New houses count for less than one per cent of the total stock and therefore innovative asset management and maintaining and improving the quality of the existing stock of all tenures is fundamental in delivering our Sub-Regional housing offer.

We have significantly lower levels of social rented housing than the region and England as a whole, which makes our issues of housing affordability worse. Therefore, it is imperative that we seek to make best use of social rented stock and seek ways to use both the private rented sector and the owner occupied sector to address local housing needs.

Four of our housing authorities - City of York, Harrogate, Richmondshire and Selby – have chosen to retain and manage their own Council stock. This position is reviewed by each of these authorities on a regular basis through options appraisals and tenant consultation.

Our other four districts have gone through the process of Large Scale Voluntary Transfer to transfer the ownership and management of the former Council homes to specifically formed Registered Social Landlords.

This process of stock transfer has levered in additional financial capacity which is being used to improve existing stock and provide new homes across the Sub-Region.

All of our councils and our main housing association partners are on track to meet the Government's Decent Homes Target by the end of 2010, in respect of their housing stock within North Yorkshire and York.

However, an estimated 22%-30% of private sector homes are non-decent and we share concerns around the capacity to meet the Government's former private sector decent homes target, which is being retained as a local indicator. Levels of decency in the private rented sector are well below those in the owner occupied sector.

Priorities in response

We have formed a North Yorkshire Private Sector Group to tackle issues of property condition and safety, specifically related to the private rented sector. This group is tasked to secure, manage and profile funding to deliver initiatives that will improve these homes.

We will continue to champion the national move from grants to loans and will work collaboratively with other Sub-Regions to deliver the Regional Loans Service, which assists vulnerable private owners to release available equity in their homes to carry out essential repairs and improvements.

Notwithstanding this, we also intend to continue providing funding for small loans and grants in circumstances where regional loan products are not appropriate.

We have taken a lead nationally to work with the National Landlords Association to deliver a series of Sub-Regional Landlord Trade Fairs. Aimed at landlords and managing agents, these events, now planned to be held on a regular basis, have helped to strengthen relationships, offered regulatory advice and provided opportunities to explore options to lever in funding at a time when central and local government funding is becoming more scarce.

Our local authorities and North Yorkshire Fire and Rescue Service are working together to develop a Fire Safety Protocol for use in the private rented sector. This will provide generalised guidance as to the minimum fire precautions and means of escape for a range of house types in multiple occupation.

Desired outcomes

- We will aim to complete the move from grants to loans across the Sub-Region to achieve a target of 100% loans with the exception of particular circumstances wherein the use of grants is the only practical option.
- Home Appreciation Loans and Home Improvement Loans will become the key delivery tools for private sector renewal across our Sub-Region.
- We will strengthen relationships with our private sector landlords to encourage

those whose homes are of a poorer quality to adopt the good practice of others

- We intend to develop a Private Sector Housing Strategy by the end of 2011 that will strengthen relationships with private landlords and improve both the quality of housing in this sector (including increasing the proportion of Decent Homes within the private rented sector) and access to services
- We will ensure that consistent standards of condition and safety are applied across the Sub-Region.

Actions taken or planned

- Achieve the Decent Homes Standard in all social housing stock by the end of 2010 and maintain this as the minimum standard beyond 2010.
- Deliver a financial assistance service (loans and/or grants) for vulnerable homeowners and private sector tenants through local authority programmes and the Regional Loans Service
- Develop and implement a Private Rented Sector Housing Strategy
- Agree and implement a Fire Safety Protocol for use in the Private Sector

5.2 Improving the energy efficiency of homes to reduce our carbon footprint and address climate change issues

Key issues

Fuel Poverty remains a significant issue across the Sub-Region with high fuel charges and the recession contributing to an increase in the number of our residents unable to afford to heat their homes.

The Sub-Region understands the importance of encouraging housing developers to build environmentally sustainable new homes. We also recognise that we must support existing home –owners to meet their own climate change responsibilities through the direct promotion and provision of grants and loans for energy efficiency and renewable energies and, also, indirectly through our work on tackling fuel poverty.

The Climate Change Act (2008) requires that National Carbon emissions are reduced by at least 80% by 2050 compared to 1990 levels.

Priorities in response

The wider scope of the national performance indicators NI 186 and NI187 has empowered our local authorities to tackle fuel poverty and reduce carbon emissions in an integrated manner, ensuring that the maximum number of new and existing homes is energy efficient. This indirectly eases some of the issues of affordability across the Sub-Region. We have developed a number of initiatives including grants and loans to householders for energy efficiency improvements including insulation, heating and renewable energy technologies.

The Sub-Region operates a cross-organisational fuel poverty affordable warmth group, convened by the Primary Care Trust which coordinates interagency activities towards the improvement of National Indicator 187 (fuel poverty) figures. We support the development of a Sub-Regional approach to the Sustainability Energy Network and have been involved in the development of the Regional Affordable Warmth Strategy linked to the Regional Affordable Warmth Action Plan for Yorkshire and the Humber.

We have been the national pioneer in developing a structured partnership between the eight authorities, Warm Front and the Energy Saving Trust (ESTac) advice centre which ensures that potentially qualifying households are contacted twice each year in order to stimulate their uptake of assistance.

In September 2009 a 'Hotspots' scheme for North Yorkshire and the City of York was launched. The scheme is operated in partnership with the Energy partnership (a community owned, not for profit organisation), the PCT and the North Yorkshire Fire and Rescue Service and aims to alleviate fuel poverty in vulnerable households through a simple card referral system.

In response to the Climate Change Act all our local authorities have introduced climate change strategies to work towards the national target. We are also developing a collaborative approach across the Sub-Region to meet the target following from a series of climate change leadership workshops. This includes approaches to all measures intended to mitigate climate change such as renewable technologies and water conservation as well as energy efficiency.

Desired outcomes

- Achieve a reduction in the number of households in fuel poverty
- A partnership approach to reduce local householders' carbon footprints through energy efficiency improvements and enhanced advice services focussing on climate change mitigation and adaptation measures

Actions taken or planned

- Monitor carbon dioxide emissions through NI 185 (authorities' own carbon dioxide emissions) and NI 186 (per capita carbon dioxide emissions) in North Yorkshire and fuel poverty through NI 187 in City of York, together with NI188 (planning to adapt to climate change) in North Yorkshire
- Contact potentially qualifying households twice each year in order to stimulate their uptake of energy efficiency assistance.

6. Delivering community renaissance

3 Strategic Priority 3: Delivering Community Renaissance

We need to tackle the challenges facing our local communities to ensure they remain vibrant and sustainable places where people want to live.

The Sub-Region proposes to:

- Strengthen linkages to strategic economic development, planning, transport and regeneration priorities in urban and rural areas to promote place shaping, including promoting housing growth in appropriate locations
- Support targeted area-based regeneration in areas which require it, such as Scarborough and parts of York
- Promote sustainable rural communities and offer specific support for rural affordable housing delivery via the North Yorkshire Rural Housing Enabling Partnership
- Work with partners to better manage our local neighbourhoods, promote social cohesion and embrace cultural and religious diversity
- Begin to address issues of financial inclusion and worklessness

6.1 Place shaping

Key issues

We realise that housing is only one of many elements that 'shape' our places and make our communities sustainable. In order to make a real difference to the communities we serve our housing policies and priorities need to understand and reflect other Sub-Regional spatial issues and priorities, including economic development and transport, and to have strong links with health and education provision. Not only will this ensure that our residents live in communities where they have easy access to jobs, shops, health care and schools, but it will also enable our private and public sector organisations to access their workforce locally and promote economic prosperity.

The five spatial areas of our Sub-Region have, in turn, been grouped into three economic zones: East (North York Moors and Coast), Central (City of York and the Vale and Tees Link) and West (the parts of the district with the strongest links to the Leeds City Region and West Yorkshire). The Central and Western zones are currently performing better economically than the national average but there is evidence of under-performance in the Eastern zone (East Coast and Ryedale). The particular issues facing each part of our Sub-Region and the housing required to deliver and

sustain the social and economic well-being of their communities will be brought out further in our Local Investment Plans.

We recognise that some of the housing interventions – such as tackling homelessness and housing affordability - will be common to all of these areas, whilst other issues - for example promoting housing growth - will be more relevant to specific spatial areas.

We support development proposals that will improve social cohesion through the creation of good quality homes, mixed and balanced communities and increased access to housing through provision of mixed tenure homes, such as Derwenthorpe, York. We would like to see the good practice principles and ideologies of this scheme replicated elsewhere.

The promotion of sustainable development is central to all housing. Throughout the Sub-Region Local Development Framework policies place emphasis on environmentally sustainable development and a reduction in social inequalities and disadvantage within communities. We ensure that affordable housing is well integrated within private housing schemes and pepper potting of tenure is a requirement that is clearly set out in affordable housing policies.

Priorities in response

This housing strategy is being fed in alongside the existing and emerging Sub-Regional transport, economic development and spatial planning strategies to inform the first Sub-Regional Integrated Strategy for North Yorkshire and York, which is due for completion in December 2010.

Local Investment Plans, which will lead to Local Investment Agreements, are currently being drawn up with the Homes and Communities Agency.

Desired outcomes

- To ensure that best use is made of available resources so that housing interventions make a real difference and contribute to the sustainability of our communities
- To ensure that the Sub-Regional housing strategy aligns with and supports other Sub-Regional strategies

Actions taken or planned

- Contribute to the development and adoption of the Integrated Sub-Regional Strategy
- Identify specific area based interventions in the Local Investment Plans and Agreements for North Yorkshire and York for 2011 - 2014

Case Study: Delivery through the planning system: Sowerby Gateway and beyond – Hambleton’s Local Development Framework promoting housing growth and affordable homes

Broadacres housing association and a local developer are working with Hambleton District Council to deliver its vision for the Sowerby Gateway, which lies to the south west of Thirsk.

This extension to the thriving market town will deliver around 900 new homes, 40% of which will be affordable for local people, a new primary school, neighbourhood centre with retail and leisure opportunities, a business/employment park and a combined heat and power facility.

A similar approach is planned to deliver further large scale growth and renewal at North Northallerton – a package of housing and employment sites that will deliver a further 1000 new homes - 40% of which will be affordable – and a range of community and other benefits, including a new relief road to address congestion in the County town of North Yorkshire.

These two areas of major growth, plus the smaller packages of sites in other sustainable locations will promote a true ‘living, working countryside’.

6.2 Targeted area-based regeneration

Key issues

Whilst not a common priority, regeneration is nevertheless a key issue for some parts of our Sub-Region, most critically in Scarborough and City of York. There are also smaller pockets of higher than average levels of deprivation in other locations. Similarly to the wider place-shaping agenda, targeted regeneration initiatives can offer an effective mechanism to reduce social inequalities and address disadvantage within those affected communities.

Priorities in response

Staff in relevant local authorities are working with Yorkshire Forward and other external agencies to secure funding for targeted regeneration projects where housing can contribute to economic recovery and community renaissance.

Regeneration will be delivered through targeted initiatives in those areas which are least sustainable without interventions.

Desired outcomes

- Successful area based regeneration leading to sustainable communities

Actions taken or planned

- Develop and support area based regeneration schemes in appropriate locations, such as parts of Scarborough and York

Case Study: Middle Deepdale delivering more homes and regeneration benefits for Eastfield, Scarborough

The Middle Deepdale housing and regeneration project involves the development of 92 acres for housing on two sites located immediately to the north of the Eastfield estate, four miles south of the town centre of Scarborough, which is ranked as one of the most 10% deprived wards in the country and is the second most deprived ward within North Yorkshire.

Key problems in Eastfield include high number of people in receipt of benefits, high unemployment and high levels of anti-social behaviour and crime.

The Middle Deepdale project will provide much needed housing for Scarborough town and unlock the regeneration of Eastfield. The two development areas, one in private

ownership and the other owned by Scarborough Borough Council, will provide up to 1200 new homes, with a significant proportion of affordable housing including a new Extra Care scheme.

The key regeneration benefits in addition to the affordable housing include:

- re-modelling of the retail area on Eastfield High Street including redevelopment of key strategic sites
- new school provision
- new employment opportunities for local people including construction training opportunities
- new community facilities.

6.3 Sustainable rural communities

Key issues

The majority of our Sub-Region is rural in character. Ryedale and Richmondshire are the 7th and 8th most sparsely populated local authority areas in the United Kingdom. Our rural villages are attractive places to live for wealthy commuters and people seeking to retire, leaving many local young people unable to afford to stay in the communities in which they grew up. We are concerned that this, in turn, can affect the sustainability of our local schools, services, facilities and the local economy, and can lead to imbalance in our communities.

The contribution that small developments of 'local homes for local people' can make to the sustainability and vibrancy of rural village life is significant, so the delivery of rural affordable housing continues to be a priority for the Sub-Region.

We are all too well aware that the size and character of our settlements creates challenges when delivering affordable housing in rural areas. Opportunities are scarce and development costs are relatively high because our rural development sites are typically small and there is a need to reflect local architecture and settlement form through high quality design and the use of sympathetic materials.

We support the need for extensive consultation with our local communities and Parish Councils to ensure the long-term success and sustainability of our rural housing schemes.

We recognise that enabling the delivery of affordable housing in rural areas is a specialist function, for which dedicated time and resources are required, particularly to successfully deliver rural exception sites.

Priorities in response

The Sub-Region has developed a Rural Housing Enabling Partnership, which comprises a team of seven specialist Rural Housing Enablers working under the guidance of a Rural Housing Network. The latter comprises local authority representatives, the Homes and Communities Agency, Country Landowners Association, housing association representatives and representatives from Government Office for Yorkshire and the Humber.

We will seek to continue to support a Sub-Regional rural housing delivery vehicle beyond 2011, and have commissioned an independent review of the successes and lessons learnt from the current partnership model. This will inform its future direction and sustainable funding options.

Desired outcomes

- Increased delivery of rural affordable homes to contribute to the sustainability and vibrancy of local communities
- Direction and funding for the rural housing delivery vehicle to be determined beyond 2011
- North Yorkshire to be chosen as the Northern pilot for the HCA Rural programme

Actions taken or planned

- Agree and implement a Rural Housing Action Plan

6.4 Better neighbourhoods and social cohesion

Key issues

We are committed to neighbourhood management as a vehicle for improving and joining up local services in neighbourhoods and making them more responsive to local needs. This will be delivered through neighbourhood management partnerships of local residents, key agencies and service providers using community information to improve services and local outcomes.

Delivery on the ground will be through a neighbourhood manager or a small neighbourhood management team responsible for improving services, addressing service gaps and focusing action on local priority areas. However, there is no one model of neighbourhood management and we appreciate that arrangements need to vary across the Sub-Region in order to reflect local needs and aspirations.

Our partners are committed to delivering the Respect Agenda, encouraging local residents and local agencies to work together to tackle anti-social behaviour more effectively and ensuring our communities are places where people want to live.

We value social cohesion within the Sub-Region, as this is the "glue" that brings communities together and embraces cultural diversity. We cannot under-estimate the important role that housing, alongside employment, income, health and education, plays in contributing to social cohesion in our communities. Relations between and within communities suffer when people lack work, endure hardship, and experience poor living conditions.

The Sub-Region recognises that, for some groups, integration into our existing communities can be challenging. This may be because of a lack of understanding of differing cultural needs or language/literacy barriers. We are keen to play a key role in encouraging social cohesion and promoting social inclusion for these groups, which include gypsies and travellers and migrant workers.

Gypsies, Travellers and Showmen have differing needs to the settled community. Closer working practices and improved communication are required if we are to be able to better understand and address Gypsy and Traveller housing issues and travelling requirements of Showmen, and help them to live in greater harmony with the settled population.

Migrant workers and Black and Minority Ethnic communities make a valuable contribution towards our economy and we need to better understand their housing needs if we are to sustain and properly support this important workforce.

Priorities in response

A North Yorkshire Gypsy and Traveller Steering Group has been established, comprising housing and planning officers from local authorities and a representatives from Supporting People. In April 2009 a part-time Sub-Regional Gypsy and Traveller Officer was appointed.

A Sub-Regional Gypsy and Traveller Communication Strategy was agreed in 2010.

The Sub-Region is committed to improving Traveller sites, increasing provision across North Yorkshire and York and improving services and communication with the Gypsy and Traveller community. North Yorkshire County Council has undertaken a review of the management of its existing Gypsy and Traveller sites and successful bids have been submitted for refurbishment works with further bids submitted.

In 2008 the Sub-Region commissioned a Gypsy and Traveller Accommodation Assessment and in 2009 a further research project was commissioned to assess the accommodation needs of Showpeople. This has helped to provide robust evidence base to be developed for Local Development Frameworks and to properly inform future investment decisions.

Specific research into the housing needs of migrant workers and our Black and Minority Ethnic communities has been undertaken and was reported in May 2010. This revealed that many of the migrant workers in our Sub-Region are highly qualified (at or above degree level) but are employed in service sector low paid work. Key housing issues for these groups include overcrowding, heavy reliance on private sector rented housing and tied accommodation linked to service jobs in the hospitality and tourism sector, meeting specific cultural and religious needs, language barriers and social isolation, particularly for those in rural communities.



Affordable housing at Danby in the North York Moors National Park.

Desired outcomes

- Develop and maintain obtain up-to-date knowledge of Gypsy, Traveller and Travelling Showpeople travelling patterns and travelling networks to help us identify the sites and services that they use throughout the Sub-Region with a view to providing better facilities and services in the future
- Improve communication with the Gypsies, Travellers and Travelling Showpeople to help us better understand their needs and equip them to better navigate housing and planning processes, resulting in a reduction in the number of unauthorised encampments and enforcement action
- Increase the level of social inclusion for Black and Minority Ethnic communities and migrant worker communities

Actions taken or planned

- Implement the agreed North Yorkshire Gypsy and Traveller Action Plan
- Use data from research into the housing and related needs of the Black and Minority Ethnic (BME) and Migrant Worker communities in North Yorkshire to inform local housing action plans and local diversity action planning and inform the Equalities and Diversity Impact Assessment of this Strategy

■ Case Study: Derwenthorpe, York

City of York Council and Joseph Rowntree Foundation are seeking to create a high quality, inclusive and sustainable community at Derwenthorpe on the edge of York which will provide around 540 homes, including 135 to rent, 81 part ownership and homes for sale at varying prices.

It is an national example of good practice and innovation which will result in the creation of a truly mixed-income, mixed tenure community. The high-quality, eco friendly, energy efficient "lifetime" homes will be flexible and adaptable, as well as

being well-managed and maintained. It will offer residents housing to meet their needs at different stages of their housing life cycle through a mix of flexible tenures and a range of housing types, sizes and affordability set within a safe and environmentally friendly community, which will have high standards of landscape and public open space.

The development also aims to reduce the dependence on car ownership through regular bus services, a car club and a cycle path link to the wider cycle network.

■ Case Study: 'A New Heart for Northallerton - Safeguarding the town's future citizens' - a foyer project for Northallerton

Hambleton District Council and Broadacres Housing Association are developing a Foyer project on a surplus Primary Care Trust owned building to provide a supported accommodation facility for young people in the centre of Northallerton, together with other affordable homes for local people. This is part of a wider strategic plan to create a high quality heart to the centre of the town and promote the economic engagement of young citizens.

Negotiations are ongoing with local voluntary and community groups to establish whether the project can also provide serviced office accommodation and meeting rooms for these groups.

The project is due to start on site in August 2011.

6.5 Financial inclusion and worklessness

Key issues

Through financial inclusion we will ensure that all our residents have access to appropriate financial services, enabling them to manage their money on a day-to-day basis, plan for the future and cope with financial pressure.

Increasingly housing providers and housing support agencies across the Sub-Region are helping our residents by both offering advice and assistance to maximise their incomes and also signposting them to the best support services available. This help includes raising debt awareness and prevention, tackling fuel poverty, providing assistance and advice to cope with rising food and energy bills, helping residents to access affordable credit and ethical financial services and helping them to avoid court action and repossession.

Financial inclusion is particularly important for our residents who are on lower incomes or out of work.

Worklessness is a term to describe people who are economically inactive, many of which are outside the labour market voluntarily, because of family responsibilities or early retirement for example. However, it can also include those who are out of work because of illness.

The Sub-Region as a whole has lower than national and regional averages of worklessness, but there are significant concentrations of workless people within Scarborough town and the City of York. Indeed two of the wards in Scarborough have some of the highest levels nationally of people of working age on income related benefits or Incapacity Benefit.

Tackling worklessness is a priority for Government, and the Homes and Communities Agency has said that when reaching Local Investment Agreements, it will be seeking evidence that proposals meet its benchmark of protecting or creating one additional job per million pounds of investment.

Priorities in response

A Financial Inclusion Forum has recently been set up in North Yorkshire, and further work is planned with local housing providers coordinated by Government Office Yorkshire and Humber.

North Yorkshire County Council, City of York, the district councils and the North York Moors and Dales National Parks have been working together to extend coverage of credit union services. The former York Credit Union has been re-constituted to allow it to operate across the whole of North Yorkshire, and a phased roll out is now taking place in individual local authority areas to provide extended services, with membership levels already substantially increasing.

The Sub-Region is supporting a number of initiatives to help to tackle worklessness. This includes increasing opportunities for people to move to access jobs and the development of Employment and Skills Partnerships, plus Foyer and Youthbuild projects for young people. The latter projects seek to provide safe, quality assured environments where experts help residents get back into education, training and employment and make a positive contribution to their local community. Some schemes are also directly linked to providing housing opportunities.

Desired outcomes

- To extend the availability of Credit Union services and local access points to both urban and rural areas, and deliver specialist education services and savings clubs for young people
- To continue to provide and support appropriate initiatives to tackle worklessness across the Sub-Region, including Employment and Skills Partnerships, Foyer and Youthbuild projects and help for those wishing to move to access jobs

Actions taken or planned

- Extend the membership and locally accessible services of the North Yorkshire Credit Union
- Continue support for Employment and Skills Partnerships, the development of foyer projects and the extension of existing Youthbuild schemes
- Increase opportunities for residents to move to access jobs through the North Yorkshire Choice Based Lettings Scheme
- Ensure that our overall housing investment proposals in the Local Investment Plans and Agreements evidence that they will protect or create one job per million pounds worth of investment

■ Case Study: Tackling Worklessness

The Scarborough Employment and Skills Partnership (ESP) was established in 2008 to tackle worklessness issues within the town with a particular emphasis on targeting disadvantaged neighbourhoods. It is a key component of neighbourhood regeneration initiatives.

A five year Employment and Skills Action plan has been developed,

which includes a range of initiatives aimed at supporting workless people into employment. Key projects include Scarborough Job Match, which is the provision of a job brokerage service aimed at improving the link between the employer demand for labour and workless people from disadvantaged neighbourhoods, plus other schemes aimed at helping young people get construction skills training and work experience.

■ Case Study: Youthbuild

Harrogate Youthbuild was set up specifically to provide construction skills training and housing for vulnerable 16-24 year olds in a high demand housing area, where opportunities for this client group are scarce and traditional Youthbuild models do not work.

Empty properties are purchased with the help of grant assistance and converted to self-contained flats by the Youthbuilders under the guidance of a mentor and construction supervisor. The tenancies are allocated to the Youthbuilders on completion and support is provided until such time as they can live independently. For young people with no previous construction industry experience and little prospect in

life, the scheme provides mentoring and personal development. All who complete the scheme leave with education, training, formal qualifications and a home - the most successful leave with an apprenticeship or even a job. The costs and drop out rate are both high, but the rewards are exceptional.

Since 2006, over 30 young people have started on the programme; four properties have been purchased and turned into nine additional units of affordable accommodation and eleven Youthbuilders who successfully completed the course now have jobs or apprenticeships in the construction industry.

7. Improving access to housing services

4 Strategic Priority 4: Improving access to housing services

We want to put the customer at the heart of decision making and to increase housing choices for all, through the provision of universal, clear and transparent advice about existing housing and housing support services.

The Sub-Region proposes to:

- Increase housing choices and improve housing advice services for older people
- Offer improved housing services, advice and assistance for specific vulnerable groups
- Offer services and grants to make sure that people with disabilities can live comfortably within their existing homes
- Embrace cultural and religious diversity
- Better understand and address the housing and support needs of Gypsies and Travellers, Black and Minority Ethnic groups and migrant workers
- Offer support and help to match people with homes that are the right size and type to meet their needs
- Work in partnership with local landlords to develop a strategy to increase access and improve services across the private rented housing sector

7.1 Housing choices and advice for older people

Key issues

In 2001 approximately 18% of the Sub-Region's population were over 65. This figure is projected to increase to approximately 25% by 2020, with significant numbers aged over 85. As our population ages more residents will have long-term conditions, including dementia, which will affect their ability to live independently.

Additional research undertaken in 2008 shows that North Yorkshire has the highest estimated number of people with late on-set dementia in Yorkshire and the Humber region, with this predicted to increase dramatically.

Studies in North Yorkshire show that a high proportion of older people are owner-occupiers and over 80% of older people wish to remain in their home.

There is a need to plan for and accommodate the current and future needs and aspirations of the Sub-Region's increasing older population.

Engagement with older residents remains vital in service planning generally and in tackling social isolation and supporting independent living. Better information and advice services also need to be provided to ensure that older people are fully aware of their housing choices.

Priorities in response

We will seek to ensure that investment is made in existing private and social rented stock to maintain, improve, adapt and remodel homes.

We recognise that the next generation of older people has a greater expectation of housing options. We must ensure that they receive appropriate advice and must encourage providers to offer a range of support services and tenure options.

We need to better map existing provision and link this to a greater understanding of older people's needs and aspirations. This data will inform decisions about the number, type and location of new homes for older people that local authorities' planning strategies should include and is critical if the Sub-Region is to achieve an effective level of joint strategic commissioning.

The Sub-Region is supporting specific services to provide a safe living environment for people with support needs. This includes Telecare, which involves the use of technology to support people to live independently in their own homes. Telecare offers a range of equipment in the home linked to a central monitoring station, which can be used to alert relatives or emergency services if there are any problems.

Extra Care schemes provide a safe environment for people with dementia and other varied support needs. They provide accommodation and essential community and support facilities which residents opt to use depending on their individual needs. Facilities can include restaurants, shops, health and beauty salons, health care and day centres.

Desired outcomes

- To make life for our residents as easy as possible for as long as possible by making sure there is flexibility and choice in their housing, care and support
- To ensure there is adequate provision of housing to meet the needs of our increasingly ageing population, funded by a mixture of public, private and residents' own investment; this will be through a mixture of new provision and making best use of existing homes through adaptations, re-modelling and the use of technologies such as Telecare.
- To ensure that comprehensive information on housing options for older people in both the private and social housing sectors is made readily accessible.

Actions taken or planned

- Develop a Sub-Regional “Lifetime Homes, Lifetime Neighbourhoods” strategy
- Allocate land for older peoples housing in areas with identified need through Local Development Frameworks
- North Yorkshire County Council to deliver a programme of additional Extra Care Housing
- Provide a Sub-Regional programme offering support and, where appropriate, financial assistance to help older people maintain and adapt their existing homes
- Evaluate the City of York “Housing Gateway” pilot offering better information around housing options and choices for older people with a view to rolling this model out Sub-Regionally

■ Case Study: Bainbridge Extra Care

Sycamore Hall in Bainbridge provides 42 units of extra care accommodation and essential community facilities including a restaurant, shop, health and beauty salon, PCT nurses base and day centre.

It is an example of how the Extra Care programme can deliver links to wider

rural regeneration by also serving as a local hub for wider services and activities, which include blood donor sessions, hosting a WRVS action group, providing a Yorkshire Dales National Park training venue and providing a venue for local community action groups.

7.2 Housing services, advice and assistance for vulnerable groups

Key issues

The Sub-Region is concerned that inappropriate accommodation or a lack of suitable accommodation can significantly affect the support, care or treatment of a vulnerable person.

We recognise that certain vulnerable groups within our communities experience difficulties in accessing appropriate housing and housing related support. Additional assistance is often required to ensure that these residents are not further disadvantaged or socially isolated as a result. We are aware that vulnerable people are likely to need additional guidance and support in accessing housing options including through Choice Based Lettings.

The Sub-Region is committed to ensuring that our vulnerable residents are offered the chance to get back on a path to a more successful life by supporting them to live in settled and sustainable accommodation.

Whilst there is some specialist supported housing provision in the Sub-Region for vulnerable groups, demand exceeds supply and there is a shortage of move-on accommodation for those clients ready to move into more independent housing.

Priorities in response

A number of vulnerable groups have been identified through Supporting People as priorities for housing related support. These are:- people who have experienced domestic abuse, young people, ex-offenders, people with mental health problems, people with learning disabilities and single vulnerable people who require support to make a successful transition from temporary accommodation to sustainable housing. This is in addition to the priority given to support services for older people and dementia sufferers as highlighted in the previous section.

Working closely with Supporting People and key agencies, we are committed to the use of a mixture of supported accommodation, floating support and other assistance enable disabled clients and clients from other vulnerable groups to access all tenures including private sector housing.

Desired outcomes

- To provide improved sustainable housing options for vulnerable people supported by access to appropriate and comprehensive housing advice services
- To build on existing strategies to increase the housing choices for vulnerable people focussed around integration within mainstream housing wherever possible

Actions taken or planned

- Implement existing protocols and action plans for each of the identified vulnerable groups
- Ensure Choice Based Lettings processes and allocations policies are accessible to vulnerable people
- Maximise opportunities for additional supported housing provision and access to move on accommodation
- Maximise opportunities for additional supported housing provision and move-on accommodation, and to further develop multi-agency move on protocols to assist vulnerable people

Case Study: Hambleton and Richmondshire Refuge

Hambleton and Richmondshire Councils worked with their respective Community Safety teams, Supporting People and Broadacres housing association to develop a 16 unit purpose built Women's Refuge in the market town of Northallerton.

The design of the building included elements of best practice from the Places of Change programme, as well as being informed by the experiences of women who had fled abuse. Each fully equipped apartment is

self contained but capable of being flexibly configured to meet the needs of different households sizes and types. The scheme includes a computer suite, a fully equipped children's room and imaginatively designed garden, quiet spaces, individual consultation rooms and a shared living space. The progressive security and imaginative use of colour throughout the scheme create a safe yet unthreatening environment and a number of arts based initiatives are planned for the future.

7.3 Services and financial assistance to help people with disabilities remain comfortably in their own homes

Key issues

The Disabled Facilities Grant system, the only remaining mandatory private sector grant, provides assistance for those with physical disabilities to make their homes accessible and suitable for their needs. Grants are available to all families with disabled children and for adults with disabilities who are on lower incomes. Central Government sets a funding allocation for all local authorities for Disabled Facilities Grants and provides direct funding towards this allocation, with any remaining funding required locally having to be met by local authorities.

Across our Sub-Region the demand for Disabled Facilities Grants has consistently outstripped the allocated funding for the last few years.

Priorities in response

We are working towards bulk procurement options for stairs lifts and level access showers to ensure that the available resources are maximised through economies of scale.

Local authorities have been using reserves to make up the shortfall in funding but this practice is not sustainable. Difficult decisions about potential prioritisation schemes may need to be made whilst demand continues to significantly outstrip allocated resources.

Desired outcomes

- A consistent, efficient and beneficial disabled adaptations service to be delivered across North Yorkshire and York.
- Improved value for money on common and frequently occurring adaptations (such as stairs lifts and level access showers)

Actions taken or planned

- Develop and implement a fair and consistent Sub-Regional approach to delivering disabled persons adaptations
- Develop and implement a bulk Sub-Regional procurement model for common adaptations

7.4 Understanding and addressing the housing and support needs of Gypsies and Travellers, Black and Minority Ethnic groups and migrant workers

Key issues

For varying reasons, Gypsies and Travellers, Travelling Showpeople, Black and Minority Ethnic groups and migrant workers living in the Sub-Region have difficulty accessing suitable settled accommodation and housing support services.

Recent research has indicated that cultural and language differences and literacy issues can create barriers in accessing mainstream housing advice services and suitable accommodation. Both the recent Gypsy and Traveller Accommodation assessment and the research into the housing and support needs of Black and Minority Ethnic and migrant worker communities included additional questions to identify education, health and housing support needs.

Priorities in response

The Sub-Region wishes to work with these groups to develop media that is accessible to all. It is intended that this will improve understanding, two-way communication and increase local authority awareness of the housing and support needs of these groups, as well as ensuring that the groups themselves are fully aware of the information that is available to help them access services. To date a communication strategy and DVDs/

leaflets on the planning system have been produced and disseminated to Gypsy and Traveller households in the Sub-Region and a North Yorkshire Welcome Pack has been developed for migrant workers.

The Sub-Region is also working closely with GaTEWAY accommodation related support service for Gypsies and Travellers across North Yorkshire. The GaTEWAY service supports Gypsies and Travellers wishing to live independently in the community and maintain their cultural identity.

Desired outcomes

- Improving communication and understanding of the support needs of Gypsies and Travellers across North Yorkshire and to ensure consistency of service across the Sub-Region
- Additional support and better understanding for Gypsies, Travellers and Showpeople of the planning process and improving Gypsies and Travellers' understanding of both Local Development Frameworks and development control
- Additional support and practical assistance for Black and Minority Ethnic groups and migrant workers seeking housing

Actions taken or planned

- Develop actions to address issues identified through the recent research into the housing and support needs of Gypsies and Travellers, Travelling Showpeople, Black and Minority Ethnic groups and migrant workers at both a strategic and local authority level
- Review and update additional information for these groups such as the Gypsy and Traveller Planning advice material and the North Yorkshire Welcome Pack for migrant workers

7.5 Matching people with the right homes

Key issues

A key strategic objective across the Sub-Region is to put the customer at the heart of decision-making and to increase choice. One method of how this could be delivered is via Choice Based Lettings.

Any Choice Based Lettings scheme must allow for local priority for scarce affordable homes but also enable cross boundary mobility to allow people to access employment, training and to give or receive care.

Any scheme must also demonstrate that already disadvantaged or vulnerable groups are not rendered further disadvantaged, and a range of interventions are put in place to prevent this happening. We face other particular challenges because of the rural nature of our Sub-Region, limited access to existing services and the steadily ageing nature of our population.

As a Sub-Region we recognise that there are problems of under-occupation and overcrowding within the existing stock which cannot be addressed through allocations systems alone.

Addressing under-occupation in particular could make a positive contribution towards meeting some of our housing needs.

Priorities in response

Through the North Yorkshire Choice Based Lettings scheme we aim to deliver a single housing register with all homes allocated according to a new joint allocations policy. This policy is predicated on a number of principles – to meet the needs of vulnerable groups, to make best use of the existing stock and to promote flexibility and fairness in the allocation of scarce affordable housing.

We plan to expand the scheme to allow for the promotion and marketing of a much wider range of housing options, as well as access to high quality, consistent housing advice across the partnership area.

Priority is given in allocations policies to those under-occupying homes that are large than their current needs. However, additional incentive schemes have been and are continuing to be developed to encourage people to move when appropriate.

Desired outcomes

- To provide a fair and flexible system for allocating homes that promotes choice and opportunity, whilst addressing the pressing housing needs of local people, and a mechanism for achieving that, which empowers customers and improves information about the range of housing options accessible to residents
- To make best use of stock through best fit by promoting the use of transfers and exchanges through Choice Based Lettings and allocations policies
- To encourage cross tenure migration to build strength and capacity across all housing.

Actions taken or planned

- Implement North Yorkshire Choice Based Lettings Scheme
- Pilot innovative under-occupation schemes and schemes to address overcrowding, with a view to rolling out successful schemes across the Sub-Region

■ Case Study: Downsizing, City of York

Working with City of York Council, Yorkshire Housing has developed six two bedroom flats for households downsizing from three and four bedroom Council homes. One of the new tenants had lived in their council house for 39 years and the average length of time at previous tenancies was 11 years.

Funding from the Golden Triangle Partnership helped draw together a range of incentives including carpeting the new homes, grants for

the provision of white goods and a cash payment. The total cost of these incentives totaled around £5000 per flat, which as a 'cost' for releasing a three bedroom family house represents good value for money.

A further key element of the project was the provision of a dedicated housing officer from Yorkshire Housing who provided invaluable practical support and assistance to help people through the whole process of moving.

7.6 Working with landlords to improve access and services to private rented housing

Key issues

The private rented sector is increasingly critical in providing homes for our residents who cannot afford market purchase. It is often the tenure of choice for students and young professionals but it can also provide a sustainable home for all other types of household.

There are opportunities to build on the good practice and good relationships that we have already established with a number of private landlords and the National Landlords Association.

Priorities in response

The Sub-Region recognises the need to work closely with private sector landlords to maximise the opportunities this tenure offers to our residents. This also involves informing our residents about the potential benefits of this sector, as well as making it easier to access.

We also wish to examine good practice initiatives/models elsewhere, including the use of Choice Based Lettings for private sector housing and, if appropriate, replicate across the Sub-Region.

The Sub-Region has recently established links with the local representative of the National Landlords Association to improve communication channels with private landlords.

Desired outcomes

- To increase the amount of good quality private rented stock available for our residents, which will in turn make better use of existing stock to meet housing needs
- To extend the Choice Based Lettings Scheme to private rented sector properties

Actions taken or planned

- Develop and implement a Private Rented Sector Housing Strategy



Tangle Tree Court

8. Reducing homelessness

5 Strategic Priority 5: Reducing homelessness

Our homelessness levels remain relatively high because of the acute shortage of affordable housing. Tackling homelessness remains a key priority within North Yorkshire and Yorkshire. This is an area where a well-established practice of joint working has brought about a number of positive outcomes.

The Sub-Region proposes to:

- Sustain and improve the prevention of homelessness
- Continue to reduce the use of temporary accommodation and improving the temporary accommodation used
- Sustain and improve progress made in tackling youth homelessness
- Continue to ensure that housing support is available for homeless and vulnerable people

8.1 Preventing homelessness

Key issues

Homelessness remains a key priority within the Sub-Region. The priority and resource given to this issue means that our levels of homelessness have been significantly reducing in recent years despite the economic downturn, but we cannot afford to be complacent about our successes.

The Sub-Region remains keen to maximise the opportunities afforded by a Sub-Regional approach in terms of addressing homelessness and particularly homelessness prevention.

Funding for many of the successful services that have been developed has been obtained on a fixed term basis. Local authorities are keen to secure alternative sustainable funding with homelessness prevention embedded within investment and commissioning plans.

Priorities in response

The County Homelessness Group has played an important role in sharing best practice and jointly developing new initiatives and protocols to improve performance including exploring the joint commissioning of services.

In recent years all our local authorities have been striving to take a more proactive approach towards preventing homelessness. Central to this approach has been the shift in emphasis towards early intervention, coupled with the development and commissioning of new services. Our resources have been focussed on investment to support these activities.



Affordable housing at Chop Gate in the North York Moors National Park.

Most of our local authorities have now moved away from traditional homelessness or housing advice departments, and reconfigured and re-branded services in line with the new housing options approach. Scarborough, Ryedale and Craven all launched new housing options services in 2008/9.

Desired outcomes

- To continue to increase homelessness preventions and reduce the number of households becoming statutorily homeless.
- To develop enhanced housing options services equally available across North Yorkshire and York such as the YorHome social lettings agency and embedding new interventions developed in response to the recession, such as mortgage rescue schemes
- To secure sustainable funding for homelessness prevention services
- To undertake joint commissioning for homeless/prevention services across North Yorkshire

Actions taken or planned

- Continue to implement and regularly review the County Homelessness Strategy and the City of York Homelessness Strategy
- Monitor homelessness prevention through Local Area Agreements and national performance indicators
- Ensure the co-ordination and geographic balance of provision of prevention and support services across the Sub-Region for homeless and vulnerable people, putting in place jointly commissioned services where appropriate

■ Case Study: Social lettings agency

A social lettings agency is being set up by City of York Council which will be evaluated with a view to rolling out similar initiatives across the Sub-Region. The main focus of the agency will be to reduce homelessness by proactively securing private rented

accommodation. 'YorHome' will act as a broker between the private landlord and prospective tenants and will offer a menu of services including comprehensive pre-tenancy checks, a repairs service, gas and electricity certificates and tenancy management.

8.2 Use of temporary accommodation

Key issues

Although the Sub-Region remains committed to reducing the number of homeless people in temporary accommodation, this remains a big challenge, as we have a shortage of settled homes for people to move on to.

Priorities in response

We are improving the quality of temporary accommodation where its use cannot be avoided. The use of non-self contained temporary accommodation is being phased out and the use of Bed and Breakfast accommodation for homeless families in all but emergencies, and its use for 16/17 year olds has ended.

Desired outcomes

- To continue to reduce the use of temporary accommodation and improve the quality of temporary accommodation where its use cannot be avoided.

Actions taken or planned

- Review the type and condition of temporary accommodation annually through the Sub-Regional homelessness strategy and action plan and deliver quality improvements where appropriate
- Continue to reduce the number of homeless households living in temporary accommodation as measured through P1e statistical returns.
- End the use of all non-self contained temporary accommodation for homeless families by March 2012 and for 16/17 year olds sooner

■ Case Study: Arc Light Homelessness Hostel, York

A new 34 bedroom direct access homeless hostel opened in York in 2008. The scheme – a partnership between City of York Council, York Housing Association and the Arc Light charity is an innovative scheme which was jointly funded by CLG Hostel Capital Improvement programme and the Housing Corporation to meet the objectives of the Homelessness and Rough Sleepers Strategy in York.

The new hostel – which replaced a dilapidated 42 bed hostel - includes meeting and counselling rooms and associated training, education, health, fitness and community facilities. The building has been designed to a high specification with an emphasis on natural light and materials and as a building that forms an inclusive part of the local community.



Arc Light homelessness hostel, York

8.3 Tackling youth homelessness

Key issues

Despite overall reductions in homelessness levels across all of North Yorkshire and York, levels of youth homelessness have remained proportionately high in the Sub-Region.

Recent homelessness case law in Southwark has also identified potential issues over responsibilities for dealing with Youth homelessness in two tier authorities.

Core services to tackle youth homelessness (outreach work in schools, family mediation, and suitable temporary accommodation) are now available in most districts and have been very successful however funding for these services is generally insecure.

Priorities in response

There are newly joint commissioned services across North Yorkshire to tackle youth homelessness for example Timeout in Hambleton and Scarborough

We have multi-agency protocols in place for dealing with youth homelessness and further opportunities for joint working are being explored.

Desired outcomes

- To sustain and improve progress made in tackling youth homelessness

Actions taken or planned

- Eliminate the use of bed and breakfast as temporary accommodation for 16/17 year olds
- Commission new services through Supporting People to prevent youth homelessness with further exploration of other joint commissioning of services
- Implement and continue to review joint youth homelessness protocols in the two tier parts of the Sub-Region

8.4 Housing support for homeless people

Key issues

Our local authorities work closely with Supporting People to ensure that support is made available to families and single vulnerable people to help them make a successful transition from homelessness, or a period of time in temporary accommodation, into sustainable housing.

Priorities in response

The proportion of available Supporting People money being spent on homeless and vulnerable people across the sub- region has continued to increase over the past five years.

We have developed and commissioned new support services for victims of domestic violence, offenders and young people in recent years.

Desired outcomes

- To continue to ensure that housing support is available for homeless and vulnerable people.

Actions taken or planned

- Review and commission new housing support services for homeless and vulnerable people

9. Resources

9.1 Funding

In 2008-11 the Sub-Region was awarded a capital allocation of £63m for housing investment from Central Government. Further housing investment has come from local authorities, housing associations, other partners and the private sector, and from other Government grants for specific works and programmes such as Disabled Facilities Grants, Mortgage Rescue, Kickstart and energy efficiency improvements.

This funding has been, and will continue to be, used to deliver additional affordable homes, provide additional specialist accommodation for vulnerable people and to provide grants, loans and investment to improve, adapt and increase the energy efficiency of existing properties.

To continue to deliver our ambitions and priorities it is important that we achieve value for money and continue to lever in private sector and alternative funding as future Government capital allocations are likely to reduce as a result of the current national economic climate and the outcomes of the 2010 Comprehensive Spending Review.

9.2 Staffing and delivery resources

The actual delivery of housing investment is through many formal and informal partnerships and individuals. These include local authorities, housing associations, local delivery agents, individuals and private sector companies. Major programmes of investment such as the delivery of new affordable homes are overseen and facilitated by key bodies such as the Homes and Communities Agency.

Staffing capacity for Sub-Regional working within individual local authorities is limited because of the size and nature of the partner organisations. However, the Sub-Region has established a good track record in partnership working and sharing expertise through specialist groups. Sub-Regional partners have jointly employed a small staffing team to support, manage and deliver key areas of work within the Sub-Region and represent and champion North Yorkshire and York at regional and national groups and events.

In order to deliver more efficient services to residents within limited resources, some local authorities within the Sub-Region have already established shared management and service delivery teams, whilst others are exploring various options that could deliver better value for money.

9.3 Current assets

Everyone has a role to play in managing the housing assets of the Sub-Region.

At the strategic level local authorities and other key partners such as housing associations, private developers, major landowners and larger private sector landlords have an important role to play in influencing the type and location of housing on offer and in bringing forward larger scale development opportunities.

However, if our local communities and neighbourhoods are to remain vibrant and sustainable places where people want to live, we also need to find ways to encourage individual households and smaller landlords to invest in their own homes.

9.4 Strategic procurement

By joining together and commissioning work across the Sub-Region we can take advantage of securing best value and economies of scale in purchasing goods and services for our residents. It also enables us to secure a stronger voice for North Yorkshire and York when negotiating for Sub-Regional funding.

The first Sub-Regional research has already been procured. This has helped us to gather and update evidence to support this Strategy and our future investment planning in order to focus attention on improving delivery in those areas where it is most needed. Further joint procurement is planned for the future.



Renewable Energy in Harrogate district

10. Delivery, monitoring and review arrangements

10.1 Delivering our priorities

Effectively tackling our housing issues and delivering our priorities with limited resources is heavily dependent on an effective partnership response and a continued commitment to joint working.

Working together we will seek to ensure that the services we deliver are of an excellent quality, are efficient, represent good value for money and reflect a culture of continuous service improvement.

We will use a variety of programming tools, access specialist skills (both internal and external) and embed a clear governance structure to ensure that we achieve our ambitions.

Sub-Regional Action Plan

Attached at Appendix 1 is the Sub-Regional Action Plan which will ensure delivery of this Strategy and the Sub-Region's investment priorities up to 2015. This action plan articulates what the Sub-Region wants to achieve through this Strategy and the key mechanisms for delivery of these ambitions.

The Sub-Regional Action Plan also includes a risk assessment which details the risks of not delivering the key elements of the Strategy. Whilst some elements of delivery are outside the direct control of the Sub-Regional housing partnership, the action plan strives to better manage and wherever possible, mitigate, risks to ensure the best chance of successful delivery.

North Yorkshire and York Local Investment Plans and agreements

Specific investment proposals to deliver the identified strategic priorities are the subject of separate Local Investment Plans and Local Investment Agreements for North Yorkshire and York with the Homes and Communities Agency. These are being developed alongside this Strategy. The Local Investment Plans will reflect our longer term vision whilst the Local Investment Agreements will specifically cover the investment period 2011-2014.

Local Action Plans

Following agreement of this Strategy, each local authority (including North Yorkshire County Council) and each National Park Authority will agree its own Local Action Plan, setting out how it will deliver the Sub-Regional priorities at a local level. It will identify specific local projects and set out a targeted local response to key issues in its area. Each local authority will also have the scope to identify priorities in its Local Action Plan that reflect its own particular local circumstances, provided that it can demonstrate that they are complementary to this Strategy.

Local Area Agreement targets

The Housing Champion on the relevant Local Strategic Partnership will collate data on the relevant North Yorkshire and York Local Area Agreement housing targets which have already been set prior to the agreement of this Strategy.

10.2 Governance and monitoring arrangements

Local Government North Yorkshire and York Housing Board

Our governance structure is headed by the Local Government North Yorkshire and York Housing Board. This Board comprises political Members from each of the eight partner local authorities, North Yorkshire County Council, North York Moors National Park and Yorkshire Dales National Park, with representatives from the Homes and Communities Agency and the Government Office for Yorkshire and the Humber acting as advisors. The Board's formal Terms of Reference are currently being reviewed as part of a wider review of regional and Sub-Regional governance structures following recent nationally-led changes to regional governance arrangements.

The Board will remain responsible for monitoring progress of this Strategy against the Sub-Regional Action Plan and the Sub-Region's overall performance against key delivery targets.

Monitoring will be undertaken quarterly, and the Board will scrutinise and challenge non-performing local authorities. Where it is in the best interests of the Sub-Region, the Board has established the principle of redistributing the individual allocations of under-performing local authorities to priorities that can deliver.

Progress against the Sub-Regional Action Plan will be reported annually to the Board.

The Board will also monitor progress against the housing related Local Area Agreement targets.

Role of the North Yorkshire Housing Forum

The North Yorkshire Housing Forum comprises Council Members, and officers from a wide range of housing and support providers within the Sub-Region. It provides a sounding board through which the Sub-Region consults on key policy documents and initiatives as well as a vehicle for promoting and sharing good practice and innovation. Its views are valued and reported to the Local Government North Yorkshire and York Housing Board.

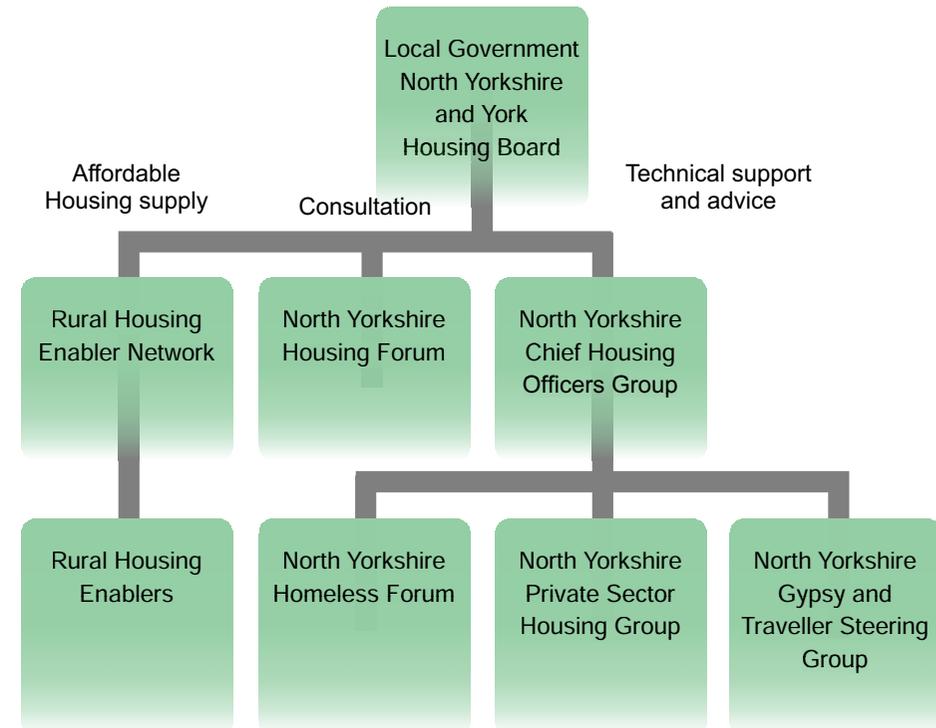
The Forum will perform an important role in supporting the delivery of the Sub-Regional Action Plan. It will advise and feed back on our performance and flag up areas of the Strategy that require review in the light of changing policy or good practice.

Roles of officer groups

The North Yorkshire Chief Housing Officers Group offers technical support and advice to the Board. This group comprises chief housing officers from all the local authorities, plus representatives from North Yorkshire County Council, the two National Parks and key local housing associations.

The Chief Housing Officers Group is further supported by specialist technical groups such as the County Homelessness Group, the Private Sector Housing Group, the North Yorkshire Rural Housing Network and the Gypsy and Traveller Steering Group, who will each have responsibility for driving forward their own aspects of the Strategy and key actions identified in the Sub-Regional Action Plan as well as carrying out more detailed monitoring to ensure delivery. There is a Chief Housing Officer representative on each of these groups to ensure that the 'golden thread' of governance is retained.

The Chief Housing Officers Group is also responsible for identifying new initiatives, championing good practice, ensuring that accurate performance and monitoring information is reported to the Board responding to any new challenges and flagging delivery issues as they arise. They also play a key role in liaising with colleagues from other disciplines both within their own local authorities and through other Sub-Regional groups.



Role of Local Authorities and the National Park Authorities

Individual Local Authorities, including North Yorkshire County Council and the National Park Authorities, will each be responsible for developing and monitoring their own Local Action Plans, which will address their own local circumstances and priorities within the context of delivering against the wider Sub-Regional objectives set out in the Sub-Regional Action Plan.

They will also provide performance data and exceptions reports to feed into the monitoring of the Sub-Regional Action Plan.

Risk assessment

The Sub-Regional Action Plan has a column identifying the risk of not delivering that strategic objective. Through regular monitoring of progress towards meeting the objectives of the Strategic Action Plan, the North Yorkshire and York Housing Board will identify any areas where the Sub-Region is at risk of not delivering the key objectives and identify any actions that can be taken to reduce this risk. This will include putting in additional actions to address any areas of poor performance that are directly within the Sub-Region's control, and lobbying for changes where circumstances of non-delivery are at a regional or national level.

Equalities impact assessment

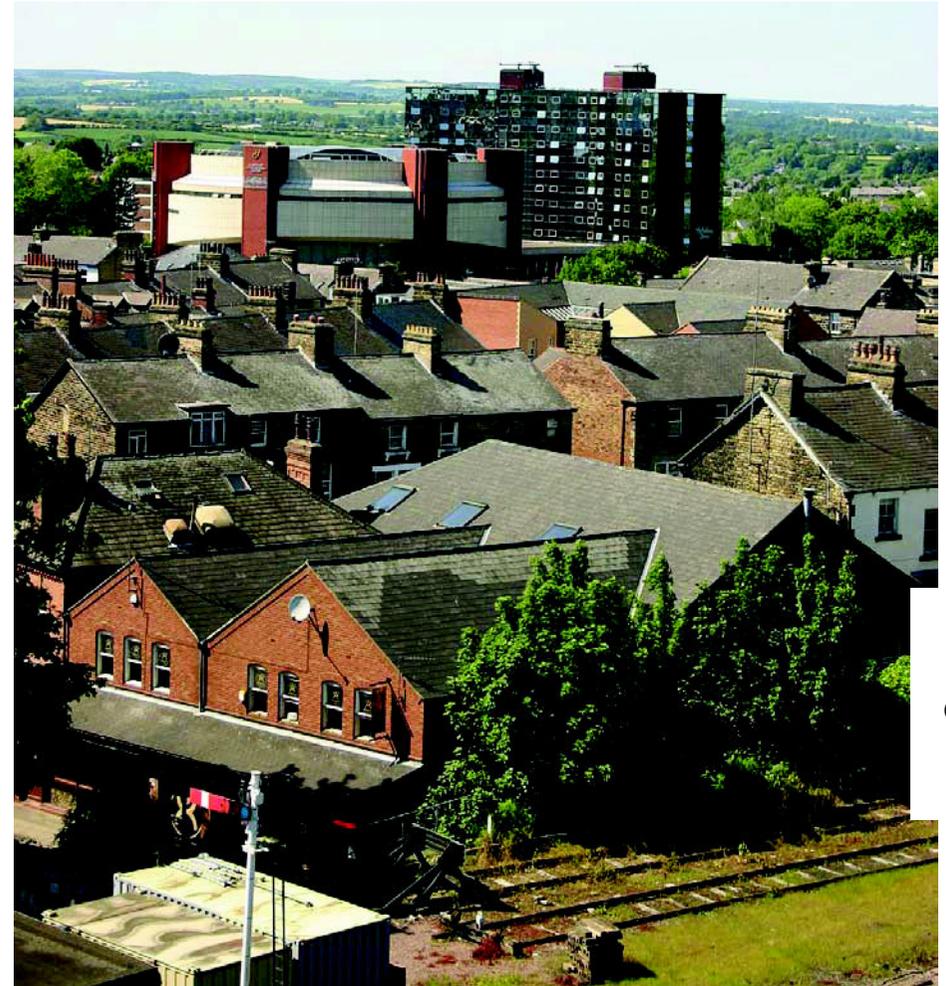
An equalities impact assessment has been undertaken for the Strategy. Regular monitoring will take place and feed into the annual monitoring to the Board with recommendations for change or review where appropriate.

10.3 Review arrangements

This is essentially a six year strategy, covering priorities identified in the current 2008-2011 investment period and the following investment period, which will run from 2011-2014.

The 2011-14 Local Investment Plans and Agreements and Integrated Sub-Regional Strategy are being prepared in tandem with this Strategy and therefore it is not anticipated that the overall housing priorities for the Sub-Region will change significantly before the end of this Strategy period. However there may be a need for light touch review in Summer 2011 following the publication of both these documents.

A more significant review of the priorities and performance will be undertaken in 2013 to inform future investment rounds and strategy development.



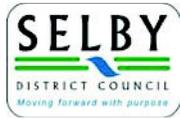
Town centre housing in Harrogate.



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Report to Executive

30 November 2010

Report of the Director of City Strategy

Development Management Pre-application Advice Service

Summary

1. To inform and seek Members' views on changes to the Development Management function to formalise the provision of high quality, customer focused pre-application service. To seek Member approval for the introduction of new fees and charges as a contribution towards the cost of the discretionary service.

Background

2. Members will be aware of some of the staffing and related management changes which have taken place earlier in the year associated with the transition from Development Control to Development Management. Development Management is the term that has been coined to include a range of activities and interactions that together transform the "control of development and the use of land" into a more positive and proactive process with a strong customer focus.
3. Development Management uses the familiar apparatus of planning applications and planning enforcement. It uses these not just to control the effects of unrestricted development, but as a proactive tool for managing development opportunities. This is done to optimise the benefits for the community of inward investment in development.
4. A number of projects and actions are presently being undertaken in Development Management to improve the efficiency, the effectiveness and customer focus of the service: -
 - Business process re-engineering of the administrative function.
 - Development of web based information to improve "self-service" for many customers.
 - Proportionate use of resources to ensure that commercial and major schemes are afforded appropriate officer input.
 - Move to more efficient electronic working including document management and roll out of "e-consultation" to consultees, Parish Councils and Planning Panels.
 - Further training and development of customer contact centre staff to be able to deal with an increased number of routine planning enquiries.
 - Changes to the planning enforcement service to improve responsiveness, with move towards greater monitoring of compliance and helping to deliver development.

5. Development Management involves a holistic, customer-focussed approach to dealing with development proposals from first enquiry through to completion of development on site ('end to end' delivery). **The provision of high quality pre-application advice and information at the 'front' end is seen as an essential part of this service for residents and businesses and prospective developers / investors in York.** The benefits of providing early feedback and assurances to developers, together with a process that subsequently minimises delays before development commences, can be seen as directly contributing to the economic well-being of the city. This report sets out proposals to structure, formalise and enhance these essential elements of the Development Management service.

The existing arrangements for the provision of pre-application advice.

6. The provision of pre-application advice has two elements. The first is a response to the question "*do I need permission or consent from the Local Planning Authority for my proposal?*" In those cases where an application is required, potential applicants will then frequently ask "*how will my proposal will be received by the Local Planning Authority and what are the prospects that the appropriate permission or consent will be granted?*"
7. The Development Management team presently provides a service to householders in the city who seek to establish whether planning permission is required for alterations/extensions to their homes and for minor works in the curtilage/garden (using the 'Householder Enquiry Form'). Over the last 12 months we had around 700 such enquiries. There is a small charge of £36 for an assessment and written opinion, which also includes advice as to whether Building Regulations approval is required. The alternative approach – adopted by a number of Local Planning Authorities - is for no service to be provided but for residents to be advised to apply for a "Certificate of Lawful Development" to formally confirm that permission is/or is not required, at a nationally set fee rate of £170.
8. Officers from both Development Management and the Design Conservation and Sustainable Development teams also provide services for residents, businesses and other organisations seeking to establish whether permission or consent is required under planning and related legislation included: Listed Buildings Consent, Conservation Areas Consent, Advertisement control. Whilst consultants in the city can provide a similar service at a cost to the enquirer, there is no at present no charge levied by City of York Council for providing this advice.
9. The second and the mostly time consuming element of the pre-application advice service concerns enquiries from residents, businesses and other organisations on "*how their proposal will be received by the Local Planning Authority and the prospects that the appropriate permission or consent will be granted*". The key characteristics of the service are: -
 - Advice is given at meetings, over the phone and in writing.
 - Initial contact for pre-application advice is mainly to the Development Management team but some enquiries are made directly to City Development team, or to the Design Conservation and Sustainable Development team or to Assistant Directors.
 - In relation to the major proposals, a development team approach has been adopted in accordance with recognised best practice. Successful examples of the development team approach on some of the very large major applications include: Hungate, Terry's (in relation to the second major planning application), Nestle South, Heslington East. This involves input

often from a wide range of specialist officers in city strategy directorate (sustainability, urban design, conservation, archaeology, ecology, landscape, arboriculture, transport planning, highways network management, city development, planning policy). Officers from other Directorates (including Environmental Protection, Legal, Housing, Leisure and Education teams) also provide pre-application advice and guidance on a range of specialist areas within their remit.

- Informal enquiries as to whether a proposal is likely to be acceptable at planning application stage are now logged on the planning system database.
- Many enquiries are of a speculative nature and do not lead to a formal application. However if an application is submitted the application fee is for considering the proposal rather than for the cost of pre-application advice and guidance.

10. Whilst pre-application enquires are now logged, there is no set format or timescale for responding to such enquiries. The priority for Development Management remains dealing with planning and associated applications, and other specialist officers have a number of competing demands on their time. The discretionary and 'free' nature of the service means that it is inevitably secondary to the statutory functions carried out by the teams. Therefore there is no impetus for Development Management officers and colleagues to afford pre-application advice the same level of priority as applications.

The proposed new pre-application service

11. Over recent years a substantial amount of information and guidance relating to planning and related functions has been formulated and published on the Council Website. This includes wealth guidance on topics such as contaminated land and tree preservation orders, and how to submit an application. The Public Access site includes full details of planning applications and key stages in their progress. Other websites such as those of the Communities and Local Government department and Planning Advisory Service also provide useful planning information. However, the public and developers still place a significant and rising demand upon the services, as the benefits of seeking to understand and resolve relevant planning issues prior to submission of applications are increasingly understood.

12. In order to be better placed and adequately resourced to meet this demand going forward, it is proposed that a more structured, time-bound and customer focused service be provided. The service would be provided in accordance with a clear and published guidelines and protocol. An outline of the service to be provided is set out below.

In summary, the Pre-application advice service aims to offer prospective applicants with: -

- An understanding of how national, regional and local guidance and policies will be applied to the proposal.
- Potential for reducing the time that professional advisors may spend in working up the proposals for submission.
- An indication of those proposals that are completely unacceptable, so saving the cost of pursuing a formal application.
- Written confirmation of the advice given at the pre-application stage, that can then be submitted in support of any subsequent application.

- A primary point of contact within City of York Council to manage the process, particularly for larger scale developments, from pre application enquiry to implementation on site.

13. For minor or small scale Developments the service would provide: -

- Named officer contact and consideration by Development Management case officer with input from other specialist officer(s) as required.
- Detail of relevant planning history of the site.
- Identification of planning constraints and the relevant planning policies that apply and other material planning considerations are likely to be taken into account, including constraints.
- An indication in relation to any anticipated S106 obligation requirements
- A site visit if appropriate.
- Details of responses from City of York Council consultees, and where possible, identification of external organisations who may be consulted at the application stage.
- A meeting if deemed to be necessary by the case officer.
- Informal and “without prejudice” written comments and guidance on the content, construction and presentation of an application likely to satisfy the Council’s planning policies.
- Guidance on how to best undertake community consultation.
- Advice on the documents and information to be submitted with an application to as far as possible ensure it is valid on submission.
- We will set out timescales for this service.

14. For Major Developments the service would in addition to the above provide:-

- Follow the *(to be)* Published protocol for handling Major Developments
- Advise on any Environmental Impact Assessment requirements
- Aim to determine any subsequent application which has received an indication of likely acceptability to officers in less than 13 weeks.

15. For large scale Major Developments the service would in addition to the above provide:-

- Provide a key single contact from LPA identified (a senior officer to take overall project management role.
- Propose Planning Performance Agreement (PPA) in accordance with the Council’s PPA charter, where appropriate
- Provide input from a full range of professional areas (city strategy and other Directorates)
- Provide multiple written responses / meetings over weeks/ months to an agreed level
- Agree wherever possible appropriate timetable for the submission of an application and timescale for determination, in accordance with the PPA if applicable.

16. The service would not include:-

- A plan drawing or design service
- Feedback from external organisations that we may consult at the application stage, although these will be identified as part of the pre application process

so that they can be contacted directly. However in the case of large-scale Major development, contact with and involvement of external consultees may form part of the pre application formulation of the scheme.

- A guarantee of officer support at the application stage when issues not apparent at the pre application advice stage are subsequently presented.
- Any assurance that a subsequent application submitted with officer support will be approved at the Planning Committee stage. The relevant Committee is entitled to form its own judgement based on planning considerations.

17. If we are to provide the high quality, customer focused pre-application service it is considered that users of the service should at least make a financial contribution towards the costs rather than being subsidised by council taxpayers, the vast majority who will have with no direct interest in the particular development proposal. Independent advice is of course available from Planning and other specialist consultants (at market rate) although they may not have the local knowledge that City of York Council officers have.
18. The Local Government Act 2003 gave planning authorities a discretionary power to charge for giving pre-application advice (as a discretionary service that the authority has the power, but not obliged, to provide). The income raised however must not exceed the cost of providing the service.
19. A significant and increasing number of Local Planning Authorities now make a charge for the provision for pre-application advice (**see Annex 1 attached**). It appears that the approach generally adopted is that the fees are not set at a level to recover all costs, but they will make a significant contribution to the cost of providing this discretionary service. Locally, authorities that charge include: Ryedale, Harrogate, Hambleton, Scarborough, Leeds, Bradford and Calderdale. Experience from charging authorities, both anecdotally and in the form of research by the Planning Advisory Service, confirms that developers and prospective applicants are generally accepting of charges where a responsive and informative pre application service is provided. The savings, in for example not having to produce revised plans or documents to address an Authority's concerns after submission, and the consequential delays, can far outweigh the costs of obtaining the Council's advice.
20. The principles adopted in the proposed new arrangements for the provision of pre-application advice and the introduction of new charges are:-
 - The provision of a structured and customer focused service.
 - That the charges represent a contribution towards the provision of the service rather than full cost recovery.
 - That the charging regime is easy to understand and efficient to administer.
 - The proposed fee regime recognises that larger and more complex schemes will take more time to deal with requiring a greater amount of officer input and often involving a range of specialist officers.

The details of the proposed fees are outlined in **Annex 2**.

21. It is not intended that the charging regime would include high-level, strategic and often non site-specific discussions and liaison between senior officers and major developers within the city. This informal level of contact should not be constrained by what will through necessity be a structured and consistent pre-application process.

Consultation

22. The move to Development Management approach has been raised with developers and agent in a questionnaire over the summer 2010. The majority of responses welcome the initiatives proposed to improve the efficiency of the service and to engage with developers and prospective applicants in a more proactive way. Discretionary fees and charges themselves are set by the Council and are not normally subject to external consultation.

Options

- A. Do not introduce charging for pre application and other discretionary advice currently provided.
- B. Introduce charging for discretionary advice as a contribution to the costs of the service as set out in Annex 2.
- C. Introduce charging for discretionary advice as a contribution to the costs of the service but with a generally lower fee rate.
- D. Introduce charging for discretionary advice as a contribution to the costs of the service but with a generally lower fee rate.

Analysis

Option A - As pressures to find cost savings increase it will become increasingly difficult to provide a pre application service. Without some cost recovery the provision of the service would be under threat as core statutory functions are prioritised.

Option B - the model as set out is considered to provide the optimum balance between recovering a reasonable proportion of the costs without discouraging pre application engagement.

Option C - Charging of significantly lower fees would negate the benefits of charging for the advice since the cost of processing fees would account for a larger proportion of the income received and the level of resource available to provide the service would be harder to sustain.

Option D - Charging significantly more from the introduction of the fees may discourage enquiries from being made, resulting potentially in more time spent in negotiations at the applications stage and an increase in refusals and the appeals caseload.

Corporate Priorities

23. The introduction of a Development Management approach accords most directly to the Council priorities for fostering a thriving City, with a successful economy, and a sustainable city, but also with making the Council an effective organisation which delivers what customers want.

Implications

- (a) **Financial** The proposals would generate additional income to offset the cost of continued provision of pre application advice, and to relieve pressure on the service budgets.

- (b) **Human Resources (HR)** (Contact – Head of HR). There are no significant Human resource implications arising from the proposal. Existing staff would administer and provide the DM and pre application service.
- (c) **Equalities** There are no known equalities, property, crime and disorder or other implications associated with the report, although equalities will be fully accounted for in the implementation of the proposals at the implementation stage.
- (d) **Legal** The provision of and charging for discretionary services accords with the provisions of the Local Government Act 2003.
- (e) **Crime and Disorder** There are no known, crime and disorder implications associated with the report.
- (f) **Information Technology (IT)** There are no known IT implications associated with the report.
- (g) **Property** There are no known property implications associated with the report.
- (h) **Other** None

Risk Management

- 24. The main risks identified related to the protraction of implementation of the proposals, which would reduce the time available to achieve the saving requirement and add to the budget pressures for 2010/11.

Recommendations

- i. That the Executive endorses option B the proposals to introduce the Development Management approach with charging for the provision of pre-application advice in relation to planning and associated applications.
Reason: In order that officer can prepare for the implementation of an improved customer orientated approach to the provision of discretionary planning advice
- ii. That the Executive approves the fees and charges as outlined in Appendix 2, with implementation from 1 January 2011.
Reason: In order that the continued provision of an enhanced pre application service can be assured.
- iii. That officers prepare and publish details of guidelines / protocols explaining the nature and operation of the service and that this is publicised in advance of the new arrangements being implemented
Reason: In order that developers and agents are aware of the reasons for the introduction of the new service arrangements and understand how it will operate well in advance of implementation.

iv that a review of the service and arrangements for this be undertaken with a report to the Executive in January 2012.

Reason: In order that the Executive may be advised of the impact of the proposals and consider any revisions to them as deemed necessary.

Contact Details

Mike Slater

Assistant Director (Planning and Sustainable Development)

City Strategy

Ext1300

Co Author

Jonathan Carr

Head of Dev Management

City Strategy

Ext1303

Bill Woolley

Director City Strategy

Report Approved

Date

11 Nov 10

Report Approved

Date

11 Nov 10

Specialist Implications Officer(s) N/A

Wards Affected: List wards or tick box to indicate all

All

For further information please contact the author of the report

Annex 1 Local Authorities currently charging for pre-application advice.

Annex 2 Fees and Charges.

Local Authorities currently charging for Pre application advice*

Annex 1.

Arun	Fareham	Ryedale
Ashford	Gloucester	Salford
Barking	Gosport	Scarborough
Barking & Dagenham	Guildford	Sedgemoor
Barnet	Hackney	Slouth
Barnsley	Haringey	Solihull
Bexley	Harrogate	Somerset
Blackburn	Hart	South Gloucester
Bournemouth	Havant	South Oxfordshire
Bradford – majors only	Hounslow	Swale
Bracknell Forest	Islington	Tewkesbury
Brecon Beacons	Kettering	Tonbridge & Malling
Bristol	Maidstone	Uttlesford
Bromsgrove	Merton	Vale of White Horse
Canterbury	Mid Sussex	Waltham Forest
Ceredigion	Newcastle	Waverley
Chichester	Newham	Welwyn Hatfield
Colchester	North West Leicestershire	Winchester
Coxwold	Northampton	Wychavon
Croydon	Norwich	Wycombe
Dacorum	Oxford	Westminster
Derby	Peterborough	
Dover	Plymouth	
Ealing	Poole	
Eastleigh	Purbeck	
Enfield	Reading	
Epping Forest	Reigate & Banstead	

NB: Please note this is not an exhaustive list of Local Authorities currently charging.

Examples of charges by other Authorities for pre application advice.

Bradford

Majors	£300 1 meeting
Category C non major complex	£150 per follow up
	£500 1 meeting
Category B other major development	£250 per follow up
	£900 1 meeting
Category A Large Scale	£450 per follow up

Leeds

Majors	£2000 1 meeting + written advice
	£500 per follow up meeting

Hambleton

Household	£60 written enquire
Majors	Currently under review

Scarborough

Category 3	£160 up to 2 meetings + written Written advice only £80
Category 2	£400 up to 3 meetings + written Written advice only £200
Category 1	£800 up to 2 meetings + written Written only £300

Harrogate

All categories	£25 flat fee others charges apply depending on criteria
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Chichester

Householder	£50 1 meeting + written
Minor 1-9 dwellings	£200 1site visit 1 meeting + written
Major 10-49 dwelings, commercial	£1000 1 site visit, more than 1 meeting + written
Large Major 50+	£2000 1 site visit, more than 1 meeting + written

Northampton

Other	From 10% of fee to £65 per 30 minutes
Minor	From £35 to £75 for 1-9 dwellings
	Offices, retail, light industry £150 or 10% of fee
Major	10% of fee

Oxford

Small Scale	£200 meeting
	£100 written
Medium	£300 meeting
	£150 written
Large	£400
	£200

Peterborough

Change of use	£150.00
Minor	Householder £60 Small Scale from £50 to £750 Listed building & conservation area £150 Shops, offices, B1,B2 or B8 form £80 to £600
Major	£2,500.00

Westminster

Development Proposal	Fees exclusive of VAT
Householder	£100. written advice
Minor	£350 written advice
Medium	£1,500 1 meeting + written advice £950. Follow up meeting + written advice
Major	£2,600.1 meeting + written advice £1,500.1 Follow up + written advice
Large Scale	£2,600 Intial scoping meeting Further charges by agreement
Planning Briefs / Masterplan	By agreement

Mid Sussex

Other	£150 per meeting
Minor	£200 per meeting
Major	£300 per meeting
Super Major	£500 per meeting

Wychavon

1-4 dwellings	£250
5-9 dwellings	£500
10-49 dwellings	£1,000
50-199 dwellings	£2,000
200 + dwellings	£3,000
	Additional meeting £100 up to £1000

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Annex 2 - Fees and Charges**Section A - Advice as to whether permission / consent is required ?**

Category	Existing fee	Proposed fee
Householder enquiry (ie house extensions, garages/ sheds, etc)	£36	£50
Listed Building enquiry (is LBC required for works eg. re-roofing, re-painting, re-wiring, plumbing etc)	No fee	£50
Other commercial development (to establish if "development" or whether "permitted development" or not)	No fee	£50

Section B - Advice in relation to the prospects of permission / consent being granted?**Category - Minor Development**

Proposed Development Type	Fee for formal written advice (see notes 1+2)	Fee for 2nd and any subsequent written advice (see notes 1+2)
Householder	£50	£25
Advertisements	£50	£25
Commercial (where no new floorspace)	£75	£38
Change of Use	£75	£38
Telecommunications	£100	£50
Other (see note 3)	£100	£50
Small scale commercial development (inc shops, offices other commercial uses)		
• up to 500m ²	£250	£125
• 500-999m ²	£500	£250
Small scale residential		
• 1 dwelling	£100	£50
• 2-3 dwellings	£250	£125
• 4-9 dwellings	£500	£250

Note 1 - All fees are subject to VAT

Note 2 - with site visit and meeting if Development Management Officer considered to be required).

Note 3 – Includes all other minor development proposals not falling within any of the categories such as variation or removal of condition, car parks+roads, and certificates of lawfulness

Category – Major Developments

Proposed Development Type	Fee for formal written advice (see notes 1+2)	Fee for 2nd and any subsequent written advice (see notes 1+2)
Major new residential sliding scale as follows <ul style="list-style-type: none"> • 10 –49 dwellings • 50-199 dwellings 	£1,500 £2,000	£750 £1,000
Small scale commercial development (inc shops, offices other commercial uses) <ul style="list-style-type: none"> • 1,000m2 - 3,000m2 	£1,500	£750

Note 1 - All fees are subject to VAT

Note 2 - with site visit and meeting if Development Management Officer considered to be required).

Category – Very Large scale developments

Proposed Development Type	Fee for formal written advice (see notes 1+4)
<ul style="list-style-type: none"> • Single use or mixed use developments involving sites of 1.5ha or over • Development of over 200 dwellings • Development of over 3,000m2 of commercial floorspace • Planning Briefs / Masterplans 	Fee to be negotiated with minimum fee of £3,000 (see note 5)

Note 1 - All fees are subject to VAT

Note 4 - With multiple meetings including a lead officer together with Development Management case officer and other specialist officer inputs as required for a period of up to 12 months

Note 5 - The fee for pre-application advice expected to be **not less than 20%** of anticipated planning fee for a full application for the development proposed

Exemptions

Advice sought in the following categories is free:

- Where the enquiry is made by a Parish Council or Town Council
- Where the development is for specific accommodation/facilities for a registered disabled person.
- Advice on how to submit an application
- Enquiries relating to Planning Enforcement



Executive

30th November 2010

Report of the Director Communities and Neighbourhoods

Approval of the City's Anti Social Behaviour Strategy 2011 to 2014

Summary

1. To approve the contents of the city's anti social behaviour strategy that will cover the period between 2011 and 2014

Background

2. The issue of anti social behaviour (ASB) and sub criminal behaviour is clearly one of our customers highest priorities with it being ranked in the top three priorities in all but one ward. Equally in the annual survey of council tenants there is concern from tenants about the way ASB is dealt with just over ½ being satisfied with the way their case was handled and less than 50% satisfied with the outcome.
3. Chapter one of the strategy clearly sets out the background legislation and significant government guidance that has been issued in relation to ASB over the last 15 years. It is clearly a Corporate priority linking closely to nine of the 35 local area agreement indicators. Equally it directly impacts on a number of key strategies for various department not least the community safety plan, children and young peoples plan and the Homeless strategy.
4. The current approach to tackling ASB in the City is inconsistent and is dependant on your tenure. As a local authority or registered social landlord tenant you have redress to the conditions within the tenancy agreement and your landlord is obliged to investigate and take action where appropriate. In the private rented sector and as an owner occupier these resources aren't as readily available, nor is the same level of advice and support. Their recourse is either the environmental protection unit or the police for action and general advice agencies such as the CAB.

Consultation

5. The development of the strategy has been done in consultation with victims of ASB, the Federation of Tenants and Residents Associations other stakeholders and partners within the city. It has also been influenced by the outcome of the recent mock inspection of housing services held in January 2010.

6. The user consultation included individual users completing a user survey and running group discussions on what the services are like now and how they could be improved
7. The key findings of the consultation with customers/stakeholders are available on request.
8. Following the completion of the development of the strategy the draft documents have been shared with stakeholders and customers at events held in March/April 2010. The feedback from these sessions was that the strategy was well received, it had captured the main issues in a form that was concise and easy to read and the action plan was challenging.
9. There have been subsequent discussions with the anti social behaviour task group and the strategy has been endorsed by the Safer York Partnership Board

Options

Option one

10. To endorse the housing ASB strategy and action plan.(See appendix 1)

Analysis

11. The overarching aspiration of the strategy is reduce the effect that ASB has on the residents of York's lives and look to preventative measure to reduce the need to resort to legal remedies.
12. Within the strategy there are four key strands
 - Partnership working – To have effective partnerships at a local level with statutory and other agencies, departments and other landlords for the sharing of information and tackling anti-social behaviour. Clearly this strategy can only be effective with the cooperation of partners and to this end its steering group will be the ASB Task group chaired by Safer York Partnership. To ensure that all the partners are engaged this group has been widened and will now meet four times a year.
 - Prevention – Ensure that CYC has an holistic approach to tackling anti-social behaviour which emphasises prevention and changing behaviour. Clearly enforcement is necessary in some extreme cases but with earlier interventions more costly enforcement can be avoided.
 - Enforcement – To deal quickly, sensitively and appropriately with all incidents of anti-social behaviour in accordance with published procedures and legal remedies.

- Support Services – To provide appropriate and sufficient support to victims and witnesses of anti-social behaviour and to provide support to tackle the causes of anti-social behaviour
13. Details of what is required over the next three years are contained within the action plan. The plan will be monitored by the ASB task group that meets on a quarterly cycle. There will be ½ yearly reports to the Safer York Partnership board on the progress of the action plan.
 14. To achieve the aims set out in the action plan there is a need for both members and stakeholder agencies to adopt new working practices, develop forward thinking and dynamic policies and pro-actively address the future challenges

Corporate Priorities

15. The City's ASB Strategy is closely linked various strategies and priorities. In terms of the corporate priorities it is critical to the following priorities.
 - percentage of people who believe people from different backgrounds get on well together in their local area
 - perceptions of anti-social behaviour
 - the number of households living in temporary accommodation
 - rate of proven re-offending by young offenders
 - drug-related offending rate
 - substance misuse by young people
 - first time entrants into the Youth Justice System
 - young people's participation in positive activities
 - the number of vulnerable people achieving independent living

Financial Implications

16. There are no direct financial implications to this report. However, it may not be possible to deliver all the actions contained in the strategy within the existing resources. The financial implications of delivering the strategy will therefore need to be kept under review.

Equalities Implications

17. As part of the process of reviewing the ASB strategy an equalities impact assessment has been completed.

Risk Management

18. The risk is that the council doesn't achieve a targeted and focused response to tackling ASB in the City.
19. The risk/s associated with the recommendation of this report are assessed at a net level below 16. The risks have been assessed as moderate at 14, the strategy will be regularly monitored at the ASB task group and Safer York Board.

Recommendations

20. The Executive is asked to approve the strategy and the proposed monitoring arrangements through the ASB task group and ultimately the Safer York Partnership Board.

Reason : It is a clearly a high priority to have a focused and coordinated approach to tackling ASB in the City of York

Contact Details

Author:

Author's name Tom Brittain
Title Housing Operations
Manager
Dept Name N&C
Tel No. 01904 551262

Chief Officer Responsible for the report:

Sally Burns
Director of Communities and
Neighbourhoods
Tel No. 01904 552003

Report Approved **Date**

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

Background Papers:

Respect Standards in Housing Management

KLOE in Tenancy management

Mock inspection of housing services 2010

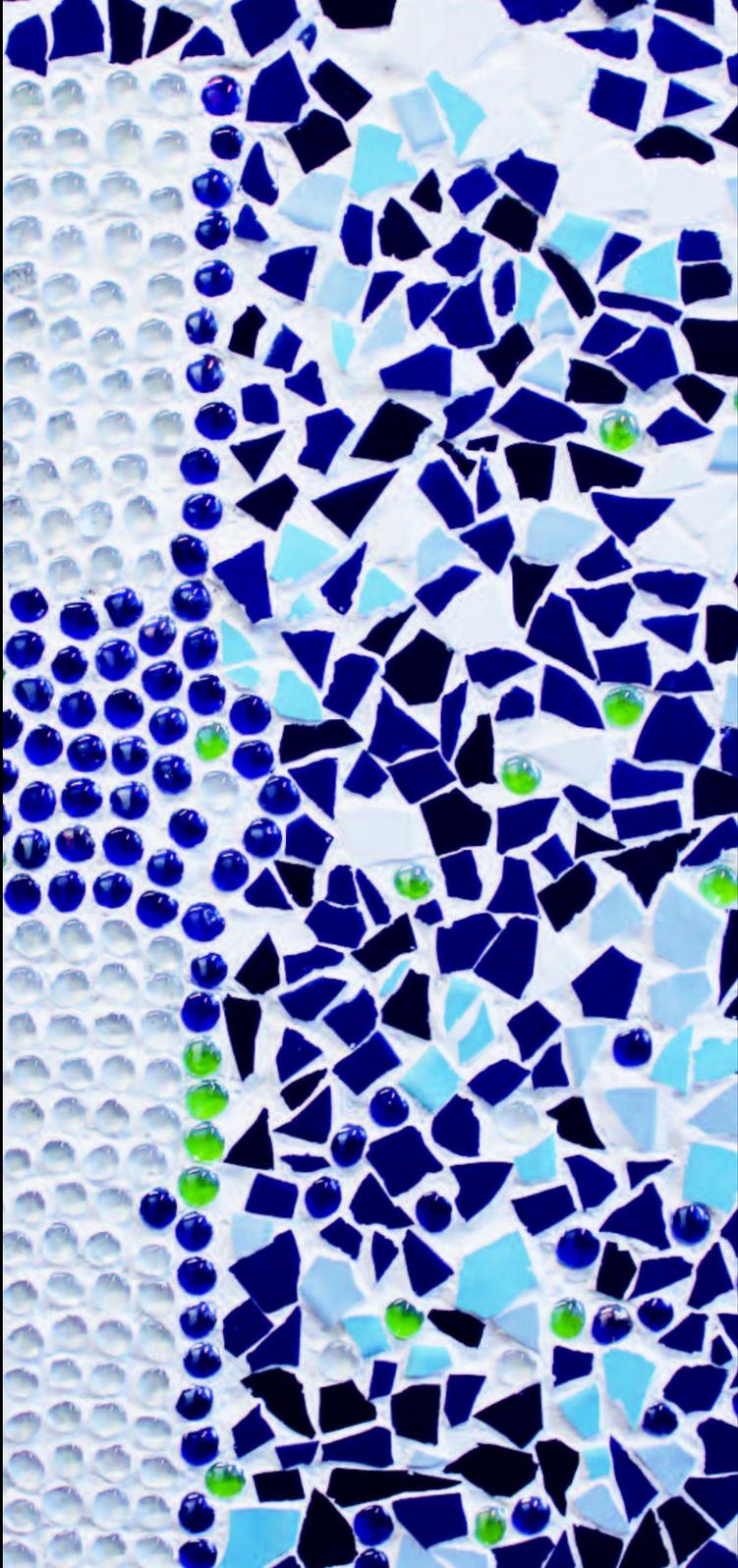
List other strategies contained in chapter one

Outcomes form consultation

Appendix

Draft Housing ASB strategy and action plan

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ANTI-SOCIAL BEHAVIOUR - A STRATEGY FOR YORK 2011/2014

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Cover image:

Foreword

This strategy outlines our vision for the anti-social behaviour services in York.

It sets out the evidence on which our strategic aims and future priorities have been based. It demonstrates our plans for tackling anti-social behaviour (ASB), and how we hope to tackle the causes of ASB in partnership with other agencies, organisations, the public and local communities. We also want to address the quality of service we offer our customers when they come to us for help and make sure that the service meets their needs.

This ASB strategy encompasses all service providers in York and seeks to complement the existing work of Safer York Partnership. The Community Safety Plan sets out the strategic direction of the partnership, of which 'safer communities' is one of four priorities. Tackling ASB is key to promoting safer communities and so this strategy provides a plan for how City of York Council, Safer York Partnership, North Yorkshire Police and other partners can make a meaningful contribution to the overall aim of safer communities.

During the last ten years, ASB services have grown and changed quite dramatically, along with the number and nature of the problems experienced by communities. A lot of work is required to tackle these problems, which require a strategic approach - we know that we have to work jointly with all agencies to continue to tackle this problem.

The effects of ASB are felt not only by individuals and their families but also impact on the wider community. It is important therefore that our efforts to tackle ASB are seen as part of a bigger picture, which includes tackling the causes of ASB whilst improving the support we provide to victims.

The strategy sets out how we will build on multi-agency working to tackle ASB and continue to make the best possible use of all partners' expertise and resources in this area. We look forward to regularly reviewing progress in the years to come to ensure that the strategic aims set out in this strategy are achieved.

I am grateful to all those who have helped to put this document together. Working as a team, I believe the city can make a valuable contribution to tackling the causes and effects of ASB.

?????????????
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Executive Summary

The term anti-social behaviour (ASB) describes many problems which can vary in nature. It can be a highly personal experience and people have different degrees of tolerance towards other people's behaviour. These factors alone make defining and dealing with the problem complex and challenging.

This strategy sets out what needs to be done to address ASB from different angles; prevention and early intervention, enforcement and support for victims and perpetrators. The approach must be multi-agency and seek to tackle the causes of ASB, if we can hope to make a long term impact within our communities.

Whilst York is a relatively prosperous city, it contains pockets of deprivation. ASB is not limited to poorer neighbourhoods, but the social and economic pressures of a community are generally regarded as being directly related to the levels of ASB. Whilst the citizens of York's perception of ASB is lower than neighbours in Scarborough and Leeds, the data shows a wide range of types of ASB occurring in York and that residents feel tackling ASB is a top priority within their neighbourhoods.

In recent years, a large amount of collaborative work has taken place as the emphasis towards preventative measures has been established and new partners have come on board each year. All teams and organisations in the city of York have re-focused to look at the wider issues around ASB, especially as the national agenda has brought ASB under greater public scrutiny.

We recognise that the policies and procedures for dealing with



ASB must take into account the diverse needs of our customers. Types of ASB can be motivated by discrimination and our aim is to deal with ASB at its root causes and to tackle it in a range of preventative ways that try to change people's behaviour.

There are a wide range of services that can have an input in to this agenda and the priority now is to ensure the city has a robust protocol for joint working and information-sharing to ensure we achieve real outcomes.

Strategic aims:

1. To ensure that agencies in York have an holistic approach to tackling ASB, which emphasises prevention and changing behaviour.
2. To deal quickly, sensitively and appropriately with all incidents of ASB in accordance with published procedures and legal remedies.
3. To provide appropriate and sufficient support to victims and witnesses of ASB and to provide support to tackle the causes of ASB.
4. To have effective working relationships at a local level with statutory and other agencies, for the sharing of information and tackling ASB.



ASB is not limited to poorer neighbourhoods, but the social and economic pressures of a community are generally regarded as being directly related to the levels of ASB.

1. Why Have a Strategy?

“Anti-Social Behaviour (ASB) ruins lives. It doesn't just make life unpleasant; it prevents the renewal of disadvantaged areas and creates an environment where more serious crime can take hold. ASB is a major issue in some of the UK's more deprived or disadvantaged communities. ASB is also expensive. It is estimated to cost the British taxpayer £3.4bn a year”

Home office Web Site



“Disorder and anti-social behaviour blight far too many communities and cause misery for far too many people... This is not the Britain we want – and we must fight to change it”

Home Secretary's speech to the Police Federation

19 May 2010

This strategy sets out what needs to be done to tackle the complex issues of ASB. The strategy links with other key plans, including York and North Yorkshire's Domestic Abuse Strategy, SYP Community Safety Plan, York Homelessness Strategy and York & North Yorkshire Alcohol Strategy. The strategy attempts to develop a coordinated approach to tackling ASB by joining up initiatives currently operating in the city. The nature and reasons for ASB are varied and complex and if agencies are to

tackle these then they must enlist the help of other partners and agencies.

The Crime and Disorder Act 1998 set the scene for ensuring that local authorities and other statutory agencies, such as the police, worked in partnership to tackle crime and disorder. The act introduced a range of new powers that necessitated partnership working, with the recognition that ASB was not the sole responsibility of any one agency, and the need for a strategic approach to tackling ASB was clear. The Community Safety Partnership (CSP) have a duty to publish a strategy for address crime and disorder. Safer York Partnership is the CSP for York and they have produced the Community Safety Strategy 2008-1

The Anti-Social Behaviour Act 2003 was designed to extend powers to tackle ASB within local communities but also introduced the legal requirement for local authorities (LA) to prepare a policy and procedure on ASB and to publish a Statement of Policy and Procedures and a summary of the policy.

The strategy also links with other key legislative powers, including The Violent Crime Reduction Act 2006, Environmental Protection Act 1990, Criminal Justice & Police Act 2001, Policing and Crime Act 2009, Licensing Act 2003 and Housing Act 1996.

These policies and procedures must be compatible with other key obligations placed on the LA by existing legislation, such as the Homelessness Act 2002 and key strategies such as the Homelessness Strategy and Housing Strategy.

In 2004 the government launched the Respect campaign which sought to address ASB in a broad way, focusing on several aspects - preventing ASB, tackling ASB and supporting victims of ASB. This very much places the emphasis on partnership working and for housing teams to take preventative steps to reduce the level of ASB occurring in the first place.

In 2010 the Tenant Services Authority launched the standards around which they have monitored all Registered Social Providers, including local authorities, since April 2010.

The standards say:

“Registered providers must work in partnership with other public agencies to prevent and tackle anti-social behaviour in the neighbourhoods where they own homes.”

The Local Area Agreement (LAA) sets out how the corporate strategic aims are to be met. There are a number of key



indicators which complement the strategic aims of the ASB strategy, including “perceptions of ASB”. However, it should be noted that the structure of the LAA and these key indicators are likely to change during the period of this strategy.

...the emphasis on partnership working and for housing teams to take preventative steps to reduce the level of ASB...

Key Strategies to link with:

- ▶ York Local Area Agreement
- ▶ SYP Community Safety Plan 2008 - 2011
- ▶ York Gypsy, Traveller and Showmen Action Plan
- ▶ York Homelessness Strategy
- ▶ Children’s and Young People’s Plan
- ▶ Taking Play Forward- Strategy For Play
- ▶ City of York Parenting Strategy
- ▶ York Supporting People Strategy
- ▶ York Hate Crime Strategy
- ▶ York & North Yorkshire Domestic Abuse Strategy 2009 -2013
- ▶ York & North Yorkshire Alcohol Strategy
- ▶ YorOK Involvement Strategy 2010 - 2013.

2. The York Context



The social and economic climate of an area will have a direct effect on the level and type of ASB experienced in a community. In general, the higher the level of social and economic deprivation, the greater the incidence of ASB and higher the perception of the community that ASB is a problem.

The population in York is just over 195,000, made up of 84,000 households, and the predicted growth rate by 2021 is almost double that of the region as a whole. The number of people over 75 is higher than the national average and is expected to rise by 2011 by 8%.

A recent study by the Joseph Rowntree Foundation¹ estimated that whilst the 2001 census recorded 4.9% of the population of York was 'non white British', the figure for 2009 was closer to 11%. The study also documented 78 different first languages

that were not English and there were at least 800 migrant workers present in the city. The study made recommendations that the city should strengthen its' commitment to racial equality and consider its investment into service provision for minority groups.

There are around 350 Gypsy and Traveller households in the city.² The percentage of residents that class themselves as disabled in some way (physical or mental) is 17%.

These demographic characteristics may well impact on people's perceptions and experiences of ASB. It is vital that this strateg investigates the particular experiences of minority³ groups to ensure we are addressing their needs and in particular any AS that is targeted at minority groups.

Within York, there are relatively high levels of economic activity and skills. 84% of the economically active population is in work; however one in four people aged 16 – 74 have no formal qualification, which, whilst better than the national average, remains high.

Whilst York is seen as a relatively affluent city, pockets of deprivation do exist and eight of the 22 wards contain areas that are amongst the 20% most deprived areas in England.⁴ Social and economic factors will contribute to the underlying causes of ASB.

The quality of housing in York is generally high although there is growing pressure on supply from the increasing population.

York has a relatively low proportion of social rented housing, at

¹ 'Mapping Rapidly Changing Minority Ethnic Populations': Joseph Rowntree Foundation February 2010

² Gypsy and Traveller Accommodation Assessment – North Yorkshire 2007/08

³ Equality strands: race, disability, age, religion, gender, sexual orientation.

⁴ Indices of Deprivation 2007

The quality of housing in York is generally high although there is growing pressure on supply from the increasing population.

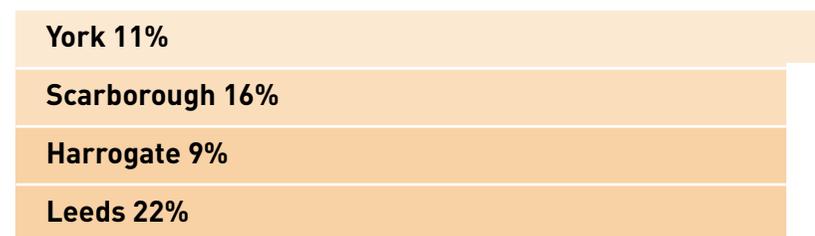
just 15% of all housing stock. The national figure is 19.3% and the regional figure is 21%. City of York Council has the largest proportion of social rented housing in the city at approximately 8,000 properties and there are approximately 4,000 homes owned by Housing Associations. There are currently around 3,100 applicants on the council's Housing Register trying to access this accommodation.

Crime levels in York have decreased by 30% over the period 2007/8 to 2009/10. During the same period an average of 24,000 incidents per year of ASB were reported. Of these, the most often reported were rubbish/litter and graffiti, noise and general ASB including a range of incident types. The number of neighbour incidents reported to the police average 590 per year.

In terms of the tools used to tackle ASB, partners in York make full use of all appropriate measures and take a problem-solving approach to utilising the right tool to tackle the problem. Historically, Acceptable Behaviour Contracts (ABCs) have been regularly used as an initial tool, with 61 issued in 2008, 51 issued in 2009 and an average of 43 ABCs being issued per year since 2007. ASB Orders are used where alternative options have been tried and failed, with only three issued in 2009 and two in 2010. ASB Injunctions (eight issued in 2010) are effectively used to tackle nuisance adults, and Dispersal Powers have been used successfully in both 2009 and 2010, in areas persistently targeted by problematic groups congregating. Generally in York, the approach towards early intervention measures and preventative work is positive and regular diversionary activities are organised

across the city. It is difficult to quantify early intervention methods; however, the Place Survey indicates that perceptions of ASB as a problem are relatively low, and preventative work will contribute to these figures.

The Place Survey 2008 records the percentage of people in a locality who believe that ASB is a problem in their area. Here are samples of figures which give some indication of what the residents of York feel in comparison to other areas in the region:



Within the city, residents have been asked to provide the top three priorities for their ward and safer communities; reducing ASB was listed in all but one of the council wards.



3. Anti Social Behaviour (ASB) Services in York

Safer York Partnership

Safer York Partnership (SYP) is the lead agency in tackling ASB across the city and collates data on ASB occurrences across the city. The Community Safety Strategy 2008 – 11 produced by SYP, in partnership with North Yorkshire Police and City of York Council, identifies four key aims for this period:

► Safer Neighbourhoods

To tackle the ASB issues of greatest importance in our neighbourhoods, increasing public confidence in the local agencies involved in dealing with issues, reducing fear of crime and ASB and increasing feelings of safety within our communities

► Violent Crime

To protect communities in York from violent crime, particularly that which is alcohol or domestic related and deal effectively with victims and witnesses

...reducing fear of crime and ASB and increasing feelings of safety within our communities...

► Drugs and Alcohol

To work closely with our Drugs and Alcohol Action Team to protect communities from the harm caused by drugs and alcohol

► Volume Crime

Continue to reduce acquisitive crime by identifying local areas suffering disproportionately and in partnership with the local community address issues of greatest priority. By targeting offenders – particularly drug-misusing offenders – reduce the most serious offences.

SYP is responsible for coordinating the ASB Referral Panel to tackle the more serious incidents through multi-agency enforcement. The panel includes the housing department, the environmental protection unit (EPU), the youth offending team (YOT) and children's services from the council, together with the police and probation services. The panel considers requests that are made for ASBOs, CRASBOs, dispersal orders and premises closure orders.

Tackling domestic abuse is also a key priority for SYP, and the

Domestic Abuse Strategy promotes increased partnership working to keep families safe, education at an early age and confronting challenging attitudes and behaviour. The link between domestic abuse and ASB by young people can be identified in the following quote:

“Some children may appear resilient to the trauma of exposure to domestic violence, whilst others go on to develop long-term, clinically significant emotional and behavioural problems”⁵

The multi-agency approach taken by SYP in tackling both ASB and domestic abuse has shown that many of the behavioural problems displayed by young people affected by domestic violence are manifested in ASB on the streets.

Hate Crime is also covered within the ASB Agenda and is defined as:

“... a crime where the perpetrator's prejudice against an identifiable group of people is a factor in determining who is victimised. In addition to those subjected to racist, homophobic, transphobic victimisation, other groups which might be subjected to Hate Crime include religion/faith groups, asylum seekers, refugees, travellers, Romany people, migrant workers, people with disabilities, vulnerable adults and also in relation to age and gender”⁶

Hate incidents can be reported to the police or to housing

services. A Hate Incident Panel will be coordinated by SYP to ensure a multi-agency action plan is drawn up to address the matters raised.

Finally, SYP is responsible for helping to deliver, at a local level, the National Prevent Strategy, of which there are five objectives. Of relevance to ASB is objective five, which relates to taking action to address both perceived and real grievances within communities and also helps to build communities that have a shared vision of their future and a sense of belonging.

Housing Providers within York

The council's housing service is the first point of contact for tenants and residents who are experiencing ASB caused by a council tenant or anyone living or visiting the tenancy. Housing providers define ASB as:

“behaviour which is capable of causing nuisance or annoyance to any person and which prevents them enjoying their home peacefully and quietly”

City of York Council (CYC) housing service aims to:

- ▶ Take early intervention action
- ▶ Prevent ASB from continuing
- ▶ Take enforcement action after other options have been considered
- ▶ Promote safe neighbourhoods.

⁵ Apel & Holden (1998) in York & North Yorkshire Domestic Abuse Strategy 2009 - 2013

⁶ www.saferyork.org.uk

The first steps in any ASB cases involving tenancies are to take early intervention action to try and resolve the problem.

This service is delivered at two levels:

- ▶ Initial reports and early stages delivered by the Estate Management team. This team consists of estate managers who look after a patch of tenancies (average 700). The estate management team will deal with a report and try to resolve it without taking legal enforcement action. Their role is to stop the behaviour and to prevent it recurring.
- ▶ When a problem becomes serious and persistent, the case is referred to the Tenancy Enforcement Team. This is a small team of dedicated staff, who then work intensively on the case. Whilst enforcement action is progressed, the aim remains to stop the ASB and avoid evicting the tenant if possible.

Some CYC residents are housed temporarily in council housing while their homeless applications are dealt with. The support workers who manage their temporary tenancy deal with any ASB problems.

The Temporary Accommodation Team also has responsibility for managing the three travellers' sites in York, but tackling ASB on sites requires a multi-agency approach often involving education, health and support services in addition to enforcement action. The occurrence of ASB among roadside travellers again requires a multi-agency approach but will also involve the council's Street Environment and Enforcement Team (see section Street Environment/Environmental Concerns)

Rough sleepers and single people accommodated in resettlement

services are managed by support teams but in close partnership with North Yorkshire Police and Safer York when issues affect the community (predominantly begging and alcohol use).

The first steps in any ASB cases involving tenancies are to take early intervention action to try and resolve the problem. Some examples of the kind of interventions are:

- ▶ Visits and discussions with those involved by the estate manager
- ▶ Acceptable Behaviour Contracts (ABCs) – agreements made between housing, the police and a young person or adult which clarify and define acceptable behaviour
- ▶ Introductory Tenancy visits – regular visits and inspections ensure the tenancy is running smoothly in the first 12 months
- ▶ Warning notices – the first step to formal tenancy enforcement action
- ▶ Joint meetings with support agencies
- ▶ Risk assessments of actions required to tackle the wider issues and causes of the problem.

Wherever possible we work with other agencies in the following ways:

- ▶ Monthly liaison meetings with the police - Safer Neighbourhood Teams
- ▶ Environmental Protection Unit (EPU) - a working protocol has



been in operation since 2004, which allows housing services and EPU to work together effectively

- ▶ Mediation Service – an impartial service which facilitates informal resolution to neighbour/ community problems
- ▶ Children’s and Adults’ social services – joint visits and problem-solving to assist people to resolve ASB

- ▶ Nuisance Action Group – a multi-agency problem solving approach for individually referred ASB cases.

When legal action is being considered in respect of a nuisance tenancy, housing providers have a range of tools available, including:

- ▶ Injunctions
- ▶ Possession order
- ▶ Demoted tenancy.



Case Study

In February 2010 City of York Council Housing Services, working with the police, obtained their first Premises Closure Order on a private rented property. This was obtained because the residents were causing ASB to their council tenant neighbours. Housing and police met with the landlord, who agreed to serve Notice to terminate the tenancy. In the interim period council and Police officers served a Closure Notice on the property and successfully obtained a Closure Order through the courts, which banned the tenant and any other person from entering the property for three months. In addition, CYC Housing Services obtained an injunction which prevented the private tenant from entering the neighbourhood

North Yorkshire Police (NYP)

Creating safe neighbourhoods for every community in the City of York is at the heart of everything the police do. Uniformed policing in York is split into two main groups, the 24/7 response teams and nine geographically based Safer Neighbourhood Teams (SNT).

The main aim of the SNTs is to concentrate on the issues that local people have identified as priorities. An extensive amount of consultation goes on at a local level to identify those priorities, which vary from ward to ward. Despite local variations, all wards have identified ASB as a priority, which



means that across the City of York, all Safer Neighbourhood Officers have ASB as a key priority to tackle.

In addition to these localised, dedicated SNTs, the response teams are on duty to attend any reports of ASB and criminal activity 24hrs a day, seven days a week. These officers will attend and deal robustly with the situation; attending officers will then ensure that the relevant SNTs are tasked to:

- ▶ carry out any follow up enquiries that are necessary,
- ▶ offer support to the victim and,
- ▶ put in place long-term problem solving solutions with other relevant agencies.

The response officers, SNT officers and Police Community Support Officers (PCSOs) all make appropriate use of the ASB powers available, including:

- ▶ Acceptable Behaviour Contracts (ABCs)
- ▶ Anti-Social Behaviour Orders (ASBOs)
- ▶ Section 27 Directions to Leave
- ▶ Penalty Notices
- ▶ Dispersal Zones.

These powers are used together with other agencies and for part of a strategic approach that involves information sharing, intervention, education, diversion and enforcement.

Case Study

Operation Spoke is a partnership-led operation aiming to property mark a large proportion of bikes in the City of York. Local Safer Neighbourhood Officers launched Operation Spoke to reduce the overall levels of acquisitive crime, specifically in relation to cycles. The benefits of marking people's bikes are that easy identification means cycles can be quickly reunited with their rightful owners and thieves can be quickly arrested and brought to justice. Since the launch of the Operation early in 2010, over 5000 cycles have been tagged and a number of cycles reunited with their owners before they were even reported missing.

...complaints of nuisance, including bonfires, odours, light, noise and related anti social behaviour.

The Environmental Protection Unit (EPU)

EPU provide advice, investigate and resolve complaints of nuisance, including bonfires, odours, light, noise and related ASB. They assess licensing applications and variations for their impact upon local residents and they operate a Noise Patrol enforcement service on Friday and Saturday nights.

EPU operate using legislation including:

- ▶ Environmental Protection Act 1990
- ▶ Noise and Statutory Nuisance Act 1993
- ▶ Noise Act 1996
- ▶ Crime and Disorder Act 1998
- ▶ Clean Air Act 2003
- ▶ Clean Neighbourhoods and Environment Act 2005.

EPU have a statutory duty to investigate noise and other nuisances as described above. They visit, give advice, collect evidence, monitor for noise and other nuisance. If a statutory nuisance is witnessed, EPU have to serve an abatement notice, requiring the nuisance to be stopped. If the abatement notice is then breached, it becomes an offence, for which they can prosecute and undertake seizures of noise generating equipment (TVs, stereos, speakers, computers, game stations, DVDs and CDs) using a warrant. In total, in the year 2009/10 EPU received 2502 noise complaints, served 59 noise abatement notices, issued eight (formal) cautions, wrote 10

(formal) warning letters, successfully prosecuted nine individuals and undertook 13 seizures of noise generating equipment. The number of noise complaints reflects a 25%

Case Study

The Noise Patrol was set up in April 2006; as a result of one such patrol, an offender was served with a Noise Abatement Notice in February 2007. Between September 2007 and October 2008, over 30 noise complaints were received from neighbours who were regularly being disturbed at all hours. Solid partnership working between EPU and the police enabled three separate seizures of noise making equipment including stereos, speakers and CDs from the property. The perpetrator was prosecuted and fined £360 with £760 costs and a Criminal ASBO successfully applied for.

increase from the previous year although the number of noise abatement notices fell from 94 and the number of prosecutions remained the same at nine. The number of complaints to the weekend Noise Patrol as at October 2010 reflected a 40% increase on the previous year at the same time.

Licensing Department

York's licensing department seeks to ensure that the city offers a wide choice of high quality and well-managed entertainment and cultural venues within a safe, orderly and attractive environment. It is important that these venues are valued by



those who live in, work in and visit the city; therefore, licensing officers take a balanced approach to the application of the Licensing Act 2003.

Key objectives of the licensing department include:

- ▶ Improving the quality of life for local residents, through a reduction in alcohol related crime and disorder, disturbance and ASB,
- ▶ Encouraging more family-friendly venues where young children can feel free to go with the family;
- ▶ Encouraging a well used city centre, day and night, that is safe and accessible for all.

Licensing staff work closely with licensees and security staff,

Case Study

As part of the Task Group's long term targets to reduce alcohol related disorder in the city, they have worked hard to promote the Street Angels initiative. This is a Church-led initiative made up of volunteers who want to help make York city centre a safer and better place. Volunteers walk the city streets into the early hours on Friday and Saturday nights caring for, practically helping and listening to people, especially those in vulnerable or difficult situations. Licensing officers and local police helped support and train these volunteers and the Nightsafe task group continues to support and provide funding for this provision.

as well as other agencies from the Fire and Rescue Service, Environmental Protection Unit, Trading Standards and local police teams. By sharing information, listening to local residents and carrying out regular checks on licensed premises within the city, the department can reduce the likelihood of ASB caused by poorly managed bars, pubs and clubs.

Through the Nightsafe Task Group, Licensing deliver the objectives of the National Safe, Sensible and Social Alcohol Policy, tackling problem premises, protecting young people and focusing on those who cause most harm in their communities. The task group works to create an environment that promote sensible drinking in York and reduces the harm caused by alcohol and substance misuse.

Street Environment/Environmental Concerns

Problems such as graffiti, rubbish, fly tipping and dog fouling are all part of environmental ASB and have a significant effect on our communities. The council's Street Environment and Enforcement Team (SEET) have a high profile role in maintaining our clean streets and open spaces. In addition to investigating and taking enforcement action against those engaged in ASB, the team are active in education and information work in the community to tackle ASB before it arises. Engaging and working in partnership with the community and other agencies is a valuable tool in dealing with and preventing ASB, as is designing out/opening/improving local areas to deter ASB.

Graffiti is known as a signal crime, one which leads to more of the same...



Best Practice

Graffiti is known as a signal crime, one which leads to more of the same, or worse forms of crime in an area. Graffiti is present in all cities and City of York Council uses a wide range of tools to combat the problem.

Partnerships have been developed with three key utility companies to ensure prompt removal of graffiti from street furniture, which is a common target for graffiti tags. SEET have established a network of people in the local community who have adopted street furniture and keep it in a clean state using equipment provided by the council.

Key hot spot areas are routinely cleaned and/or painted by the Probation Service's Community Payback scheme which sees offenders carrying out supervised work in the community.

All tags are recorded before removal and downloaded to a shared web-based database used by North Yorkshire Police and the council to gather evidence of known 'taggers'. The database was the first in the country and has had significant success in bringing evidence to court against offenders prosecuted for criminal damage. Many young offenders have received reparation work as part of their sentence requiring them to remove the damage they have caused.

Offender Management (YOT & Probation Services)

The Youth Offending Team (YOT) incorporates representatives from a wide range of services and can respond to the needs of young offenders in a comprehensive way. YOT identifies the needs of each young offender by assessing them with a national assessment. It identifies the specific problems that make the young person offend as well as measuring the risk they pose to others. Included within the services they provide are the Youth Inclusion Support Panel (YISP) scheme and Stronger Families Programme (SFP):

YISP aims to prevent ASB and offending by eight to 17-year-olds who are considered to be at high risk of offending or engaging in ASB, by putting in place programmes that identify and reduce the likelihood of young people committing offences. Families experiencing difficulties where young people are at risk of offending can nominate themselves for support and assistance.

SFP is an empowering, focused, group work-based programme for parents of children aged 10-17. The programme offers support to parents who are faced with the challenge of meeting their children's changing needs as they pass through the different development stages from childhood, teenage years and adolescence. The main aim of the programme is to improve relationships between young people and their families, to help improve attendance at school, behaviour at both school and home and reduce the risk of young people engaging in offending behaviour.

While the Probation Service has a statutory role in managing offenders, this doesn't extend to all offenders and, particularly offenders engaged in ASB and sentenced to short prison terms. Within the Probation Service, the Integrated Offender Management (IOM) scheme fills this gap in provision and works with prolific or persistent offenders who, given a choice, would prefer not to offend. IOM supervises and monitors those on the programme and assists them to gain access to appropriate support, such as treatment for substance misuse or anger management. Offenders are presented with a simple choice – accept the help on offer or be robustly enforced against.

Also within the Probation Service is the Community Payback scheme, where local communities can have the opportunity to influence the type of work offenders carry out in their neighbourhoods. The aim is to make the unpaid work performed by offenders more visible and more representative of the communities' needs. These projects include graffiti removal, redecorating community centres and environmental work. As well as carrying out work, offenders acquire skills which are useful in the job market.

York and North Yorkshire Fire & Rescue Service

ASB is an issue that affects fire services across the UK – from hoax calls to attacks on fire-fighters. York and North Yorkshire Fire & Rescue Service has a range of initiatives and campaigns aimed at forging closer links with the community and tackling some of these problems.

Case Study

Children, young people, families and practitioners can access information about a range of positive activities and other services through the YorOK website www.yor-ok.org.uk. The Shine section holds information about activities that children and young people can take part in. The aim is that by attending these activities the children and young people progress to attend more regular sessions. These then engage children and young people in positive activities which reduce the chance of them becoming involved in what may be perceived as ASB. The service directory on the YorOK website also contains information about a wide range of different support services. If a child, young person or family is needing support they can search the directory to find local or national services that meet their needs.

One such scheme - "Local Intervention Fire Education" - is known by its shorthand title "LIFE" and offers young people from the ages of 12 to 19 the chance to work with real fire-fighters over a period of five days following a set programme of activities. This initiative delivered by the fire service is to address fire safety and ASB issues in relation to young people and the local communities they live in. The aim of the project is to highlight the consequences of ASB and provide an intensive work experience course within a structured uniformed team, instilling discipline, team spirit, fire safety awareness, life skills



and values which will improve the life chances of the young people.

The fire services are regularly involved with partners in the community by delivering fire and road safety messages in schools, carrying out free home fire safety visits and actively getting involved with joint initiatives such as the educational “Crucial Crew” programme and high visibility alcohol awareness schemes.

Young People’s Services/Playbuilder Project

Young People’s Services provide a variety of projects and activities for teenagers and young adults. The service doesn’t just work with young people, but also provides opportunities for the whole community to get involved and ensures an integrated approach to the delivery of services for young people that will create a positive and tangible benefit to their lives. Volunteers from all ages and walks of life are helping to support young people in centres and venues all over York – from cooking to motorbikes; from organising trips to mentoring an individual young person.



In partnership with the voluntary and community sector, over 20 youth clubs across York provide educational and diversionary activities, as well as two Urbie buses bringing further activities and support to the local communities. In January 2007 Castlegate was opened, which is an open-access service for young people aged 16 to 25. Castlegate provides advice, support, information, counselling and guidance on all issues relevant to young people. Young People’s Services is one of the most successful partnerships in supporting young people into education, jobs and training.

Case Study

Positive Engagement Through Choice (PETC) is a programme for young people in Years 10 and 11 who aren’t attending school for whatever reason. It runs for two days per week, and includes workshops on numeracy, literacy, lifeskills, career planning and more. Attendees are encouraged to commit to a regular activity that they can sustain in the longer term. It also provides the chance to spend time with advisers who can help young people to decide where they’d like their life to go.

Information Sharing

Under section 115 of the Crime & Disorder Act all agencies in the city will work together and share information for the reduction and prevention of crime and disorder.

4. Anti-Social Behaviour Service Review

Over the last two years, services in York have undertaken a range of reviews and assessments which have given us feedback about the services that we deliver, and our strengths and weaknesses.

These include;

- ▶ Self-assessments against the Respect Standard
- ▶ Customer feedback
- ▶ Partners event to discuss the strategic aims and a customer consultation event in February 2010 to explain and explore our strategy.



Self Assessments

Housing Services coordinated a self assessment against the Respect Standard for Housing Management. These self-assessments were carried out by groups of staff from different departments and partner agencies that are involved in ASB work in the city. Within each area, strengths and weaknesses were identified and are summarised below, categorised by the Respect categories:

Accountability/Leadership/Commitment

- ▶ Requirement for a clear ASB strategy that links to the SYP strategy
- ▶ Stronger and more equally accountable partnerships from agencies within the Community Safety Partnership
- ▶ All partners should have greater input into target setting and achieving locally agreed outcomes.

Empowering and reassuring residents

- ▶ Coordinated publicity about problems tackled and actions taken
- ▶ Publicise work of enforcement agencies and role of witnesses, to encourage residents to come forward
- ▶ Involving residents in setting priorities, standards and policies
- ▶ Working to engage young people in constructive and purposeful activities.

Develop strong working relationships and strategic links with partners.

Prevention and Early Intervention

- ▶ Improve information sharing and working protocols
- ▶ Improve the early assessment of vulnerable residents
- ▶ Improve the knowledge we have about our customers
- ▶ Ensure all staff can make a range of referrals and that these are clearly tracked.

Tailored Services for Residents and Provision of Support for Victims and Witnesses

- ▶ Carry out full assessments of any support needs of all involved
- ▶ Deliver action plans for residents with challenging targets
- ▶ Keep all parties fully informed of progress
- ▶ Improve support for witnesses of ASB.

Protecting Communities Through Swift Enforcement

- ▶ Joint tasking of enforcement/evidence gathering from multi-agency staff
- ▶ Monitor use and outcomes of enforcement tools to feed into broader reviews of performance and improvement planning
- ▶ Develop strong working relationships and strategic links with partners
- ▶ Maximise residents' knowledge of how to report and respond to ASB.

Support To Tackle The Causes of Anti Social Behaviour

- ▶ Ensure policies and procedures state clearly how support is provided or accessed and the triggers by which support is identified
- ▶ Develop programmes to sustain tenancies and communities
- ▶ Develop links to services to create diversionary activities to reduce the incidence of ASB
- ▶ Ensure residents understand how properties are let and managed and consider the use of local lettings policies.

Customer feedback

Housing Services have surveyed residents and held focus groups to assess the satisfaction levels with the services provided.

This information has been collated to provide some key issues that need to be addressed within the strategy:

- ▶ The need for cases to be dealt with more quickly
- ▶ Complainants should receive some form of practical help whilst the case is ongoing and support after the case has been closed
- ▶ Joint working with the police could be improved
- ▶ The skills and knowledge of staff could be better
- ▶ Customers would like to be involved in the development of our policies and procedures.

A small survey of residents was carried out during Autumn 2009 (226 responses from across the city wards) and the top three issues identified as problems were:

- ▶ Noise
- ▶ Aggressive behaviour
- ▶ Alcohol related behaviour.

57% of residents said they had experienced some form of ASB within their neighbourhood and 64% said they did not know enough about what the council could do about ASB.

The Environmental Protection Unit (EPU) undertakes quarterly satisfaction surveys of its customers. The usual issue of customer concern in each survey is a desire to extend the EPU Noise Patrol noise enforcement service beyond its current hours of Friday and Saturday nights, 9pm to 3am. Customers say the ASB occurs 24 hours a day and especially outside of normal office hours and there should be a service to deal with it.

Customer Consultation Event

During the event there was discussion with residents about the four strategic aims of the strategy. Customers felt that more careful allocation and selection of tenants would help prevent ASB whilst taking faster action at the start of a problem should be the top priority for enforcement. Residents felt very strongly about improving the support available for victims and witnesses, especially outside normal office hours. They identified that residents did not know enough about what can be done to tackle ASB in York.

Partners Seminar

The council organised a seminar to discuss the introduction of an ASB Strategy for the city. Approximately 50 people attended, across a range of organisations such as North Yorkshire Police, the Environmental Protection Team, Youth Offending Team and local Registered Social Landlords. During the event they identified what initiatives should be included within the strategy across four key areas. Some key issues identified were;

Prevention & early intervention

- ▶ Action plans should be drawn up for the customer at the start of a case so that they can clearly see what action is planned and so that they receive a regular update
- ▶ Targeted annual visits should be made to tenants who are not in regular contact with staff so that any early warning signs can be picked up and support needs identified
- ▶ Improve monitoring of ASB to identifying hot spot areas, develop a clear factual knowledge base of the problems and identify any areas where incidence levels are high to enable better resource planning.

Support

- ▶ Make more contact with complainants so that staff are more proactive and in regular contact to ease the burden for the customer
- ▶ Create a directory of support services who deal with ASB to help all staff maximise the available support and to work in a more co-ordinated way
- ▶ Improve support for victims of Hate Crimes.

Enforcement

- ▶ Improve cross-tenure working to ensure that, where problems are caused by people who are not council tenants, the agencies involved know how to tackle the issues

- ▶ Explore out of hours working where a need arises, to be able to respond and gather evidence whenever required.
- ▶ Target tenancy fraud and sub letting to ensure we know exactly who is living in our properties and are equipped to tackle any problems that arise.

Partnerships

- ▶ Develop a consistent approach with RSLs to work towards similar ways of inter-landlord working to enable joint problem-solving across neighbourhoods
- ▶ Agree local standards around victim support, establishing what our customers would like to see in terms of a support service
- ▶ Integrate the Safeguarding agenda.

The evidence indicates that partner agencies need to work on the relationship with their customers to empower, involve and value them. The partners need to consider how they deliver the service and whether a different structure would better meet customer needs and help focus on the strategic aims. Finally, working relationships must be effective and efficient and a strategic approach must be clearly shared by all involved.

5. Strategic Aims and Objectives

To ensure that agencies in York have an holistic approach to tackling ASB which emphasises prevention and changing behaviour.

- ▶ Carry out assessments of any potential problems that may require tenancy support, when starting a new tenancy
- ▶ Audit and review the prevention and early intervention work
- ▶ Contribute to local education programmes
- ▶ Ensure all building and improvement works consider how design can reduce incidents of ASB.

To deal quickly, sensitively and appropriately with all incidents of ASB, in accordance with published procedures and legal remedies.

- ▶ Ensure all staff are aware of the full range of tools for dealing with ASB and are fully trained in using them

- ▶ Ensure there are clear policies and procedures and effective case management
- ▶ Be proactive in gathering evidence from a wide variety of sources
- ▶ Ensure that a value for money approach is embedded in all enforcement activity.

To provide appropriate and sufficient support to victims and witnesses of ASB and to provide support to tackle the causes of ASB.

- ▶ Provide a customer focused responsive service
- ▶ Carry out full assessments of the support needs of victims and witnesses and have clear policies for dealing with vulnerable customers
- ▶ Have a clear focus on delivering support and challenging solutions for perpetrators, rather than intervention after the problem has escalated.

To have effective working relationships at a local level with statutory and other agencies, for the sharing of information and tackling ASB.

- ▶ Review and develop the necessary service delivery protocols with partners
- ▶ Ensure that all partners work effectively to ensure that all victims and perpetrators are not discriminated against
- ▶ Ensure partners have a clear policy and procedure for dealing with perpetrators with mental health issues
- ▶ Work with partners to establish an effective communication plan.

6. Keeping The Strategy Relevant

Safer York Partnership

North Yorkshire Police

Youth Offending Team

Youth Services

The Play Team

Adult Mental Health Services

York Mediation Service

Environmental Protection Unit

Legal Services

Street Environment Service

Foundation Housing

Home Housing representing local RSLs

Victim Support

North Yorkshire Fire and Rescue Service

Family Information Service

The strategy will be monitored and updated by the ASB task group.

Representatives from these organisations sit on the Anti-Social Behaviour Strategy Task Group who are a sub group of the Safer York Partnership. This group will monitor the strategy against the actions and targets set out in the action plan and will update it on an annual basis.

This document and the action plan will be available to the public and will also be published on the council's website www.york.gov.uk/????? and the Safer York Partnership webs www.saferyork.org.uk, where updates of key achievements will be available.

Contact details

Hard copies of the strategy and further information will be available from:

ASB Coordinator

Safer York Partnership

York Centre for Safer Communities
Lower Friargate, York YO1 9SL

T: 01904 669069

E: saferryork@northyorkshire.pnn.police.uk

Strategic Aim One - Prevention and Early Intervention

Ensure that CYC has an holistic approach to tackling ASB which emphasises prevention and changing behaviour

Objectives:	Why	How measure	Baseline position	Target/date	Resources	Lead
Carry out assessments of any potential problems that may require tenancy support, when starting a new tenancy	To assist the tenant in succeeding with their tenancy	New tenant assessments completed	Some signposting taking place. Single Access Referral Point in place	April 2011	Existing	Tenancy Services Manager
Audit and review the prevention and early intervention work	To ensure good practice is embraced and problems are identified at an early stage	Policies and procedures completed and published on intranet NI 110	No work done	April 2012	Existing	Safer York Partnership
Develop a programme of local education initiatives involving all partners building on existing initiatives	To raise awareness amongst young people about the effects of ASB	The number of external meetings and visits completed	Work in progress but no direct partnerships	April 2012	Children's Services/ Neighbourhood Management	Safer York Partnership/Youth Action Officers
Ensure that all new housing developments and improvement works consider how design can prevent the incidence of ASB occurring	To reduce ASB and environmental crime and enhance residents' feelings of safety	Customer feedback on projects	Advice is sought from SYP	April 2011	Architectural Liaison Officer	Safer York Partnership

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Strategic Aim Two - Enforcement

To deal quickly, sensitively and appropriately with all incidents of ASB in accordance with published procedures and legal remedies

Objectives:	Why	How measure	Baseline position	Target/date	Resources	Lead
Ensure all staff can utilise the full range of tools available and are fully trained	To be an effective service that is responsive to customers	Staff PDR and skills audit	No robust data. Training has been ad hoc. Some partnership training taken place	April 2011	Training budget	ASB Coordinator
Ensure we have clear policies and procedures and effective case management for carrying out enforcement	To ensure consistency and transparency	Completing audit of RSLs	No standardisation	April 2011	Service Delivery Team	RSL/Landlord Liaison group
Be proactive in evidence gathering from a wide variety of sources	To ensure we are proactive, efficient and are using all possible sources	Customer satisfaction with the process and service	Customers do not feel confident and practices are not consistent across the city	April 2012	Existing	Service Development Team
Ensure that a value for money approach is embedded in all enforcement activity	To be an economical service	Direct cost per property and/or direct costs per case	No data	April 2013		Safer York Partnership

Strategic Aim Three - Support

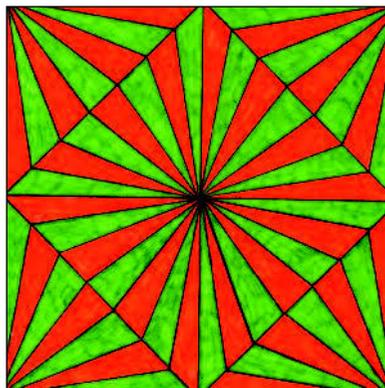
To provide appropriate and sufficient support to victims and witnesses of ASB and to provide support to tackle the causes of ASB

Objectives:	Why	How measure	Baseline position	Target/date	Resources	Lead
Provide a customer focused responsive service	To ensure a high quality service by all partners to residents	Improved customer satisfaction from customer survey	Place Survey measurements	April 2011	All partners	Safer York Partnership
Have a robust approach to assessing the support needs of victims and to ensure they can access the required services	Ensure all victims have equal access to all services available	Victim assessment NI141	Support is ad hoc and policies not in place	April 2012	Mental health services / victim support	Safer York Partnership/Victim support
Support people who wish to change their behaviour and stop causing ASB	Supporting long term behavioural change is preferable to enforcement action	NI 1 NI17	Aims are recognised but not a clear focus	April 2011	All partners	Children's Services/Youth Offending Team

Strategic Aim Four - Partnership Working

To have effective partnerships at a local level with statutory and other agencies on the sharing of information and tackling ASB

Objectives:	Why	How measure	Target/date	Resources	Lead
Review the strategic approach of CYC	To explore the need for an holistic, non specific tenure approach to tackling ASB	Report to SYP Board on way forward	Report to the executive on the current delivery of ASB remedies and provide recommendations December 2010	Existing	Communities and Neighbourhood Director
Ensure that all partners work effectively to ensure all victims and perpetrators are not discriminated against on the grounds of any of the six equality strands in the delivery of ASB services	To meet equality standard	Hate crime and ASB stats	April 2011 and annually	SYP data analyst	ASB task group SYP
Ensure that ASB services participate fully and effectively on all partnerships	To make the partnerships effective and meet needs of their customers	Published terms of reference for all multi-agency groups with annual reviews	April 2013	Existing	Safer York Partnership
Work with partners to establish an effective communication plan	To ensure all residents of York know what partners are doing to tackle ASB	Publication of plan	April 2012	Existing	Safer York Partnership



Caption

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

 **01904 551550**



If you would like this information in an accessible format (for example in large print, on CD or by email) or another language please phone: 01904 XXXXXX or email: XXXXXXXX.XXXXXXX@york.gov.uk



Executive**30 November 2010**

Report of the Director of City Strategy

Corporate Asset Management Plan 2011-2016**Summary**

- 1 Attached to this report is the Council's 5th Corporate Asset Management Plan which builds on the principles of asset management that have been applied across the Council since 1998 and sets out the priorities and process for dealing with the effective use and management of the Council's land and property assets. In addition this Plan recognises the need for the Council to work in partnership with other public and community organisations within the City so that efficiencies in the cost and use of property assets can be achieved. The Plan details the establishment of the York Asset Board and a revised Corporate Asset Management Group which will have the responsibility for delivering the Plan's objectives and actions. Although this is a five year plan it will be reviewed annually to report on progress and to take in to account any changes in priorities for the council and new initiatives and directions from central government. The Corporate Asset Management Plan includes performance management information for the last five years.
- 2 Key issues
 - The drivers for Strategic Asset Management Planning
 - The structures and organisational arrangements for asset management
 - Ensuring the delivery of Corporate Asset Management
 - How are the Council's assets performing and targets for the future
 - An action plan for the next five years.
- 3 Members are asked to consider approving and adopting the Corporate Asset Management Plan 2011-2016.

Background

- 4 The council has adopted a Corporate approach to the management of its property assets for a number of years and has produced a number of Corporate Asset Management Plans which were submitted to central government for assessment. This were subsequently absorbed into the Comprehensive Area Assessment in the Use of Resources section, administered by the Audit Commission.

- 5 The CAA process has now been abandoned by the new coalition government following the abolition of the Audit Commission. However, their criteria has been used as a base for assessing performance.
- 6 Strategic asset management has a core role to play in the delivery of Council, and partner organisations' services. Figure 1 below shows how integral the process is.

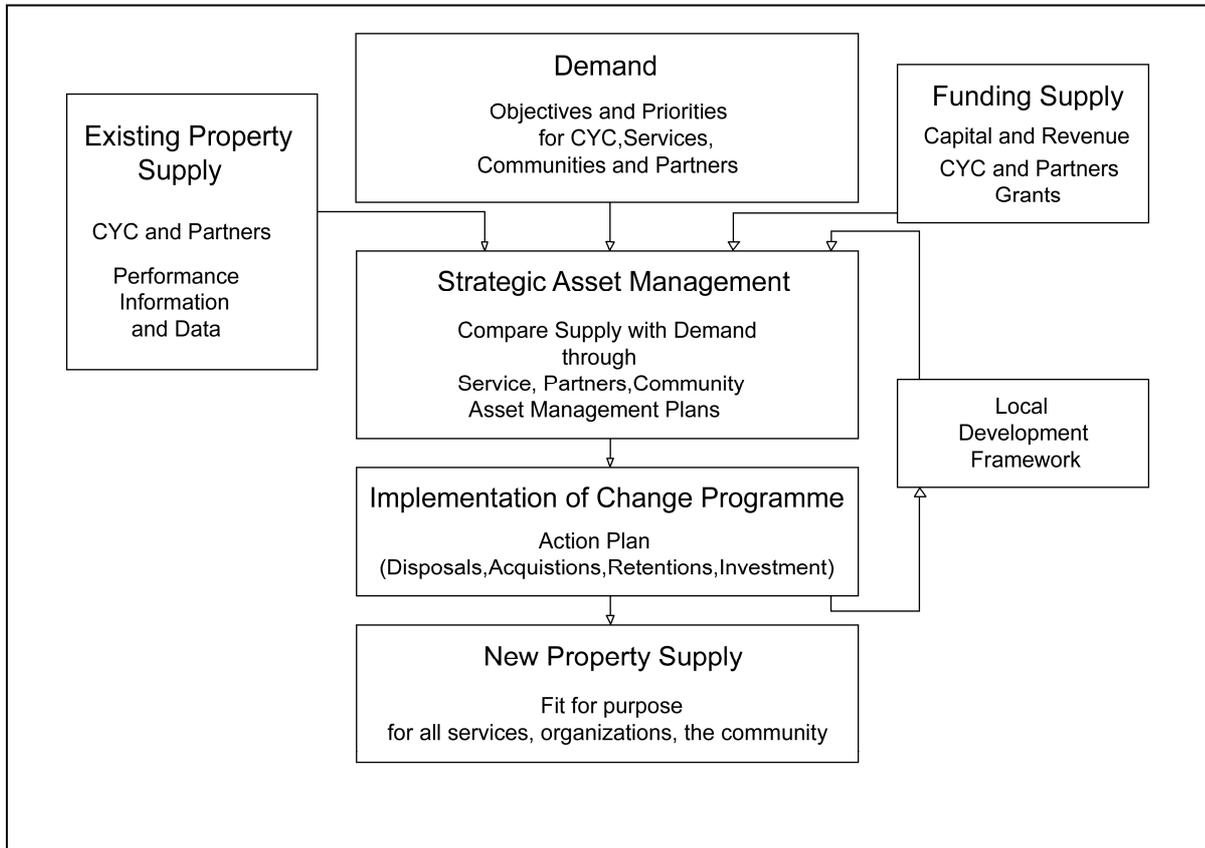


Figure 1

- 7 The Corporate AMP and its annexes are attached to this report and set out
- The drivers for asset management
 - The framework and structure that is in place to deliver the council's corporate and service priorities in a way that will result in the council having.
 - The right space
 - At the right time
 - In the right place
 - At the right cost
- ensuring that all times Council policies on matters such as access for all, sustainability and equality of opportunity are followed.
- How future asset management projects and initiatives will be delivered in a corporate, consistent and coordinated way that links closely with the corporate

and capital strategy, and links in with other partner organisations' policies and strategies.

- How the information and data on the council's property assets and their performance are collected, stored, measured and used to direct resources and to inform and support decisions.
- An action plan setting out priorities, projects, their purpose, funding, targets and associated risks.

8 The performance management section sets out the latest Property Performance Indicators. There is now five years performance data measured on the same basis that now enables the identification of trends, and the setting of targets.

9 This Corporate Asset Management Plan is for a period of 5 years so that it is a fairer reflection of the council's direction in asset management planning and enables longer term targets to be set.

10 It will be reviewed annually however and a report written to the Executive on

- Past performance including a full report on the performance indicators
- Progress on longer term priorities and outputs
- Change in priorities and pressures from within and external to the council
- Any revised priorities and projects

11 This Corporate AMP together with other documents and reports outlined in the plan will be used to support and direct the council's future use of and investment in its property and land assets. This will ensure that the maximum return in terms of occupation and use, at an economical and sustainable cost, is obtained.

Consultation

12 The Corporate AMP has been prepared over a period of time in full consultation with Members of the Corporate Asset Management Group, Property Services, Section Heads, Corporate Finance and other stakeholders. Their contribution and comments have been incorporated in the report and are vital in establishing corporate "ownership" of the plan and its outcomes and implications for the council.

Options

13 The only option before Members is the approval or not of the proposed Corporate Asset Management Plan in the form attached. Non approval will result in a lost opportunity for the delivery of a strategic, co-ordinated approach to the Council's and partner organisations use and management of land and property assets. Approval of this Plan will give the Corporate Landlord the necessary authority. Lack of a current Corporate Asset Management Plan will also be adversely commented on in any relevant audit inspection which will have an affect on the Council's reputation. i

Corporate Priorities

- 14 Asset Management Planning and the Corporate AMP, in its aim of supporting council services in delivering the strategic and service objectives, significantly contributes to the council's Corporate Strategy and priorities. Section 5 of the Corporate AMP shows the extensive nature of these contributions

Implications

- 16 The following information is provided:

- **Financial**

The Corporate AMP promotes the efficient and effective use of the capital resources available to the council. It also helps to ensure that any buildings which are occupied are reviewed for the economic and sustainable viability of occupation on a regular basis.

- **Human Resources (HR)**

There are no HR Implications.

- **Equalities**

There are no Equalities Implications.

- **Legal**

There are no legal implications.

- **Crime and Disorder**

There are no crime and disorder implications.

- **Information and Technology (IT)**

There are no IT implications.

- **Property**

The property implications relating to Asset Management and Capital Investment are contained within the body of this report.

Risk Management

- 17 The Corporate Asset Management Plan reduces the risk of poor decision making relative to the council's capital investment, use and review of its land and property portfolio. It ensures that there is a consistent council wide approach to the process of Asset Management in conjunction with the council's partner organisations.

Recommendation

- 18 Members are asked to consider approving and adopting the Corporate Asset Management Plan 2011-2016 for the City of York Council.

Contact Details

Author:

Philip Callow
Head of
Asset & Property Management
Property Services
Tel No. (01904) 553360

Chief Officer Responsible for the report:

Bill Woolley
Director of City Strategy
Tel: (01904) 553312

Report Approved

Date 19/11/10

Tim Bradley
Asset Manager
Property Services
Tel No. (01904 553355)

Specialist Implications Officer(s)

None

Wards Affected:

All

For further information please contact the author of the report

Background Papers: 2007-2012 Corporate Asset Management Plan for the City of York Council.

Annexes

Annex A – The Corporate Asset Management Plan for City of York Council 2011-2016 with annexes.

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City Of
York Council



CORPORATE ASSET MANAGEMENT PLAN

2011 - 2016



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Corporate Asset Management Plan 2011-2016

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1 Introduction

The City of York Council is a unitary local authority providing services to around 200,000 people in an area covering approximately 105 square miles.

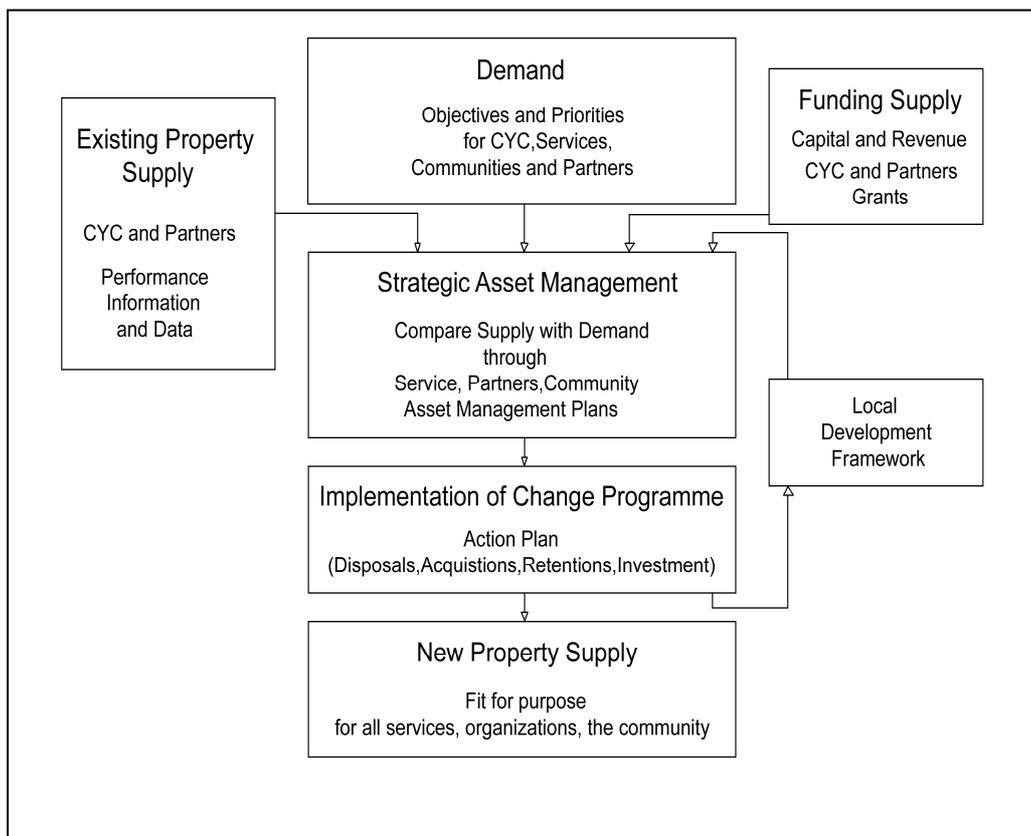
The Council owns or occupies around 500 properties which have a total value of £698.56M (as at 1st April 2009). The breakdown of the property types is contained in Annex A.

This is the Council's 5th Corporate Asset Management Plan and builds on the principles of asset management that have been applied across the Council since 1998. This plan highlights the important change that has now taken place, namely the Council working in partnership with other public and community organisations through the York Asset Board and Corporate Asset Management Group, in delivering a joined up approach to the use of property and land assets, in providing services for the public and other users.

Strategic asset management has the core role to play. It provides the opportunity to.

- Make best use of publicly owned assets across York
- Encourage shared use of property resources
- Minimise cost of occupation of land and buildings
- Ensure the assets comply with the Council's Sustainability policies including the Carbon Management Policy

The diagram below shows how integral this process is.



- **Achievements**

There have been a number of achievements which can be specifically linked to this change to the corporate management of assets.

These include:-

- Development of the new single Corporate Asset database from Technology Forge (Tf) which includes the Education and part of the Housing portfolio
- The production of a 10 year repair and maintenance strategy approved by the Executive on 4th December 2007. As a result of this Strategy £1.025M of funds have been successfully obtained and spent on reducing the repair backlog but progress is still limited as there are insufficient resources available.
- 213 Condition Surveys carried out and used as part of Service AMPs when determining options
- Service AMPs completed for libraries, Young People's Services, Crematorium, Strays and Agricultural Land, Commercial Portfolio. Outcomes from these include
 1. Successful CRAM bids for repair work to a number of properties including the Crematorium, youth centres and libraries.
 2. The identification of library sites for upgrading to Explore.
 3. The re-use of the former Heworth Family Centre as the 'Heworth Lighthouse' – a centre for young people in the Tang Hall area
 4. The development of a commercial portfolio strategy including selling poor performers with the potential to re-use the capital receipt to improve the return on the remainder and using suitable properties for service delivery either directly or through partner organisations – such as the CAB at Blossom Street.
- Area AMPs completed for Tang Hall. Others underway for Acomb South and North and Leeman Road. Others scoped.
- Land acquired to rear of Acomb Explore to develop service hub for West York, to include partners where possible
- CAPMOG combined with CAMG to provide a unified Asset Management Group which considers all factors, financial, service and property, when looking at the use of assets.
- Framework partners in place to deliver specialist consultancy where required and to cope with variations in workload
- Reporting full set of NaPPMI national performance indicators (PIs) for the last 3 years. North and East Yorkshire benchmarking club established to share information and compare local performance indicators. PIs fed into the CIPFA Property database to enable comparison on a national scale, especially with other unitary authorities.

- Involvement of partner organisations in the AMP process. Police, Fire, PCT and probation service now invited to quarterly extended CAMG meetings. Outcomes of this co-operative working include
 1. Fire Service using surplus CYC property for temporary fire station, whilst existing station being refurbished.
 2. Police using accommodation in schools for local services
 3. Ambulance service using part of Acomb Explore site for vehicle parking to provide faster initial responses.
 4. Co-location of services being looked at in all areas as part of area AMP process.
- Policy for community asset transfer approved by the Executive in October 2007. To be transferred by way of 99 year lease at a peppercorn rental. Some transfers have taken place and others are currently being considered.
- Obtaining funding from a variety of external sources to deliver a number of projects, including
- The development of St Clements Hall as a Community Centre. Successful grant application to the Community Assets fund secured £1m of funding to restore and convert the building. Operated by the St Clements Hall Preservation Society, who occupy the building on a 99 year lease from CYC.
- Delivery of a number of new buildings which meet the changed requirements of services and communities. These include
 1. New or substantially extended schools – Manor, York High, Joseph Rowntree
 2. Eight Children's Centres around the city
 3. Peasholm Hostel for the homeless
 4. Danesgate Skills Centre
 5. New Explore centres at Acomb and York
 6. Energise swimming and fitness centre at Acomb – linked to York High
 7. New toilets in the City Centre
 8. New Eco-Depot for Neighbourhood Services
- Initiation and progression, working with partner organisations and companies, of a number of key strategic schemes including
 1. Provision of new office accommodation at West Offices (due to open in 2012) replacing a number of smaller operational buildings across the city centre
 2. Options of re-use of Barbican leisure complex and site
 3. Provision of a Community Stadium with associated community and partner services
 4. Partnership with housing associations in provision of affordable housing – an example being the new housing development at Osbalwick working with Joseph Rowntree Housing Trust

2 The Drivers for Asset Management in York

Introduction

The successful delivery of effective asset management will result in land and properties which are sustainable and fit for purpose. This is influenced by a number of factors, some which provide assistance and drive forward the process, others which can limit what can be achieved or result in an alternative option being followed to achieve the desired outcome. The major drivers are listed as follows:-

- **The needs of the Council from it's assets**

All land and property assets owned and used by the Council need to support the delivery of

- Corporate priorities
- Service objectives
- Community needs/strategy
- Joint working with partners
- Promoting the Council image

And they need to demonstrate

- Cost the least amount of money to run
- Lowest possible impact on the environment
- Will meet the identified needs in the future

This plan sets out the process by which these needs are identified and the solutions delivered.

- **Budget pressures (More for York)**

Central government requires local authorities and partner organisations to make substantial savings in both revenue and capital spend. For revenue this is around 25 - 30% which is around £30 - 50M for York over the next 5 years. Capital funding from external sources will be drastically reduced and already a number of schemes, such as the Park and Ride expansion and school modernisation have been suspended.

This will result in service reviews which will encourage a reduction in the amount of property assets which are used. In addition with a reduced number of 'new' buildings the pressure will be to

- Share occupation with other internal or partner organisations
- Only occupy those properties which are in the best location for the service delivery
- Only retain those properties which are 'fit-for-purpose' and the most economical to run

This needs to be done in a co-ordinated way rather than service-lead and so the role of the Asset Board is crucial in taking the lead. Therefore the following actions need to take place

- Mapping of all public sector and community organisation assets on a single database
- Full information on condition, suitability and running costs to be obtained on these assets
- The Asset Board to lead the challenge on co-locating of public services in local areas and the city centre using this information and service requirements

The mapping and data collection work has already started but needs to be completed as soon as possible to prevent wasted opportunities.

There will also be pressure on producing capital receipts to fund projects that were previously reliant on external capital.

The response for the Corporate Landlord is again to have a co-ordinated plan for disposals across all organisations which looks at those assets which could generate the highest capital values.

This is being done by

- Reviewing all assets to look at alternative uses within the planning framework
- Feeding the information into the service reviews to ensure the opportunity to obtain capital receipts is not missed

There needs to be therefore an improved reference to asset management in all service plans and corporate landlord representation on service reviews to ensure input is given at an early stage.

- **Changes in service delivery**

As well as the need to achieve savings services are constantly changing the way they deliver their outcomes. This can have a requirement for a change in the type of property or its location. The Corporate Landlord can be kept aware of this by

- Information feedback on changes through the CAMG
- Regularly updating the suitability surveys to highlight any changes

- **Government/Audit requirements**

Although there is no longer any CAA reporting process the outcomes which were contained in one of the Key Lines of Enquiry for asset management stated that

The organisation:

- has a strategic approach to asset management based on an analysis of need to deliver strategic priorities, service needs and intended out comes;
- manages its asset base to ensure that assets are fit for purpose and provide value for money; and
- works with partners and community groups to maximise the use of assets for the benefit of the local community.

And there were a number of criteria which the Council were required to demonstrate. Any further audit inspection, either internally or externally, will use these criteria as a base for assessing performance so it is important these are addressed. A full list is set out in Annex B

- **Total Assets**

Total Assets demonstrates the greater value to be gained for York residents, businesses and visitors from public authorities putting them at the heart of service design and working together to improve outcomes and eliminate waste and duplication.

The features of this new relationship between all public sector organisations includes

- Freedoms from central performance and financial controls;
- Freedoms and incentives for local collaboration;
- Freedoms to invest in prevention; and
- Freedoms to drive growth.

There are real service improvements and savings to be made from this way of working collaboratively.

The Council is a member of the Leeds City Region Total Capital and Asset Pathfinders which will seek to improve the value of capital investments, help transform services and deliver better outcomes, and support growth and inclusion effectively. One objective will be to develop local strategies to align investment and asset management in a place. Therefore it is important that the Council should play a significant role in working with partners on identifying those services which can work together and also which buildings and land are best suited and located to deliver these services to the community.

- **The Localism Agenda**

A central government initiative is to have greater involvement of the local community in the delivery of public services. This is based on the following principles

1. Give communities more powers

2. Encourage people to take an active role in their communities
3. Transfer power from central to local government
4. Support co-ops, mutuals, charities and social enterprises

This could result in increased demand being made on the Council's land and property assets by local communities. The Council already has an Community Asset Transfer Policy in place to deal with these requests which will be reviewed as this initiative develops.

- **Health and Safety, Equalities and Sustainability**

Legislation has identified there are a number of assets which do not meet the required standard. The main areas of concern are the presence of asbestos, accessibility around all the property and to the property, impact on the environment of the use of the property and failure to comply with Sustainability policies particularly the Carbon Management Policy. Options for dealing with these properties are either to remove the issue or to find alternative property to occupy or another way of delivering that service.

The action needed therefore is to

- Collate the existing information on these areas and carry out work where needed to assess the number of property assets where there are further issues.
- Feed that information into the reviews of services etc.
- Have a requirement to reduce these issues as part of any future service or corporate planning

3 Structure and organisational arrangements for delivery of asset management

Decision-making

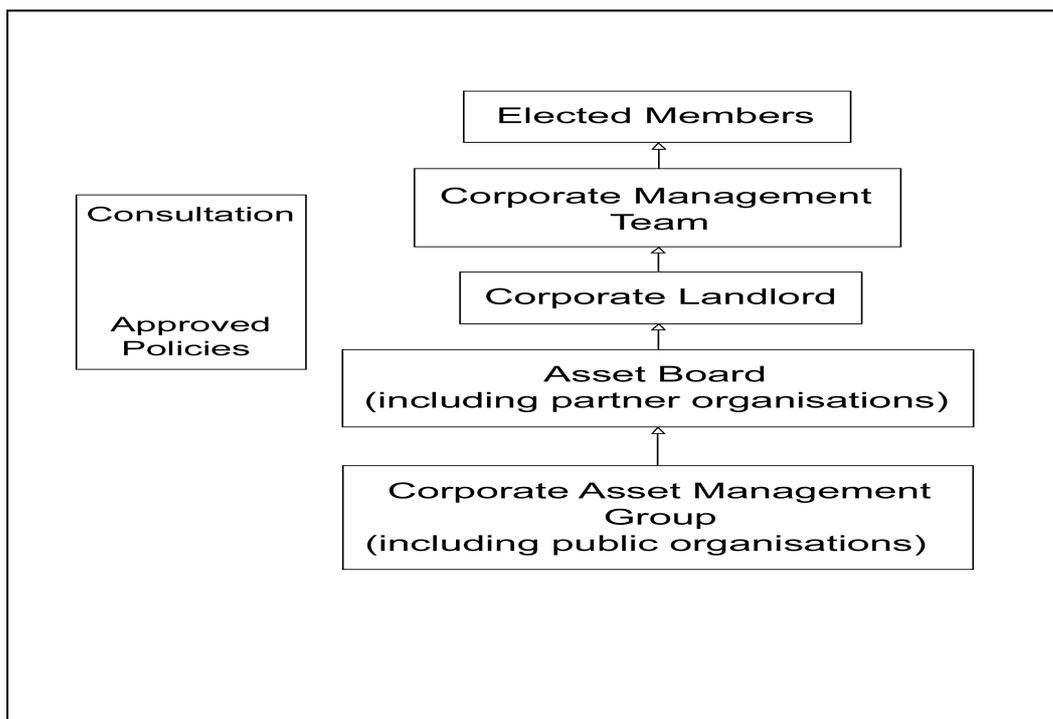
- **Corporate Landlord (Assistant Director - Economy and Asset Management)**

The corporate landlord has the delegated responsibility from members and the Councils Corporate Management Team for all property and land assets owned and/or occupied by the Council. The corporate landlord's remit is to ensure all land and property is fit for purpose, sustainable and is used at a minimum cost to the Council. The Corporate Landlord also should ensure that all land and property assets that are acquired, sold or leased are done so to maximise the benefit to the Council in terms of cost, capital receipt and quality taking into account the needs of the community as well.

It is the role of the Corporate Landlord, in consultation with others, to suggest and appraise a range of options to provide potential solutions which are included in the Community Area, Service and Corporate AMP's and then produce, where necessary, a bid for external and internal capital funds to enable implementation.

The role of the Corporate Landlord is carried out within the Property Services section of the Council working with elected members, all council services, finance and legal within the Council and with partner public organisations such as the Fire, Police, PCT and central government departments. The corporate landlord also has a role to involve community organisations and the public in dealing with the Council's land and property assets.

The diagram below illustrates how this operates within York.



- **Asset Board**

The Asset Board is a high level group comprising chief officers from all public sector organisations which occupy property within the City of York Council area. It's purpose is to ensure there is an integrated approach to asset management, aligned with the organisations priorities and the delivery of Total Place. It will meet several times per year and will decide on the strategy to achieve it's purpose and will direct the key projects, both existing and in the future, which will enable the outcomes of the strategy to be delivered. The full terms of reference are set out in Annex C

- **Corporate Asset Management Group (CAMG)**

This group consists of officers of all the partner organisations who have direct responsibility for asset management and service delivery and is chaired by the Head of Asset and Property Management. It has been meeting since 2005 and continues to meets monthly. It continues to take responsibility for ensuring that the council operates best practice and a whole council approach to the management of its property assets. It's workload is set by the Asset Board and includes

- Preparing and reviewing strategic documents such as the Corporate, Service and Community Area AMP's in accordance with the priorities and timetable set by the Board
- Preparing and reviewing policy documents such as the Transfer of Community Assets, Repair and Maintenance and Disposal of Surplus Property policies
- Co-ordinating bids for revenue and capital to support the delivery of projects which need investment in or additional property assets by supporting external bids and leading on the internal CRAM process
- Monitor the capital programme and the major projects being undertaken which affect the Council's assets.
- Deciding on the future of surplus assets taking into account the potential use by other Council, partner organisation services and the community and also the need to achieve capital receipts
- Reporting on a regular basis to the Asset Board, seeking decisions from them where appropriate
- Consulting internally and externally where needed on major projects and policies

The full terms of reference are set out in Annex D

- **Members**

- The Leader of the Council is 'Property Champion' and has regular meetings with the Corporate Landlord
- Major property related issues are reported to the council's Executive and Ward Members are consulted on these reports. The Corporate AMP is approved by the Executive.

- Members Scrutiny Panel has looked at several strategic topics such as Surplus Property Policy and Area AMP's.
- Service Executive Members are consulted on Service AMP's.
- Ward Members have a key part to play in the production of Area AMP's and dealing with local property related issues.

- **Consultation**

Consultation is a vital component of the decision making process and all reports which are brought to the Asset Board or members will have been consulted on at the relevant levels. For instance

- Community Area Asset Management Plans – public, ward members, Council and partner services, planners, finance officers
- Transfer of asset to the community request – community groups, ward members, planners, finance officers
- **Existing approved policies**

The Action Plan sets out the proposed timetable for progressing the various policies but the list below details the current approved policies that fall within the remit of this plan (copies of these plans are available)

- Corporate
 - Corporate Asset Management Plan 2007-2012 (being reviewed now)
 - Repair and Maintenance Strategy (to be reviewed in 2011)
 - Transfer of Community Assets (to be reviewed in 2011)
 - CRAM process (to be reviewed annually)
- Service Asset Management Plans

Existing

Library
Education
Housing
Local Transport Plan
Crematorium
Young Peoples

Ongoing

Community Centres
Parks and Open Spaces
Strays

- Community Areas

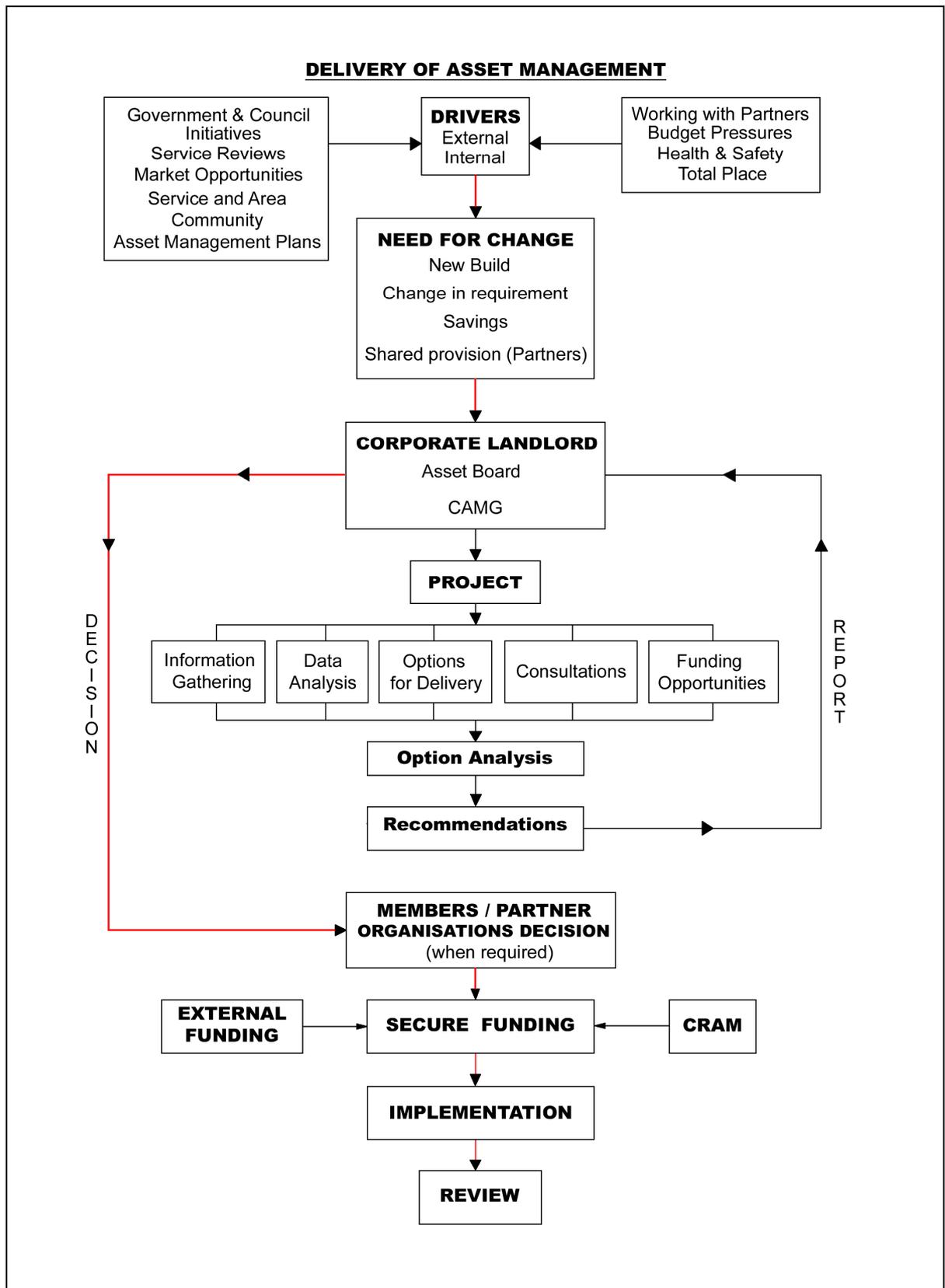
Existing

Tang Hall

Ongoing include

Acomb North and South
Leeman Road

4 Delivering Asset Management



The Corporate Landlord

The corporate landlord is the Assistant Director Economy and Asset Management and is ultimately responsible for the delivery of strategic asset management. The prime role of the corporate landlord is to ensure that asset management is delivered across service directorates and that the ownership and use of land and buildings are controlled by the policies contained in the various strategic documents including this Corporate Asset Management Plan and the documents listed below:

Service Asset Management Plans

This is a document prepared in association with the operational service and asset managers. It comprises

- a service vision provided by the service managers,
- an audit of the land and buildings that they occupy
- a joint appraisal to identify the gaps between the existing portfolio and future requirements, including opportunities for rationalisation, looking at options and finance requirements in terms of capital investment required, which form the basis for future projects and capital bids.
- An implementation plan

The plan is a three to five year document and is reviewed annually.

Community/Area Asset Management Plans

An Area Asset Management Plan (AAMP) combines the strategic direction and priorities set by the Corporate Asset Management Plan, which are linked to the Council's corporate priorities, with the priorities and requirements identified in the individual Service Plans and by the community at a local, location specific level. In particular the AAMP

- Focuses on community areas
- Looks at council and non-council community needs and service delivery
- Incorporates partnership working
- Promotes asset rationalisation and shared use of buildings with council and partner services thus reducing net running costs
- Objective is to simplify local people's access to council and other public and community services.
- Links with neighbourhood management area working

Access to Funding

Implementation of the outcomes of the above Plans is usually dependant on the identification of a funding source. It is the Corporate Landlord's role to identify appropriate sources of this funding which can come from a variety of sources

- Internal – usually from capital receipts and/or prudential borrowing (remembering a revenue stream needs to be identified to fund this borrowing)
- External – from capital funds made available by the government or other organisations
- Contributions from partner organisations on joint schemes

Capital Programme

A five year capital programme was set for 2009/10 to 2013/14 in order to facilitate long term planning and highlight the medium term funding pressures faced. The programme continues on a five year timeframe setting out the capital spending plans of the Council up to 2014/15.

The Capital Resource Allocation Model (CRAM) process invites bids from departments asking them to put forward their main priorities. The bids are assessed by the Corporate Asset Management Group, looking at the contribution they make to the Council's priorities and their value for money, using a ranking system of high, medium and low classifications to assign a level of priority to each individual scheme. Two key assumptions form the basis for this methodology. Firstly the need for rolling programmes remains a high priority in the same way they were on their original inception into the programme and secondly any schemes that are legislative will be ranked as high.

As part of the CRAM process officers from Asset and Property Management have carries out an assessment of the Council's assets that are surplus to requirements. Following a number of years of rationalisation of council assets that have allowed property and buildings to be freed up for reinvestment, officers have been unable to identify any additional assets that are surplus. This has resulted in the capital programme being reliant on a small number of high value capital receipts. These high value asset disposals have been affected by the economic downturn.

Officers have carried out a detailed review of all approved asset sales to ensure the projected sale value and timings are reasonable. This exercise has resulted in a number of revisions to asset values giving a bottom line position of a deficit of position of £4.347m.

Commercial Portfolio

The Council owns a number of retail, office, industrial and community assets which are let to small businesses, individuals, community groups and partner organisations.

While it has investment value to the Council as a significant source of revenue and capital receipts it is also used to help achieve other council and corporate

objectives such as economic development, tourism, environmental and social opportunities.

This is regularly reviewed to check on its importance as a continuing part of the portfolio.

Major Projects

Attached at Annex E is a schedule listing the main specific projects which are currently underway.

Procurement/framework partners

Framework Agreements have been established with property consultants in accordance with the Public Contracts Regulations 2006. A benefit of this is that call-offs (individual contracts for project-specific services) may be made without the Council having to go through the full procedural steps that would be otherwise necessary for such commissions.

Framework Agreements are used for procurement of the services of any external consultant necessary to provide specialist property-related professional services such as compulsory purchase, development, disposals, rating and support to the design and construction process including quantity surveying services. Although the Framework Agreements do not guarantee the amount of work that any consultant will be given during their term, the Council will use these to procure the services it needs. Also, the procurement of property-related professional services outside of the Framework Agreements risks losing the advantages and safeguards that it provides. And additionally, where the estimated cost would exceed the prescribed threshold the full EU Procurement procedure will need to be followed, with the associated time and resources implications.

The current framework agreements come to an end on 30th June 2011. The contracts will be re-tendered prior to expiry.

5 Performance Management

Data management

All data relating to the Council's land and property assets is held centrally on a single database – Technology Forge. This database contains

- Register of all land and property
- Ownership details
- Occupation details including third party occupation
- Financial information on the cost of owning and occupying and income received from these assets
- Valuation information
- Reports on these assets such as condition, asbestos and fire information

This database also includes all the information on the education portfolio and the commercial portfolio.

This data is regularly updated to ensure it is current and is then used to inform decision making on the future use of assets and application for funding.

Performance Indicators and link to corporate and other objectives

We are collecting property performance data in the form of property performance indicators which are detailed below. An agreed definition of these PI's enables the council to compare results internally and externally with comparable authorities. There are also links between the performance indicators and the Council's corporate objectives as follows:

Thriving City – performance of the commercial property portfolio, which is supporting local businesses and tourism in the city.

Sustainable City – building performance in terms of consumption of utilities and CO2 emissions. Setting targets to reduce consumption and emissions.

Inclusive City – opportunities for partner organisations and the third sector to share council owned buildings as part of their service delivery. Providing land for affordable homes from the disposal of surplus assets. Council buildings accessible to all.

Effective Organisation – maintaining council buildings in good repair and reducing repairs backlog. Having buildings that fit the services requirements to ensure effective delivery of services

What data is needed to deliver the asset management outcomes?

To deliver asset management we need to know

- The condition of the asset
- The cost to the council of owning the asset
- The suitability of the asset to deliver the service operating in it
- How well used the asset is (sufficiency)
- Environmental impact of the asset

Collection of the data is co-ordinated by Property Services to ensure the data is in a consistent form.

The performance against each of these headings is measured by the following performance indicators.

The condition of the asset

1A	% Gross internal floor-space in condition categories A - D
1B i)	Total Cost
1B ii)	As a % in priority levels 1 - 3
1B iii)	Overall cost per m ² GIA
1C	Annual % change over previous year
1D i)	Total Spend on maintenance in financial year
1D ii)	Total spend per m ² GIA
1D iii)	% Split Planned / Reactive

The cost to the council of owning the asset

2A	Energy Costs/Consumption (gas, elec, oil, solid fuel) - to be reported by property category in £ spend per m ² GIA & by kwh per m ² GIA.	Gas	£ m ²
		Elec	£ m ²
		Oil/ Coal	£ m ²
		Gas	kwh m ²
		Elec	kwh m ²
		Oil/ Coal	kwh m ²
2B	Water Costs/Consumption - to be reported by property category in £ spend per m ² GIA & by volume m ³ per m ² GIA	£ m ²	Vol m ³ per m ²
6A	Gross Property Costs of the operational estate as a % of the Gross Revenue Budget		
6B	Gross Property Costs per m ² GIA by CIPFA Categories/Types		

8 Management costs of operational portfolio per sq.m.

The suitability of the asset to deliver the service operating in it

3A	% of Portfolio by GIA m ² for which a Suitability Survey has been undertaken over the last 5 years
3B	Number of properties, for which a Suitability Survey has been undertaken over the last 5 years
4A	% of Portfolio by GIA m ² , for which an Access Audit has been undertaken by a competent person over the last 5 years
4B	Number of properties, for which an Access Audit has been undertaken by a competent person over the last 5 years
9	The %ge of buildings where all occupied areas are accessible to all
BVPI 156	The % of authority buildings open to the public in which all public areas are suitable for and accessible to disabled people

How well used the asset is

5A1	A	Operational office property as a percentage of the total portfolio
	B	Office space per head of population
5A2		Office space as a percentage of total floor space in operational office buildings
5A3	A	The number of office or operational buildings shared with other public agencies
	B	The percentage of office or operational buildings shared with public agencies
5B1		Average office floor space per number of staff in office based teams
5B2		Average floor space per workstation (not FTE)
5B3		Annual property cost per workstation (not FTE)
10		Average hours assets are available for use
11A		Number of operational buildings shared with or used by partner organisations (including community groups)
11B		%ge of operational buildings shared with or used by partner organisations (including community groups) compared to total number of buildings

Environmental impact of the asset

2C	Total CO ₂ Emissions - In tonnes of carbon dioxide per m ² GIA	Gas
		Elec
		Oil/Coal
12	%ge of buildings containing asbestos	

What data is needed to monitor the performance of the commercial portfolio?

- a) Increase in revenue income
- i) Increase the rent roll.

- ii) Reduce the cost of management.
 - iii) To increase the percentage of rent collected within the quarter due.
- b) Improving the value of the portfolio:
- i) Reduction in outstanding repairs.
 - ii) Increase in capital value
- c) To provide small business opportunities.
- i) Percentage of portfolio occupied

Summary of performance information for the last 5 years – 2005/6 to 2009/10 and targets for 2010/11

See table of all PI's and graphs of some of the key PI's on the next pages

NATIONAL PERFORMANCE INDICATORS 2005 to 2009



N°	Indicator	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/Target			
1A	% Gross internal floor-space in condition categories A - D	A	11.45%	10.63%	9.81%	11.18%	18.42%			
		B	45.13%	26.61%	24.60%	27.80%	30.88%			
		C	32.85%	47.85%	41.81%	40.11%	30.08%			
		D	10.57%	14.91%	23.78%	20.90%	20.62%			
1B i)	Total Cost	£40,902,631	£36,643,288	£50,904,754	£49,537,181	£41,895,736	£37			
1B ii)	As a % in priority levels 1 - 3	1	0.46%	0.48%	0.97%	1.03%	1.52%			
		2	38.49%	38.41%	36.34%	37.44%	36.99%			
		3	61.05%	61.11%	62.69%	61.52%	61.49%			
1B iii)	Overall cost per m ² GIA	£154.96	£140.78	£193.42	£179.70	£165.19				
1C	Annual % change over previous year	-	10.66%(decrease)	39%(increase)	2.69%(decrease)	15.43%(decrease)	10.00%			
1D i)	Total Spend on maintenance in financial year	-	£3,622,293	£3,301,626	£2,793,086	£3,156,136	£3			
1D ii)	Total spend per m ² GIA	-	£10.21	£9.43	£9.14	£10.67				
1D iii)	% Split Planned / Reactive	Pln	React	Pln	React	Pln	React	Pln	React	Pln
		-		59.87%	40.13%	53.32%	46.68%	46.42%	53.58%	46.95%
2A	Energy Costs/Consumption (gas, elec, oil, solid fuel) - to be reported by property category in £ spend per m ² GIA & by kwh per m ² GIA.	Gas	£ m ²	£5.41	£4.07	£5.23	£5.84	£4.93	n/a	
		Elec	£ m ²		£3.62	£5.06	£6.09	£7.69	n/a	
		Oil/Coal	£ m ²	173.07	£3.83	£3.44	£4.16	£5.46	n/a	
		Gas	kwh m ²		142.00	173.47	158.85	164.33		
		Elec	kwh m ²	51.00	54.00	55.76	65.61			
		Oil/Coal	kwh m ²	120.39	88.32	95.09	127.47			
		2B	Water Costs/Consumption - to be reported by property category in £ spend per m ² GIA & by volume m ³ per m ² GIA	£ m ²	£1.16	£1.26	£1.35	£1.41	£1.61	n/a
Vol m ³ per m ²	0.85			0.79	0.80	0.75	0.78			
2C	Total CO ₂ Emissions - In tonnes of carbon dioxide per m ² GIA	Gas	0.050	0.027	0.051	0.030	0.031			
		Elec		0.022	0.036	0.024	0.035			
		Oil/Coal		0.033	-	0.025	0.043			
3A	% of Portfolio by GIA m ² for which a Suitability Survey has been undertaken	39.00%	41.00%	39.00%	60.59%	56.01%				
3B	Number of properties, for which a Suitability Survey has been undertaken over the last 5 years	69/231 (24%)	68/231 (29%)	61/201 (30.35%)	57/115 (50%)	57/116 (49%)				
4A	% of Portfolio by GIA m ² , for which an Access Audit has been undertaken by a competent person over the last 5 years	-	61.00%	57.09%	64.00%	60.00%				
4B	Number of properties, for which an Access Audit has been undertaken by a competent person over the last 5 years	21	67/93 (72%)	62/80 (78%)	56/77 (73%)	51/77 (66%)				
4C	% of Portfolio by GIA m ² , for which there is an Accessibility Plan in place	-	-	-	-	-	New PI, details available 2010/11			

NATIONAL PERFORMANCE INDICATORS 2005 to 2009

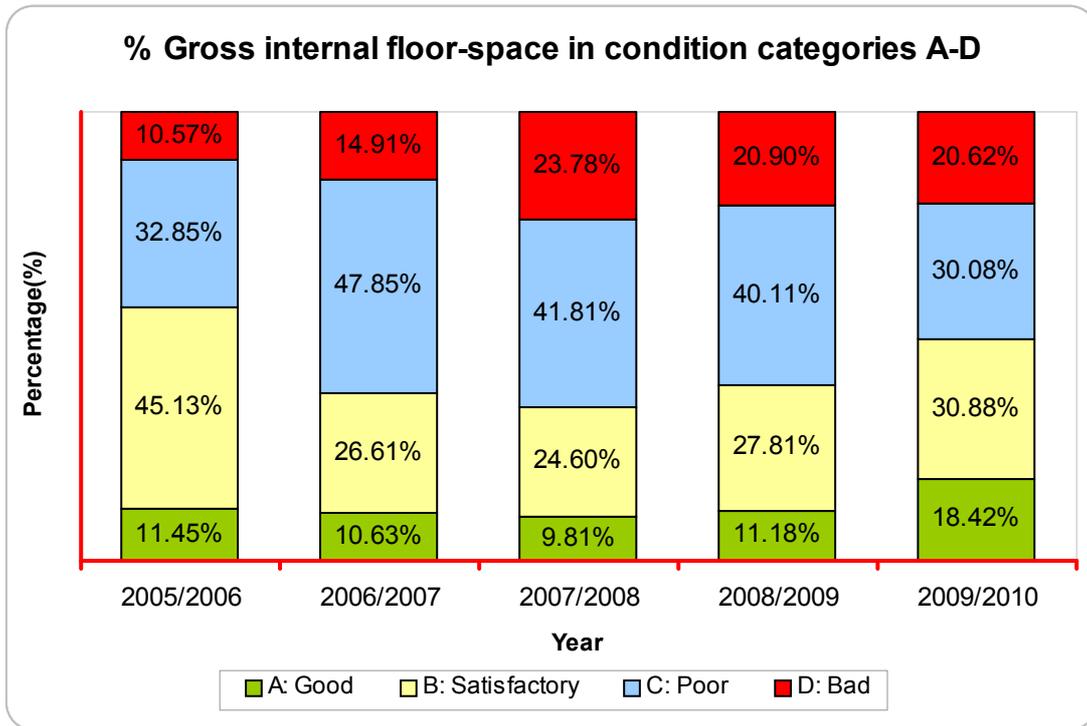


N°	Indicator	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011 Targets
4D	Number of properties, for which there is an Accessibility Plan in place	-	-	-	-	New Pl, details available 2010/11	-
5A1	A Operational office property as a percentage of the total portfolio	4.80%	6.23%	6.08%	7.53%	8.08%	n/a
	B Office space per head of population	0.10m ²	0.11m ^{2*}	0.11m ^{2*}	0.11m ^{2*}	0.11m ^{2*}	n/a
			0.06m ^{2**}	0.06m ^{2**}	0.06m ^{2**}	0.06m ^{2**}	n/a
5A2	Office space as a percentage of total floor space in operational office	-	70.14%	71.15%	68.77%	67.43%	n/a
5A3	A The number of office or operational buildings shared with other public agencies	-	Office 2	16	Operational 13 Office 3	Operational 14 Office 3	Operational 15 Office 4
	B The percentage of office or operational buildings shared with public agencies	-	Office 11.76%	Office/Opr 5.59%	Operational 6.31% Office 7.69%	Operational 6.83% Office 8.57%	- -
5B1	Average office floor space per number of staff in office based teams	7.76m ²	7.16m ^{2**}	7.44m ^{2**}	6.96m ^{2**}	6.78m ^{2**}	6.51m
5B2	Average floor space per workstation (not FTE)	-	7.02m ^{2**}	6.95m ^{2**}	7.03m ^{2**}	6.75m ^{2**}	6.51m
5B3	Annual property cost per workstation (not FTE)	-	£1572 (Admin Accom)	£1635 (Admin Accom)	£1925 (Admin Accom)	£1789 (Admin Accom)	£1€ (Admin Acco)
6A	Gross Property Costs of the operational estate as a % of the Gross Revenue	-	3.90%	3.80%	3.91%	3.51%	3.3%
6B	Gross Property Costs per m ² GIA by CIPFA Categories/Types	-	£43.21	£43.58	£48.17	£49.08	-
7	Time and Cost Predictability - % of projects within predicted time & cost						Time 75.00%
							Cost 75.00%
8	Management costs of operational portfolio per m ²						To be established
9	The % of buildings where all occupied areas are accessible to all						To be established
10	Average hours assets are available for use						To be established
11A	Number of operational buildings shared with or used by partner organisations (including community groups)					28	32
11B	% of operational buildings shared with or used by partner organisations (including community groups) compared to total number of buildings					13.66%	-
12	% of buildings containing asbestos	-	-	-	-	98.00%	90.00%
BVPI	% of authority buildings open to the public in which all public areas are suitable	-	81.00%	87.00%	87.00%	87.00%	90.00%

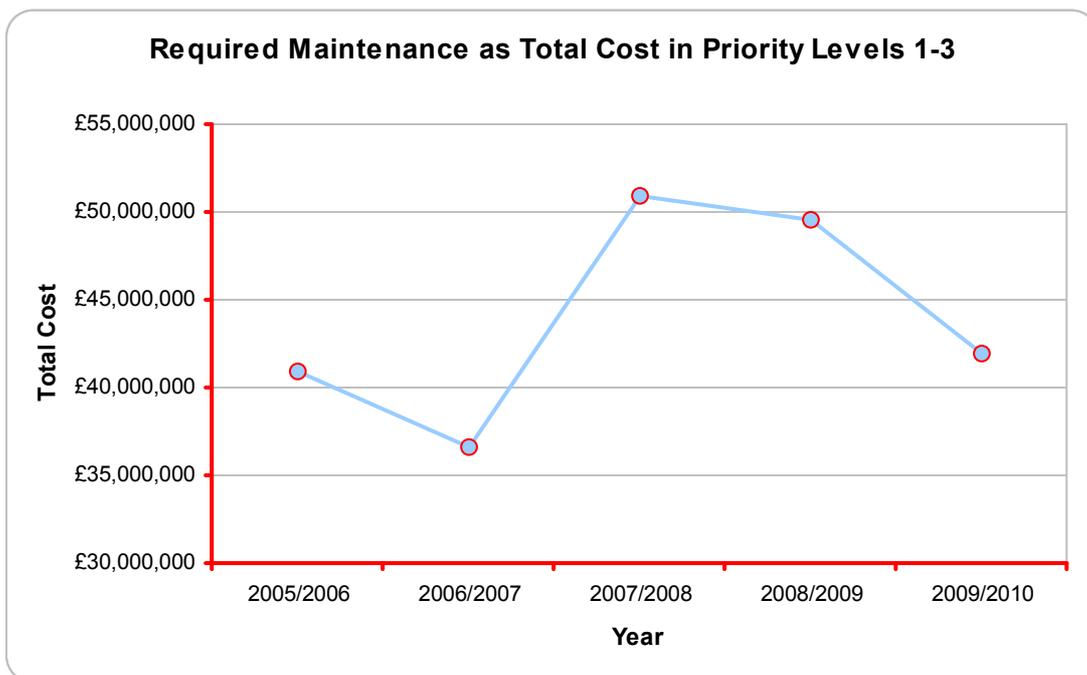
* Total Admin Accom floor area

** Rooms specifically used as Office Space within Admin Accom

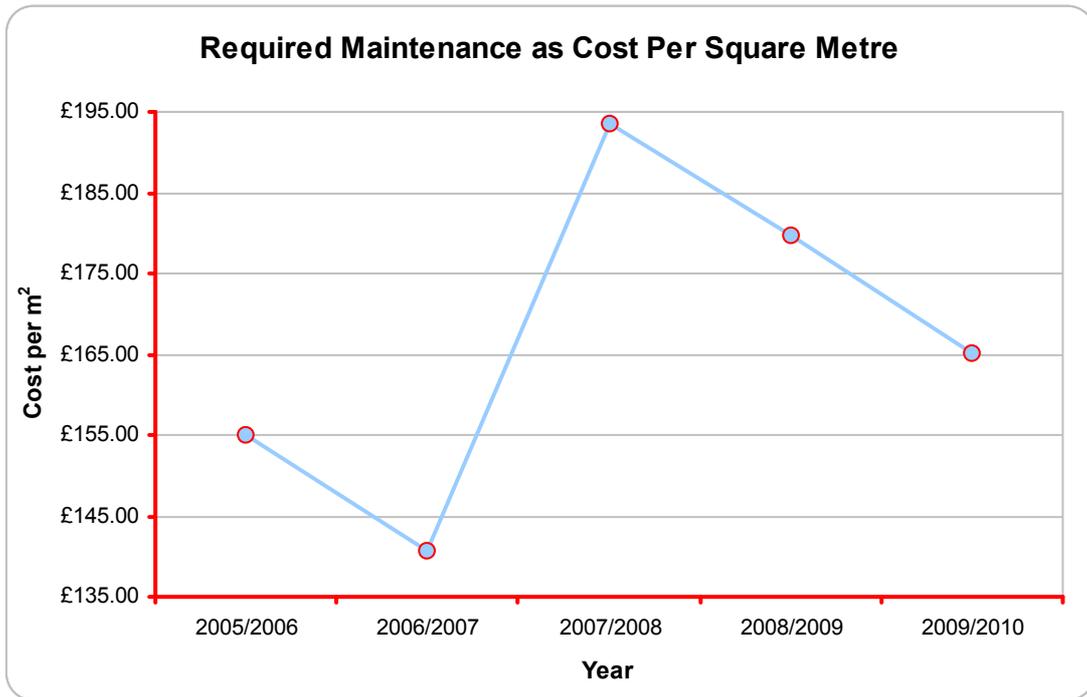
1A



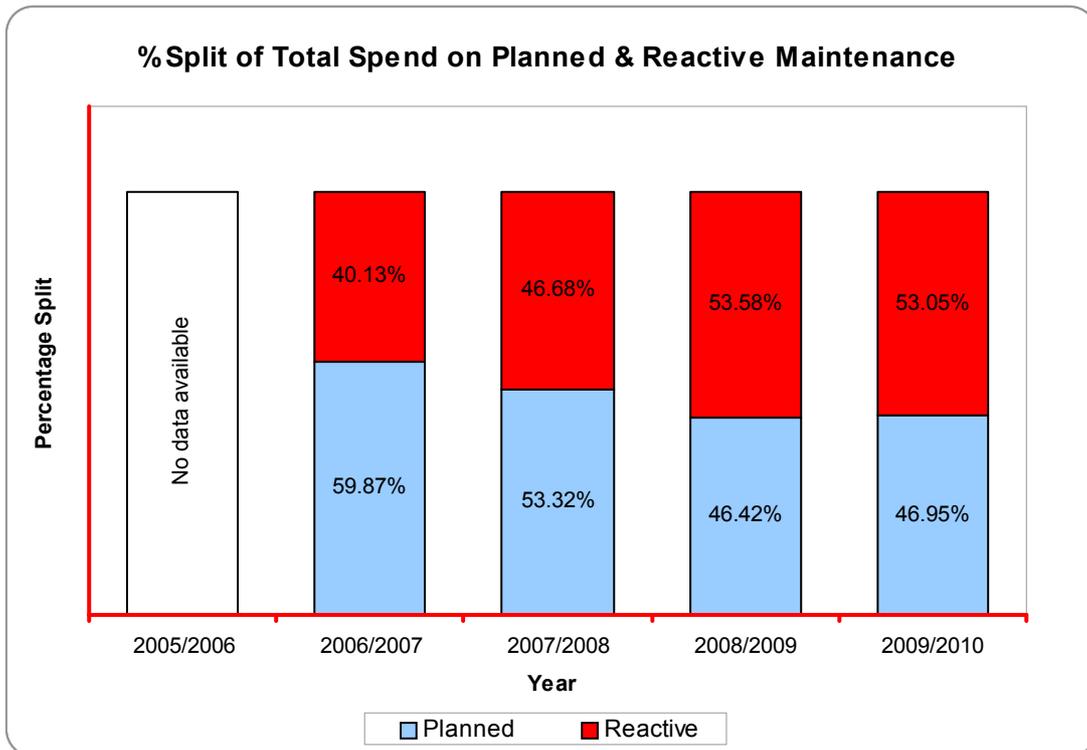
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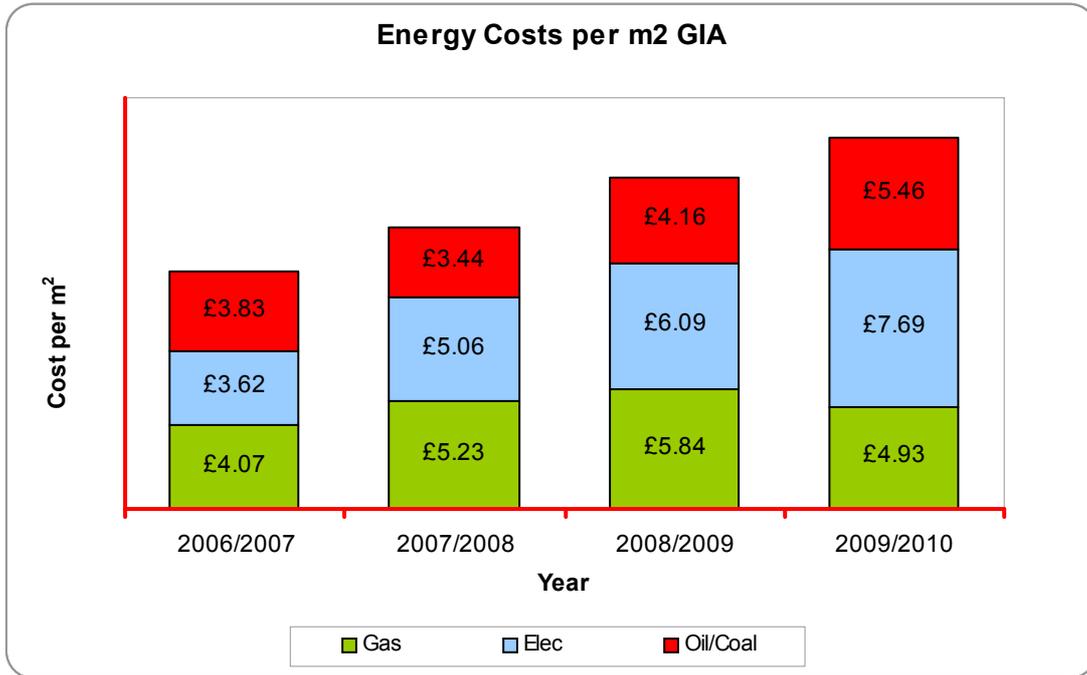
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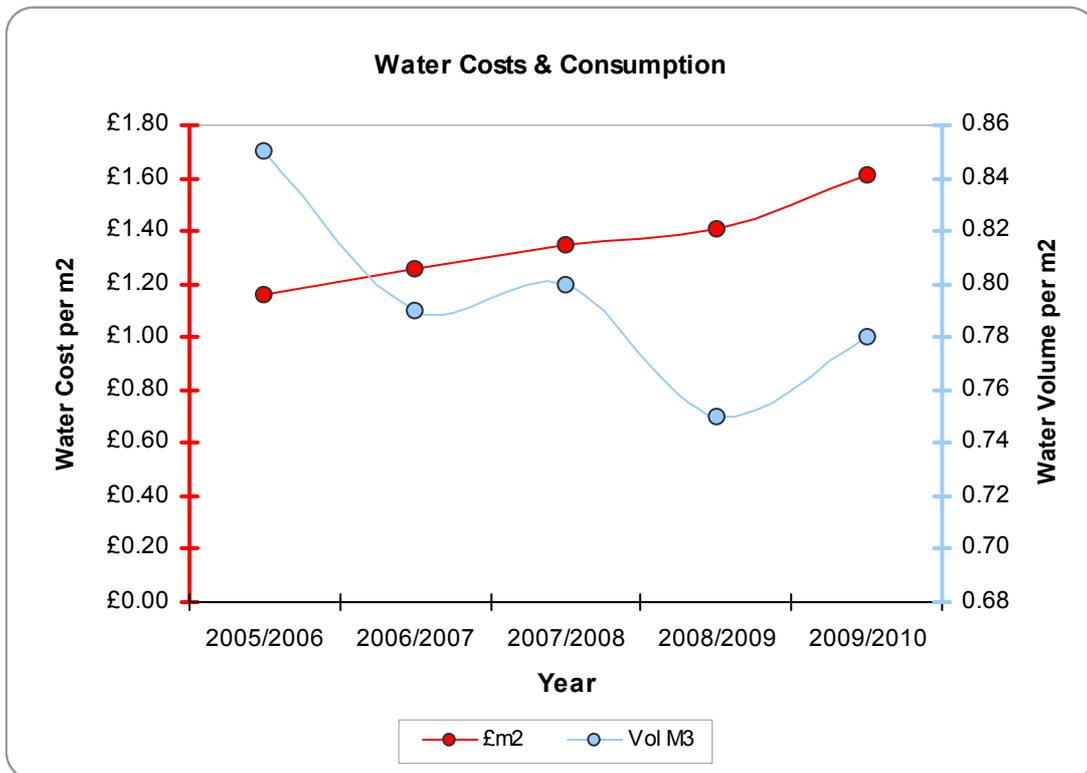
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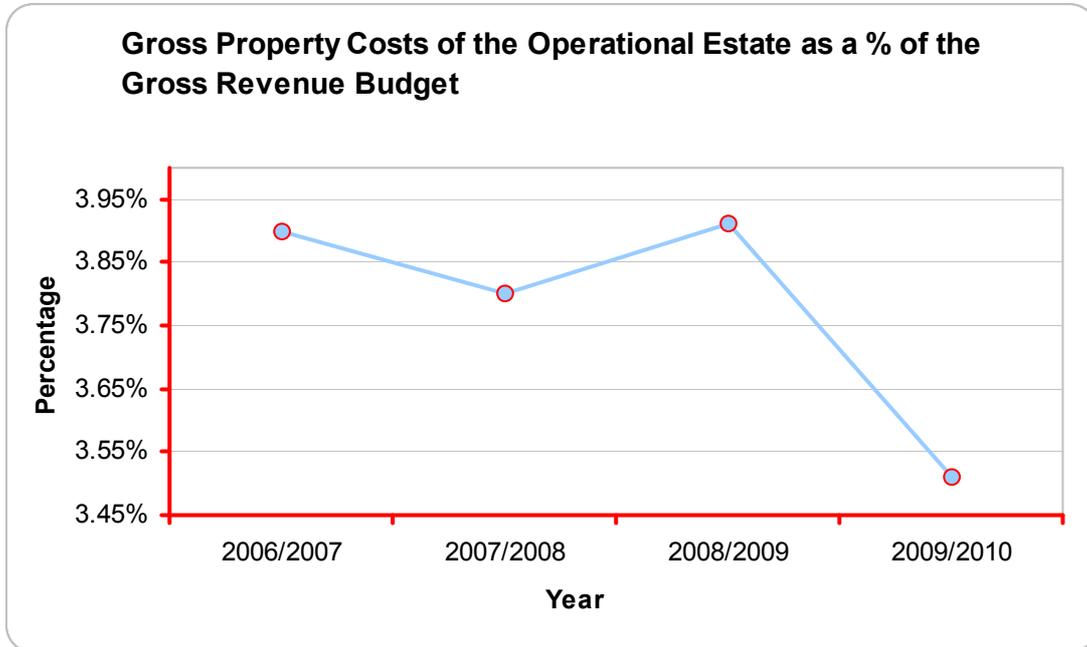
2A



2B



6A



These indicators give a comprehensive understanding of the performance of all, individual and groups of assets in terms of its

- Condition
- Cost of occupation
- Suitability
- Use
- Environmental impact

And so the data is constantly being used to inform the decisions made on disposal, retention, re-use and/or investment in these assets to deliver the Council and partner organisation services and priorities for the community. Examples of where these PI's are used include

- Bids for capital (CRAM process)
- Service re-organisations (in the Service AMP's)

- Service delivery in community areas (in the Community Area AMP's)
- Allocation of limited repair revenue and capital budgets
- Reduction in average heating and lighting costs

There are currently a number of programmes and projects which will have an impact on some of these PI's, in addition to specific bids made through the CRAM process or to other sources

New HQ (have an affect on PI's 1, 2, 5, 8,10,12)

Land at Acomb Explore (PI's 1,2,5,8,10,12)

Advancing Assets Programme (PI's 9,10,11)

Maintenance Backlog Programme (PI 1,12)

Energy and Carbon Management Programmes (PI 2)

Community Stadium (PI's 1,2,5,8,10,12)

Community (Area) Asset Management Plan Programme (PI 1,2,3,4,9,10,11)

Service AMP programme (PI 1, 2, 3,4,9,10)

The delivery of the asset management process is summarised in the above diagram. The Corporate landlord has the pivotal role in the delivery process by channelling the identified changes through the Asset Board and the Corporate Asset Management Group to ensure that all opportunities are identified and investigated to maximise the outcomes of any project.

6 Action Plan

See attached spreadsheet

Action Plan

Asset Management Priorities	Projects	Purpose	Funding	Targets	Risks
Challenge continued use of individual assets	Have a programme of service AMP's	To support services in their reviews by auditing existing assets and identifying gaps in provision and solutions to provide a fit for purpose portfolio	Corporate	To have all completed during the period of this plan 2011/2 - Housing, Parks and Open Spaces, Older Person's Provision Future years - to be decided depending on service review programme	Wrong decisions made by the services on the property needed resulting in expensive to run, unsuitable and unsustainable portfolio
Reduce the number or properties occupied	Have a programme of area AMP's	To simplify customer access to council and partner services from buildings and land which are fit for purpose. To feed into the LDF process	Corporate	To have all major areas completed during the period of the plan. 2011/2 - Strensall, Haxby and Wigginton, Clifton and Rawcliffe, Huntington and New Earrswick Future years - to be decided depending on priorities	Lost opportunities to co-locate services and rationalise number of buildings resulting in duplication of provision

Reduce the repair backlog	Review and update Repair and Maintenance Strategy	Funded programme of repairs and vacation of high maintenance properties	Revenue budgets and corporate capital programme	10% p.a reduction from current level of £41.895M	Portfolio of properties in poor condition with the need for expensive adhoc repairs resulting in increased funding requirements and potential health and safety risks
Reduce the environmental impact	Adopt a Sustainability Strategy for Council buildings	To have a portfolio of buildings which have a minimum impact on the environment	Revenue budgets, corporate capital programme and external grants	0% of buildings containing asbestos 10% pa reduction in CO2 emissions	Not contributing to the Council's corporate sustainable strategy and increasing revenue costs on the portfolio
Co-location of services where appropriate	Carry out full review with partner organisations to identify opportunities for sharing of buildings	To improve customer access to all public services and to reduce costs of occupation	Corporate	Increase each year the number of properties shared with other organisations	Lost opportunities to co-locate services, rationalise number of buildings, decreasing revenue costs and generate capital receipts
Have all staff in suitable accommodation	To have a full set of suitability surveys and an action plan	To improve the well-being of staff	Corporate capital programme	To have all properties surveyed and the action plan approved	Loss of productivity and reduced sense of staff well-being
Increase community management of assets	Review and have approved the Community Asset Transfer Policy	To continue with the transfer of assets to the community where appropriate resulting in reduced revenue costs to the Council	Corporate capital programme and external grants	To maximise the opportunities for community management	Loss of potential revenue savings and loss of reputation by not meeting central government policy

Ensure co-ordinated approach to the use and occupation of assets across the Council and partner organisations

To establish the Asset Board and to have a work programme which is implemented and monitored by the Corporate Asset Management Group

To implement the principles of strategic asset management planning in all public organisations within City of York area

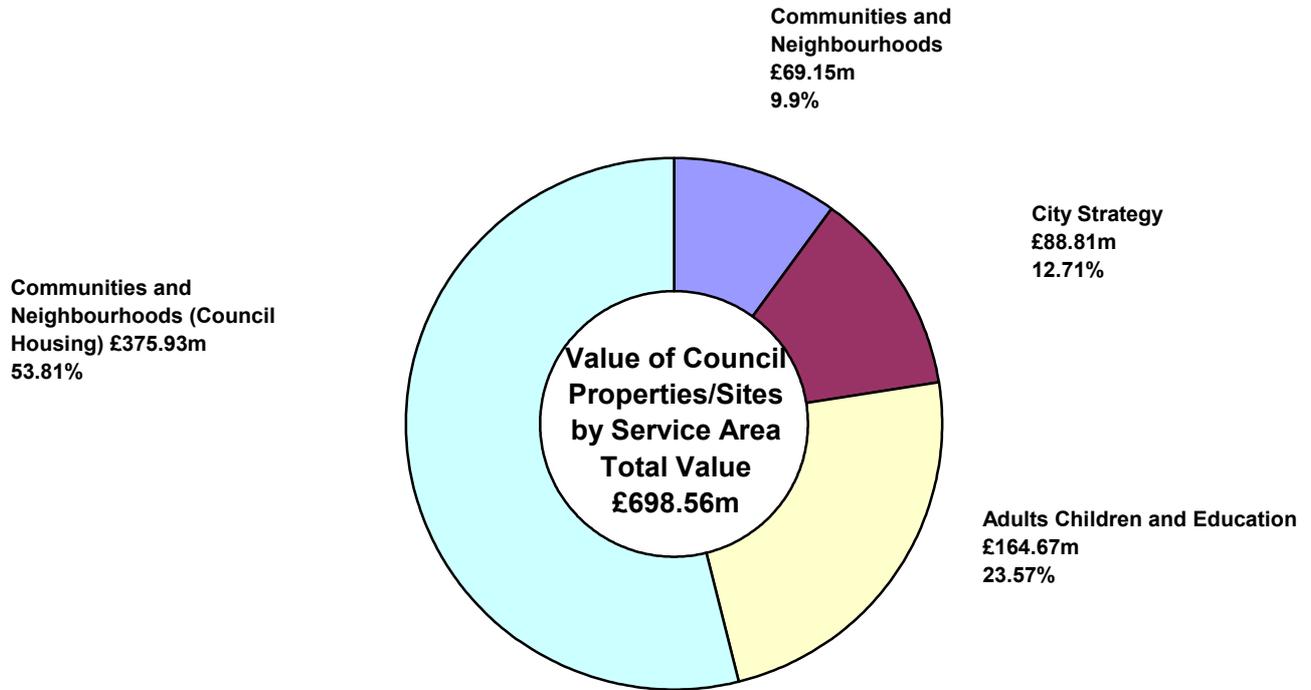
Corporate

To achieve the priorities set out in the Corporate Asset Management Plan

Failure in implementing the priorities in the Corporate Asset Management Plan resulting in damage to Council's reputation and performance of it's Corporate Strategy

Annex A – Breakdown of Property Types

Asset Values by Service Area (at 31 March 2010)



Annex B – Asset Management Audit Criteria

KLOE 3.2: Does the organisation manage its assets effectively to help deliver its strategic priorities and service needs?

The organisation:

- has a strategic approach to asset management based on an analysis of need to deliver strategic priorities, service needs and intended out comes;
- manages its asset base to ensure that assets are fit for purpose and provide value for money; and
- works with partners and community groups to maximise the use of assets for the benefit of the local community.

This KLOE is focused very much beyond inward looking asset management planning and the expectation is that the asset base will be developed to delivery strategic priorities and community needs in the longer term.

Common Issues:

Strategic Approach

- Asset management integrated with corporate and service planning
- Assets treated as a corporate resource to deliver strategic priorities, improved services and value for money

Level 2

- Strategic asset plans
- Financial & other plans support asset plans
- Financial plans show how financial gap between investment need and available budget will be filled
- Organisational arrangements (roles, responsibilities etc.) in place to support assets as a corporate resource

-

Level 3

- Organisation-wide approach to asset management as a corporate resource
- Assets support social, environmental and economic outcomes for communities
- Asset management integrated with corporate and service planning, taking account of medium and long term implications for assets
- A range of implementation plans to support objectives

Value For Money

- Fit for purpose assets
- Better access to services and community outcomes
- Improve vfm
- Mitigating environmental impact and resilience to climate change

Level 2

- Comprehensive asset data
- Performance targets being developed and met
- Member scrutiny
- Backlog maintenance being reduced
- Capital investment supports corporate priorities
- Systematic option appraisal and whole life appraisal in place

Level 3

- Asset challenge in place and programme of reviews
- Service user views influence decision making
- Performance benchmarking used to drive performance improvement
- Demonstrable achievements in key identified areas
-

Partnership & Community Working

- Working in collaboration with partner organisations in strategic asset management across an area
- Working in collaboration with community groups to explore empowerment of communities

Level 2

- Starting to develop strategic collaboration approach
- Considering alternative options for asset management and ownership
- Strategic collaboration not yet in place

Local Government specific:

- Some joint working on individual building projects

Level 3

- Actively working with partners on strategic approach to asset management
- Plans for shared use of assets to deliver vfm, single customer access points and wider community benefits

Local Government specific:

- Joint working extends beyond individual building projects

Annex C – Asset Board Terms of Reference and Remit

Summary

The Asset Board is a high level group comprising chief officers from all public sector organisations which occupy property within the City of York Council area. It's purpose is to ensure there is an integrated approach to asset management, aligned with the organisations priorities and the delivery of Total Place. It will meet 6 times per year and will decide on the strategy to achieve it's purpose and will direct the key projects, both existing and in the future, which will enable the outcomes of the strategy to be delivered.

Membership

- Director Of City Strategy – Chair
- Senior representation from each organisation
 - City of York Council
 - Assistant Directors from City Strategy, Customer and Business Support Services, Communities and Neighbourhoods, Adult, Children and Education Service and Chief Executives
 - Head of Asset & Property Management, Head of Legal Services and Chief Finance Officer
 - North Yorkshire Fire and Rescue Service – Chief Fire Officer
 - North Yorkshire Police – Assistant Chief Constable
 - NHS North Yorkshire and York – Head of Strategic Programmes
 - York Health Group – Chief Executive
 - University of York – Director of Estates and Campus Services
 - York St John University – Director of Facilities
 - York Teaching Hospital NHS Foundation Trust – Associate Director, Estates and Facilities
 - York and North Yorkshire Probation Trust – Director
 - Voluntary Sector – Priory Street Centre Manager, York CVS

Remit

- A high level meeting six times a year focusing on 'what' the Council and it's partners want to do with property, 'why' and 'when' it wants to do it, and performance in achieving the outcomes of their Corporate Asset Management Plans (CAMP).
 - The Asset Board will focus on:
 - what the Council and it's partners want to achieve with property in meeting their corporate priorities
 - why and when they want to do it
 - providing sufficient resources to achieve the outcomes and ensuring that they are being deployed to best advantage
 - shaping capital programmes to help deliver the desired outcomes
 - reviewing overall performance in achieving these outcomes
 - ensuring elected members and/or trustees views are taken into account

- significant issues impacting on asset management from various sources – eg. Total Place agenda, change in legislation, initiatives from central government, Local Development Framework, funding opportunities
- Directing the work for the Corporate Asset Management Group (CAMG)

Terms of reference

- The Asset Board has responsibility for ensuring that:
 - There is an integrated approach to asset management, which is clearly aligned with corporate priorities, the Total Place agenda and local and community outcomes
 - Asset Management planning is fully integrated and aligned with all partner organisations corporate and service planning.
 - There is an explicit responsibility for strategic asset management and making formal decisions within delegated responsibilities and making strategic recommendations to the Council's Executive and partner organisation's decision making groups for approval.
 - There is an integrated and prioritised approach to a City-wide capital planning process, taking into account the various sources of corporate funding and overall corporate priorities of partner organisations and Total Place.
 - Corporate Asset Management Plans (which include Capital Strategies) are integrated across all partner organisations and are approved by the Board prior to incorporation into Corporate Strategies.
 - Corporate Asset Management Plans are monitored, updated and their impact measured, particularly in relation to the Action Plans.
 - There are clear objectives for holding and disposing of property.
 - Key risks are identified, monitored and reported.
 - Asset management decisions are planned in a co-ordinated manner and are consistent with corporate and community prioritised needs, option appraisal outcomes and planning policy.
 - A simple and robust performance measurement system is established, which relates to corporate, service and community priorities.
 - Sufficient and accurate data and benchmarking information is available to facilitate an analysis of portfolio performance, measurement and asset management decision making.
 - Regular update reports are received from the CAMG.

Annex D – Corporate Asset Management Group Terms of Reference

The **purpose** of the Corporate Asset Management Group is to contribute to the Corporate Strategy by providing a forum to support the Corporate Landlord in delivering the management of the Council's land and property assets to help meet the Priorities for Improvement.

The group reports to the Asset Board.

The purpose of the group is achieved by:-

- Approving and monitoring the Corporate, Service and Area Asset Management Plans and the Capital Strategy
- Formulating and monitoring the Capital Programme including the CRAM process
- Considering the Property Implications of reports to Executive and other member groups
- Providing an objective and transparent view on
 - Transactions which have strategic implications for the Councils business and service delivery
 - Creation of relevant Council policy – such as LDF, Housing Strategy
- Analysing the business case for investment in assets including sustainability
- Ensuring that the agreed Capital Programme is funded by looking at a range of funding options
- Receiving regular reports on
 - The capital programme
 - Funding including capital receiptsAnd to make recommendations to The Asset Board and members on progress
- Receiving and reviewing post-project appraisals to learn lessons and establish and improve good practice for future projects
- Producing an annual review and performance report on
 - Progress against the Corporate AMP outputs
 - Property performance Indicators
 - Priorities and targets for the next year
- Reviewing and updating the CRAM and Asset Management Planning process from time to time to reflect changes in Council and external drivers and initiatives

Appendix E – Major projects

PROJECT	DESCRIPTION/OBJECTIVE	CURRENT SITUATION/TIMESCALE
Provision of New Council Offices	Move from current 16 offices scattered across City Centre to new purpose built office/Customer Contact Centre.	West Offices, Station Rise Contracts signed Feb '10. Planning application submitted April '10. Decision 24 th June 2010
Capital Receipts Programme	Ensure sufficient capital receipts generated each year to meet shortfall in capital programme funding.	Reviewed in light of market conditions. Sales of large sites postponed to be reviewed Summer 2010. For list of current and planned sales see separate schedule.
Affordable Housing Provision	Identification of Housing sites that can be transferred to Housing Associations. Re-use of 3 sites containing 'Discus' Bungalows to re-house current occupiers and provide further housing.	Discus Bungalows project started on site. Phased basis – final completion due 2013. Other sites being identified and analysed Lilbourne Drive - funding approved for new council housing scheme
Community Transfer of Assets	Transfer by way of a 99 year full repairing and insuring lease at a peppercorn rental	<u>St Clements Hall</u> – successful bid to DCLG for £1m grant Started on site June 2009. slight delay due to bad weather – completion July '10 York Acorn Rugby League Club Agreement on 99 year lease Advancing Assets for Communities: Meeting held 29.09.10 with Foxwood Comm Centre Committee to take forward possible transfer. Meeting with DTA planned for Nov
Compliance/Legislative requirements	Includes Energy, Carbon Management, Water Management and Asbestos	Individual programmes underway or being developed – additional resources to be obtained to progress

PROJECT	DESCRIPTION/OBJECTIVE	CURRENT SITUATION/TIMESCALE
Service AMP programme	2009/10 programme includes 1.Young Peoples Services 2.York Crematorium 3.EPHs 4.Community Centres 5.Car Parks 6.Parks and Open Spaces 7. Strays and Agricultural Land	1.Plan to be updated and submitted to Exec member. 2.Draft Plan discussed by CAMG. Final version submitted to Exec Member Dec 2009 – approved. 3.Site visits to be undertaken April '10 4.Plan drafted. 5.Scoping in 2010. 6.In progress. 7. Framework Partner instructed. Initial meeting with service held Nov 2009. Draft plan submitted Sept '10
Community AMP programme	2009/10 programme includes 1.Acomb (South) 2.Leeman Road 3.York Rural N and NW 4.Clifton/Rawcliffe 5.York Rural SW 6.Huntington and New Earswick	1.Member and Ward Committee consultations complete. To be taken forward in conjunction with LDF 2.Consultations complete. 3&4.Plans scoped. 5.To be scoped 2010. 6.To be scoped 2010.
Relocation of Acomb Office	Move existing housing office and Customer centre to land behind Explore (library) building and look at co-location of services and partners	Exec approved 21.07.2009. One site acquired, other subject to PP. Establishing requirements to support business case. Completion date 2012
Maintenance backlog programme	Seeking to reduce maintenance backlog of £50M through asset rationalisation and capital expenditure	2009/10 - £385K capital allocated – works being carried out. CRAM bid for £500k submitted for 2011/12
Provision of Library Learning Centres	Expansion of 3 libraries to share with Adult Learning to provide Library Learning Centre for all ages.	Tang Hall Awaiting funding Central Opened May '10 Clifton Awaiting funding.

PROJECT	DESCRIPTION/OBJECTIVE	CURRENT SITUATION/TIMESCALE
Park & Ride Sites	3 New Park & Ride sites to be built.	<p>Askham Bar Relocation onto Sim Hills – planning consent now obtained.</p> <p>A59/Poppleton Site chosen – in negotiation for acquisition. Planning consent given</p> <p>Wigginton Planning consent given</p> <p>Funding under review – Outcome Dec '10</p>
Castle/Piccadilly Project	Extension of Coppergate centre and improvements to area around Eye of York	Preferred concessionaire chosen. Initial meeting held June 2009.
Millfield Lane Community Sports Centre	Development of community sports facility and changing rooms on land adjacent to new Manor School	Provisional terms for acquisition of land agreed. Specification being drawn up for site and building development. £200K allocated from capital programme plus money from Football Foundation
Eco-Depot security gatehouse and reception	Provision of new gatehouse and reception to enable management of vehicle and pedestrian movements on site, and prevent unauthorised access.	Scheme approved on 2009/10, currently reviewing design options.
Joseph Rowntree School – New Build	New Joseph Rowntree School with capital for BSF funds.	New school opened Easter 2010.
Rawcliffe Infants/ Clifton without Junior Schools	Opportunity to build new Primary School on Rawcliffe Infants School Site, using DCSF money	Builders on site School to be completed September 2011
Highways Resurfacing Programme	Annual Programme of R&R	Currently schemes are progressing and all but 2 no are anticipated to be completed by 31 March 2011. Cap Mon 2 has requested slippage of 2 no. schemes – Boroughbridge Rd/Poppleton RD resurfacing, so that this can be completed in conjunction with any major works relating to new P&R site, and Haxby Rd resurfacing outside Jo Ro school so that this can be completed in Easter hols

PROJECT	DESCRIPTION/OBJECTIVE	CURRENT SITUATION/TIMESCALE
Bridge Maintenance	Annual Programme	Currently schemes are progressing and all works are anticipated to be complete by 31 March 2011
Community Stadium	Provision of new multi-purpose Sports Stadium for York City and York Knights	Considering suitable mix of uses for the development Monks Cross site chosen
New Household Waste Recycling Centre	Provision of new site on West side of York to replace Beckfield Lane	Looking for suitable site and looking into feasibility.
Lowfields School Site	Re-use/disposal of former school site	Demolition completed. Development brief currently being prepared – out to public consultation
Police Schemes	Refurbishment of Acomb Police Station Re-commissioning of Clifton Moor Pol Stn Refurbishment of Fulford Pol Stn	Acomb reopened. Clifton Moor reopened. Fulford to start late 2010.
Fire Service Schemes	York Project, re build Clifford Street Fire Station and provide new build Retained Fire Station , Hull Road area	Consultants appointed. Brief to be confirmed. Early discussions with Police re possibility of shared accommodation have taken place. Site for new station needs to be identified – Hull Road area
PCT schemes		
Primary Capital Programme	Replacement/refurbishment of primary schools	First phase – Our Ladies/English Martyrs combined site. Currently at scoping stage
Playbuilder	Provision of new play equipment to playgrounds.	Being reviewed Aug '10