

# Public Document Pack



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Y Rhadyr  
Brynbuga  
NP15 1GA

County Hall  
Rhadyr  
Usk  
NP15 1GA

Tuesday, 3 September 2019

Dear Councillor

## INDIVIDUAL CABINET MEMBER DECISIONS

Notice is hereby given that the following decisions made by a member of the cabinet will be made on Wednesday, 11 September 2019.

1. **SALE OF LAND FOR GARDEN LAND USE AT LLANFAIR DISCOED** 1 - 10

**Division/Wards Affected:** Caerwent  
**CABINET MEMBER:** County Councillor P Murphy

**AUTHOR:** Gareth King MRICS – Principal Estates Surveyor

### CONTACT DETAILS:

**Tel:** 01633 748 331  
**E-mail:** [garethking@monmouthshire.gov.uk](mailto:garethking@monmouthshire.gov.uk)

2. **SKILLS@WORK PROGRAMME** 11 - 26

**Division/Wards Affected:** All Wards  
**CABINET MEMBER:** County Councillor P Jordan

**AUTHOR:** Richard Drinkwater, Community Hubs Manager (South) /  
Community Education Manager

### CONTACT DETAILS:

**Tel:** 07768055283  
**E-mail:** [richarddrinkwater@monmouthshire.gov.uk](mailto:richarddrinkwater@monmouthshire.gov.uk)

3. **PROPERTY APPRECIATION LOAN SCHEME - CALCULATING THE REDEMPTION VALUE ON SETTLEMENT** 27 - 40

**Division/Wards Affected:** All Wards  
**CABINET MEMBER:** County Councillor RJW Greenland

**AUTHOR:** Sarah Turvey-Barber, Strategy & Sustainable Living Manager

**CONTACT DETAILS:**

**Tel:** 01633 644799

**E-mail:** [sarahturvey-barber@monmouthshire.gov.uk](mailto:sarahturvey-barber@monmouthshire.gov.uk)

4. **PROPOSED ACQUISITION OF THE FORMER MOD RAILWAY LINE, CRICK TO CAERWENT.** 41 - 46

**Division/Wards Affected:** All Wards

**CABINET MEMBER:** County Councillor P Murphy

**AUTHOR:** Debra Hill-Howells                      Head of Commercial,  
Property, Fleet & Facilities

**CONTACT DETAILS:**

Tel: 01633 644281

E-mail: [debrahill-howells@monmouthshire.gov.uk](mailto:debrahill-howells@monmouthshire.gov.uk)

Yours sincerely,

**Paul Matthews**  
Chief Executive

### CABINET PORTFOLIOS

County Councillor	Area of Responsibility	Partnership and External Working	Ward
P.A. Fox (Leader)	<p><b>Whole Authority Strategy &amp; Direction</b> Lead Officer – Chief Executive</p> <p>CCR Joint Cabinet &amp; Regional Development; Organisation overview; Regional working; Government relations; Public Service Board lead; WLGA lead</p>	<p>WLGA Council WLGA Coordinating Board Public Service Board</p>	Portskewett
R.J.W. Greenland (Deputy Leader)	<p><b>Enterprise and Land Use Planning</b> Lead Officer – Frances O’Brien Support Officers – Mark Hand, Cath Fallon</p> <p>Local Development Plan; Strategic Development Plan; Economic Resilience and Growth; Town Centre Investment and Stewardship; Development Management and Building Control; Housing Delivery</p>	<p>WLGA Council Capital Region Tourism</p>	Devauden
P. Jordan	<p><b>Governance and Law</b> Lead Officers – Matthew Gatehouse, Matthew Phillips, Ian Saunders</p> <p>Council &amp; Executive decision making; Constitution review and implementation of change; Law, Ethics &amp; Standards; Audit and Regulatory WAO Relations Support for Elected Members Democracy promotion &amp; citizen engagement Whole Authority Performance; Whole Authority Service Planning &amp; Evaluation Community Hubs and Contact Centre Community Learning Tourist Information / Museums / Theatre / Attractions</p>		Cantref
R. John	<p><b>Children &amp; Young People and MonLife</b> Lead Officers – Will McLean, Ian Saunders Support Officers – Nikki Wellington, Sharon Randall-Smith, Richard Simpkins</p> <p>Early Years Education</p>	<p>Joint Education Group (EAS) WJEC</p>	Mitchel Troy

	<p>All Age Statutory Education Additional Learning Needs; School Inclusion Post 16 entitlement / offer</p> <p>School standards and Improvement; Education Achievement Service Commissioning Coleg Gwent and University liaison. Leisure / Sport Outdoor education / Duke of Edinburgh Active Travel Countryside / Biodiversity</p>		
P. Jones	<p><b>Social Care, Safeguarding &amp; Health</b> Lead Officer – Julie Boothroyd Support Officers – Eve Parkinson, Jane Rodgers</p> <p>Children’s Services Fostering &amp; Adoption; Youth Offending Service; Adults Services Whole Authority Safeguarding (children &amp; adults); Disabilities; Mental Health; Health liaison.</p>		Raglan
P. Murphy	<p><b>Whole Authority Resources</b> Lead Officer – Peter Davies, Frances O’Brien Support Officers – Deb Hill-Howells, Sian Hayward, Tracey Harry, Mark Howcroft</p> <p>Finance; Information technology (SRS); Digital Programme Office Human Resources; Health &amp; Safety; Emergency Planning; Procurement; Land &amp; Buildings (inc. Estate, Cemeteries, Allotments, Farms); Vehicle Fleet / Passenger Transport Unit Property maintenance; Facilities Management (inc. Building Cleaning and Catering all ages)</p>	Prosiect Gwrydd Wales Purchasing Consortium	Caerwent
J. Pratt	<p><b>Infrastructure and Neighbourhood Services</b> Lead Officer – Frances O’Brien Support Officers – Roger Hoggins, Carl Touhig, Nigel Leaworthy</p> <p>County Roads / Pavements South Wales Trunk Road Agency</p>	SEWTA Prosiect Gwyrdd	Goytre Fawr

	<p>Highways Maintenance,  Transport, Traffic &amp; Network Management,  Car Parks / Illegal Parking Enforcement  Whole Authority De-carbonisation  Plastic Free Monmouthshire  Waste / Recycling / Cleansing  Grounds Maintenance  Parks &amp; Open Spaces/ Public Conveniences  Flood Prevention / Management / SUDs</p>		
S. Jones	<p><b>Social Justice &amp; Community Development</b>  Lead Officer – Frances O’Brien  Support Officers – Cath Fallon, David Jones,  Ian Bakewell</p> <p>Rural Deprivation / Isolation;  Digital Deprivation  Poverty / Disadvantage  Homelessness;  Supporting People  Community Safety / Equality / Protected  Characteristics  Public Relations; / Communications / Marketing  Trading Standards / Environmental Health;  Licensing;  Registrars</p>		Llanover

# Aims and Values of Monmouthshire County Council

## Our purpose

Building Sustainable and Resilient Communities

### Objectives we are working towards

- Giving people the best possible start in life
- A thriving and connected county
- Maximise the Potential of the natural and built environment
- Lifelong well-being
- A future focused council

## Our Values

**Openness.** We are open and honest. People have the chance to get involved in decisions that affect them, tell us what matters and do things for themselves/their communities. If we cannot do something to help, we'll say so; if it will take a while to get the answer we'll explain why; if we can't answer immediately we'll try to connect you to the people who can help – building trust and engagement is a key foundation.

**Fairness.** We provide fair chances, to help people and communities thrive. If something does not seem fair, we will listen and help explain why. We will always try to treat everyone fairly and consistently. We cannot always make everyone happy, but will commit to listening and explaining why we did what we did.

**Flexibility.** We will continue to change and be flexible to enable delivery of the most effective and efficient services. This means a genuine commitment to working with everyone to embrace new ways of working.

**Teamwork.** We will work with you and our partners to support and inspire everyone to get involved so we can achieve great things together. We don't see ourselves as the 'fixers' or problem-solvers, but we will make the best of the ideas, assets and resources available to make sure we do the things that most positively impact our people and places.



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<b>SUBJECT:</b>	<b>SALE OF LAND FOR GARDEN LAND USE AT LLANFAIR DISCOED</b>
<b>MEETING:</b>	<b>Individual Cabinet Member Decision – Cllr P Murphy</b>
<b>DATE:</b>	<b>11<sup>th</sup> September 2019</b>
<b>DIVISION/WARDS AFFECTED:</b>	<b>Caerwent</b>

Exemption – The information contained within this report is not considered to be exempt from publication, however the information contained within one of the appendix is considered to exempt from publication

**1. PURPOSE:**

1.1 - To seek consent for the disposal of a section of land to the sitting tenant for use as garden land.

**2. RECOMMENDATIONS:**

2.1 - That the disposal proceed following the agreement of terms with the purchaser to purchase the land outlined red.

**3. KEY ISSUES:**

3.1 - The land outlined red has been leased to the owners of the adjoining property for a number of years for use as an orchard/informal garden.

3.2 - Following a review of the Council's land holdings in the area, it has been determined that the Council would offer the current tenants the opportunity to purchase the land for use as garden land.

3.3 - A valuation of the land has been undertaken by the Council and terms agreed on the basis of this. The purchasers will also cover the Council's Legal and Surveying costs relating to the transaction.

3.4 - The sale documentation will include an overage clause in the Council's standard form enable the Council to share any increase in value should the land ever be redeveloped.

3.5 - The transaction will be subject to the purchasers obtaining planning permission for change of use to garden land.

**4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):**

Having undertaken the relevant impact assessment, the sale of this land is not deemed to have a negative impact in relation to the various subjects considered in the impact assessment.

**5. OPTIONS APPRAISAL**

<b>Option</b>	<b>Positives</b>	<b>Negatives</b>
Proceed with the sale	The Council will receive a capital receipt from the sale to contribute towards the Council's 21 <sup>st</sup> Century Schools Programme	The Council will see a reduction in rental income as a result of the sale
Withdraw from the sale and maintain status quo	The Council will continue to receive a rental income from leasing the land to potential purchaser	The Council will not benefit from capital receipt as a result of the sale

**6. EVALUATION CRITERIA**

- Has the transaction completed as expected? – 12 month review

**7. REASONS:**

The sale of the land will generate a receipt for the Council to support the capital program as well as enabling a tenant who has maintained the land to required standards during the tenancy agreement, to have the benefit of the land in perpetuity.

**8. RESOURCE IMPLICATIONS:**

The purchaser will pay the Council Legal and Surveying costs in relation to this transaction.

**9. CONSULTEES:**

Cllr P Murphy – Local Member  
SLT

Joanne Chase – Legal Services

Debra Hill-Howells – Head of Commercial, Property, Facilities and Fleet.

**10. BACKGROUND PAPERS:**

Location Plan – Subject land outlined red  
Exempt Appendix

**11. AUTHOR:**

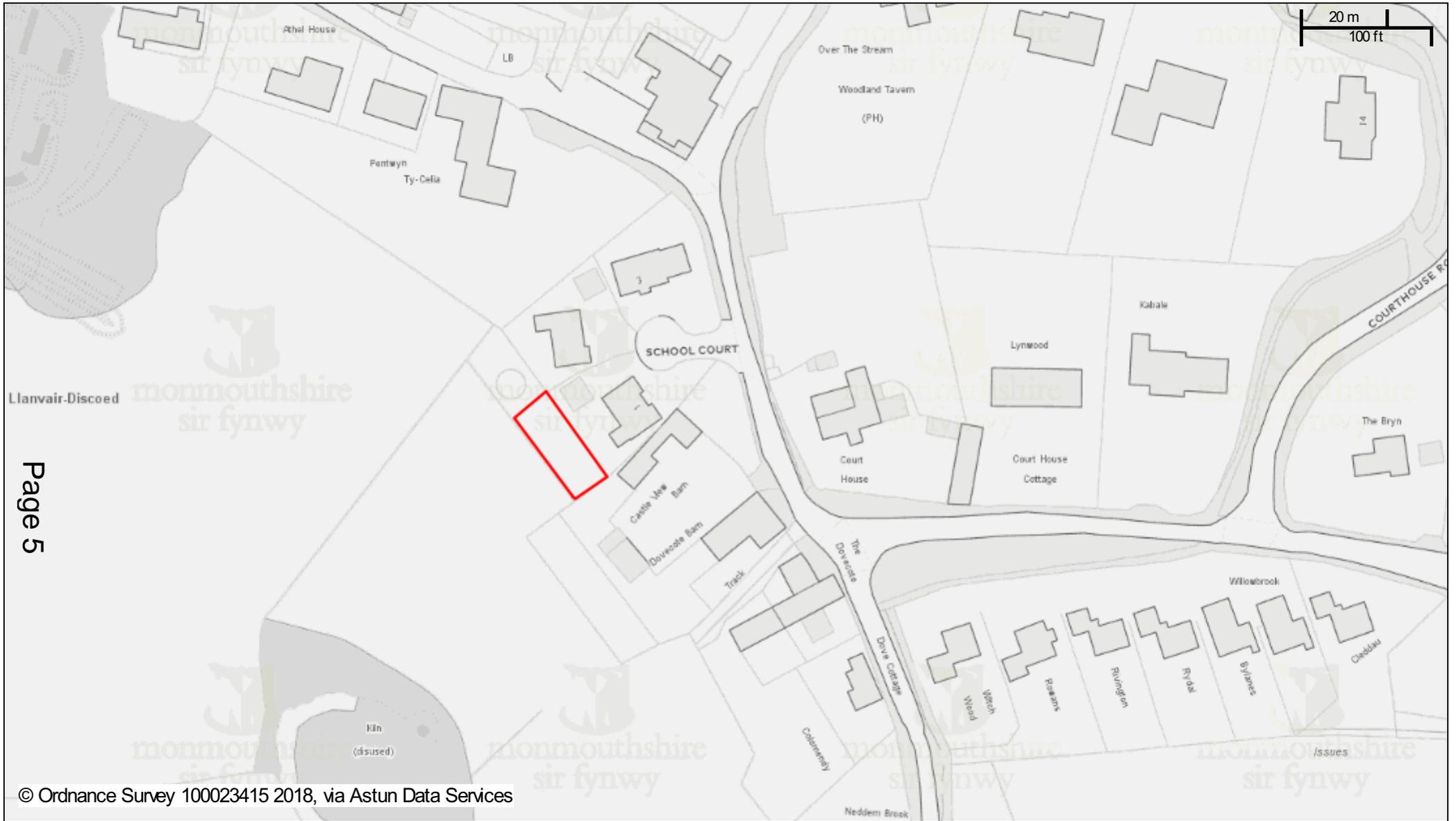
**Gareth King MRICS – Principal Estates Surveyor**

**12. CONTACT DETAILS:**

**Tel: 01633 748 331**

**E-mail: [garethking@monmouthshire.gov.uk](mailto:garethking@monmouthshire.gov.uk)**

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Llanfair-Discoed

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© Ordnance Survey 100023415 2018, via Astun Data Services

	<b>Land at Llanfair Discoed</b>		
	Location Plan		
	Monmouthshire County Council, County Hall, The Rhadyr, Usk. NP15 1GA		
Scale : 1:1250	Printed : 22/8/2019 at 16:01 PM	Grid Ref: 344761,192336	

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**SCHEDULE 12A LOCAL GOVERNMENT ACT 1972  
EXEMPTION FROM DISCLOSURE OF DOCUMENTS**

**Meeting and Date of Meeting:** Individual Cabinet Member Decision – Cllr P Murphy

**Report:** SALE OF LAND FOR GARDEN USE AT LLANFAIR DISCOED

**Author:** Gareth King MRICS – Principal Estates Surveyor

I have considered grounds for exemption of information contained in the background paper for the report referred to above and make the following recommendation to the Proper Officer:-

**Exemptions applying to the report:**

The appendix relation to this report should be exempt from publication.

**Factors in favour of disclosure:**

Openness & transparency in matters concerned with the public

**Prejudice which would result if the information were disclosed:**

Information contained within the appendix relates to Information which is likely to reveal the identity of an individual. It also contains information relating to the financial or business affairs of any particular person (including the authority holding that information)

**My view on the public interest test is as follows:**

Factors in favour of disclosure are outweighed by those against.

**Recommended decision on exemption from disclosure:**

Maintain exemption from publication in relation to report

Date: 22.8.2019

Signed: Gareth King

Post: Principal Estates Surveyor

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I accept/ ~~do not accept~~ the recommendation made above

Signed: 

Date: 04/09/19

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<b>SUBJECT:</b>	<b>Skills@Work Programme</b>
<b>MEETING:</b>	<b>INDIVIDUAL CABINET MEMBER DECISION</b>
<b>CABINET MEMBER:</b>	<b>COUNCILLOR PAUL JORDAN</b>
<b>DATE:</b>	<b>11<sup>th</sup> September 2019</b>
<b>DIVISION/WARDS AFFECTED:</b>	<b>ALL</b>

**1. PURPOSE:**

- 1.1 To seek approval for Monmouthshire's approach to delivering a pan-Wales funded scheme designed to enhance skills and increase productivity in the workplace, providing opportunities for employers in all sectors to gain accredited qualifications for their workforce.

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**2. RECOMMENDATIONS:**

- 2.1 That two new Engagement Worker posts will be created on a fixed term basis until December 2022 to facilitate learner recruitment, mentoring and support to meet the targets set for Monmouthshire's participation and delivery of the Skills at Work project.

**3. KEY ISSUES:**

- 3.1 The Skills@Work (S@W) project is an East Wales European Social Fund (ESF) Programme. The aim is to increase the skills levels, including work relevant skills, of those in the workforce with no or low skills. This launched following Ministerial approval in January 2019 and will run for run for 36 months to December 2022.

- 3.2 The project aims to increase the ownership of generic, transferable skills at all levels from NQF (National Qualification Framework) Entry Level 1 to NQF Level 2 across the workforce of the East Wales region through community based provision, thereby improving the opportunities for currently low skilled workers to sustain employment and increase earnings potential.
- 3.3 Community based provision will focus on supporting reluctant learners to engage with flexible learning opportunities outside of the workplace and will offer a range of provision including literacy, numeracy, ICT and other generic transferable skills resulting in an eligible qualification from NQF Entry Level 1 to NQF Level 2. Basic literacy and numeracy skills acquisition will form a key area to improve the mobility of the workforce and sustainable employment.
- 3.4 The Project aims to support 400 participants. It is focused on the following groups gaining an essential skills or technical or job specific qualification upon leaving:

ESF Operation Programme Target Groups	Monmouthshire Participants
Employed, including self-employed participants with no formal qualifications – male	80
Employed, including self-employed participants with no formal qualifications – female	160
Employed, including self-employed participants with qualifications up to and including a lower secondary education (ISCED 2) – male	48
Employed, including self-employed participants with qualifications up to and including a lower secondary education (ISCED 2) – female	112

- 3.5 The engagement targets of the S@W Project will be met via a delivery model looks at a number of headline interventions:

- Participant engagement, referral and recruitment
- Assessment & support
- Skills development and continued support
- Volunteering & work placements
- Employability support

- Tracking and monitoring

- 3.6 The courses will be delivered by staff who are already employed as tutors within Community Education providing some economies of scale. The project will necessitate the employment of two Skills@Work Engagement Workers at Band F, one in the north and one in the south, to work with local employers to identify the people who can benefit from the scheme and provide the necessary support and mentoring throughout the programme to enable them to achieve the desired outcomes. A role profile is attached as appendix 1.
- 3.7 The scheme will be overseen regionally by a lead beneficiary. Newport City Council will undertake this role for the East Wales scheme.

#### 4. REASONS:

To ensure that Monmouthshire is able to utilise the available S@W funding streams to increase the skill levels, employability and future career prospects and prosperity of the county's workforce.

#### 5. OPTIONS APPRAISAL

- 5.1 The option not to deliver the skills@work programme was discounted because of the potential lost benefits to learners from not pulling this funding into Monmouthshire. An option of delivering the scheme without dedicated co-ordinators was identified but discounted as it would be difficult to identify and support 400 potential learners putting both the funding and success of the scheme at risk

#### 6. EVALUATION CRITERIA

- 6.1 Specific targets are set for the proportion of learners in each category who attain the desired level. The programme will be monitored locally and regionally with progress against the number of learners targeted and the percentage of these achieving the desired qualifications being measured quarterly by a regional operational board.

#### 7. RESOURCE IMPLICATIONS:

The programme will enable the council to access funding of £288,388. Delivery will require the creation of two fixed-term posts. These will be 50% match-funded meaning additional costs of £33,800 per year. This will be met from existing resources within existing

Community Education budgets. The scheme will require management capacity which will be provided by existing staff with costs being off-set against the available ESF funding. The project is currently generating other savings within Community Education by virtue to the funding structure of the project. The UK's exit from the EU does not have an implication for the sustainability of the project until December 2022 as funding has been guaranteed via the Wales European Funding Office. However there is a risk of redundancy costs being payable for the two co-ordinator posts at the conclusion of the project as these are fixed term positions extending beyond two years.

**8. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING)**

8.1 The Future Generations Act requires public bodies to prevent problems occurring or getting worse and take an integrated and collaborative approach. The S@W Project will engage with people, 16 years and over, of all generations to ensure Monmouthshire residents receive proper support for their personal development, employment security and potential career development. This also aligns with the theme of 'Thriving and well-connected communities' as set out in the Corporate Plan

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**9. CONSULTEES:**

Senior Leadership Team  
Cabinet

Legal services have been consulted about the contractual arrangements and a number of minor alterations have been made to the contract as a result.

**8. BACKGROUND PAPERS:**

None

**10. AUTHOR:**

Richard Drinkwater, Community Hubs Manager (South) / Community Education Manager

**11. CONTACT DETAILS:**

**Tel:** 07768055283

**E-mail:** [richarddrinkwater@monmouthshire.gov.uk](mailto:richarddrinkwater@monmouthshire.gov.uk)

## ROLE PROFILE

**ROLE TITLE:** Skills@Work Engagement Worker – 2 Posts

Fixed term until 31<sup>st</sup> December 2022

**POST ID:** TBC

**GRADE:** Band F SCP 19-23 £24, 799 – £26, 999

**HOURS:** 37 hours per week

**LOCATION:** North Monmouthshire (Monmouth, Abergavenny, Usk)  
South Monmouthshire (Caldicot, Chepstow)

The authority operates an agile working policy and staff will be required to work in agile manner across the county of Monmouthshire as per the needs of the service. Unfortunately no disturbance mileage will be payable for any re-location of the office base.

**RESPONSIBLE TO:** Community Learning Lead

**Our Purpose/Purpose of the Role:**

Community Learning Service in Monmouthshire is focused on delivering a high quality services and customer focused culture and attitude. AS a service we engage with the local community to provide a service that meets their needs within the resources available.

**The Purpose of this Role:-**

- As part of the Skill@Work Project, our Engagement Workers will provide support to participants to help them identify and take practical steps to overcome barriers preventing them taking up identified training and employment.
- You will support a caseload of participants identified as being eligible to receive services under the programme, developing and implementing their action plans, developing employability skills.
- You will empower, motivate and support participants to move into and, most importantly, sustain employment, as well as supporting participants to progress whilst in work.
- You will provide a flexible and high quality service. As part of the Community Adult Learning team supporting participants throughout their journey.
- To provide a link between our communities, community hubs and training providers to map participants journey whilst engaged with the project.
- To support all engaged participant through to the targeted outcomes of the Skills@Work Project and personal development.

**Expectation and Outcomes of this role;-**

Manage the recruitment, retention, training and development of participants, building positive relationships and developing effective processes to identify and overcome barriers as a pathway to personal development and career progression.

## **Your responsibilities are:-**

1. To have individual responsibility for supporting a caseload of participants, using a positive, enabling and collaborative approach.
2. To use a variety of techniques, including effective diagnosis, individual coaching and personal support to maximise the number of Programme participants.
3. To work with key stakeholders, service delivery partners, statutory and non-statutory organisations in order to promote the support available through the Programme and generate referrals.
4. To work closely with stakeholders in order to provide an effective referral pathway and support for participants in order to provide a continuum of support and progression.
5. To provide a flexible service, developing comprehensive action plans with participants, undertaking detailed assessments and regular reviews as appropriate to maximise collective support available for participants in addressing wider barriers.
6. To provide information, advice and guidance regarding the support available from the Programme to key stakeholders and participants.
7. To be involved in taking and making referrals and completing initial assessments.
8. To identify alternative employment options for participants who require additional support in progression.
9. To verify job outcomes through evidence or employer contact and to be responsible for ensuring all participants' outcomes are recorded accurately.
10. To maintain participants' files and data (paper and database) to 100% accuracy at the first, and every subsequent instance of completion.
11. To follow prescribed filing and data accuracy requirements to ensure the confidentiality of participant information and a robust audit trail for internal and external review.
12. To provide flexible support to the programme in the area and work occasional unsocial hours.
13. To carry out other tasks and responsibilities of a similar nature to those listed above as determined from time to time by the Community Learning Lead.
14. To fully support and deputise for the Community Learning Lead as directed by service needs.
15. To contribute to the local delivery of the council's values, Corporate Plans and the Service Plan.



<p><b>Name of the Officer:</b> Matthew Gatehouse</p> <p><b>Phone no:</b> 01633 644397</p> <p><b>E-mail:</b></p>	<p><b>Please give a brief description of the aims of the proposal</b></p>
<p><b>Name of Service area:</b> Community Hubs</p>	<p><b>Date:</b> 18 August 2019</p>

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**1. Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	The proposals are targeted specifically at people of working age. This could include older members of the workforce to ensure that they develop the skills necessary to remain actively employed in industries of the future		This could include older members of the workforce to ensure that they develop the skills necessary to remain actively employed in industries of the future
Disability	The project will be targeted at all sections of the community who meet the criteria of being in employment. People not in employment who are interested in skills development and who therefore do not meet the criteria will be signposted to other opportunities.		People not in employment who are interested in skills development and who therefore do not meet the criteria will be signposted to other opportunities.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Gender reassignment	The project will be targeted at all sections of the community who meet the criteria of being in employment.		
Marriage or civil partnership	The project will be targeted at all sections of the community who meet the criteria of being in employment.		
Pregnancy or maternity	The project will be targeted at all sections of the community who meet the criteria of being in employment.		
Race	The project will be targeted at all sections of the community who meet the criteria of being in employment		
Religion or Belief	The project will be targeted at all sections of the community who meet the criteria of being in employment		
Sex	The project will be targeted at all sections of the community who meet the criteria of being in employment		
Sexual Orientation	The project will be targeted at all sections of the community who meet the criteria of being in employment		
Welsh Language	The project will be targeted at all sections of the community who meet the criteria of being in employment. Skills@Work can also serve as a gateway to other community learning opportunities such as Welsh Language provision		Courses will be made available through the medium of Welsh in accordance with the Welsh language standards applicable to the authority where there is sufficient demand.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Poverty	In work poverty is a significant issue in Monmouthshire as in other parts of the UK. Raising skill levels increases the ability of the workforce to progress in their careers securing access to future progression opportunities and access to higher paid employment.	This project is targeted at those already in employment rather than those who are not in work and experiencing poverty	Two engagement will be appointed to identify those who will benefit from the scheme and ensure that they are supported to get the maximum possible benefits.  People who learn of the scheme but are not eligible will be signposted to other community learning opportunities to develop their skills

2. Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<b>A prosperous Wales</b> Efficient use of resources, skilled, educated people, generates wealth, provides jobs	The scheme is designed to enhance skills and increase productivity in the workplace, providing opportunities for employers to gain accredited qualifications for their workforce	
<b>A resilient Wales</b> Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)	No specific impacts have been identified against this goal.	
<b>A healthier Wales</b> People's physical and mental wellbeing is maximized and health impacts are understood	Increasing skills and qualifications can have a significant positive impact on well-being.	
<b>A Wales of cohesive communities</b> Communities are attractive, viable, safe and well connected	Monmouthshire has areas where poverty and wealth exist side-by-side. Increasing skills at all levels can help achieve a more equal society in line with the council's	

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	social justice policy commitment leading to more cohesive communities.	
<b>A globally responsible Wales</b> Taking account of impact on global well-being when considering local social, economic and environmental wellbeing	No specific impacts have been identified against this goal.	
<b>A Wales of vibrant culture and thriving Welsh language</b> Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation	Accessing the skills at work programme will give learners greater awareness of broader learning and cultural opportunities available in community learning and in Monmouthshire's community hubs	
<b>A more equal Wales</b> People can fulfil their potential no matter what their background or circumstances	Monmouthshire has areas where poverty and wealth exist side-by-side. Increasing skills at all levels can help achieve a more equal society in line with the council's social justice policy commitment leading to more cohesive communities.	Ensure that support provided enables people to continue with the programme to secure the benefits

**3. How has your proposal embedded and prioritised the sustainable governance principles in its development?**

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Balancing short term need with long term and planning for the future</p>	Investing in workplace skills that will provide long-term benefits to individuals, communities and society as a whole through increased productivity	Ensure opportunities to cross-pollinate with other opportunities with long-term benefits (such as libraries and community learning) are maximized.

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p><b>Collaboration</b></p> <p>Working together with other partners to deliver objectives</p>	<p>This is a collaborative project between the EU, Welsh Government and a regional collaboration of local authorities in East Wales</p>	<p>Continue to collaborate on a regional basis throughout the programme to learn from what works and replicate effective practice at scale for the benefit of all learners.</p>
 <p><b>Involvement</b></p> <p>Involving those with an interest and seeking their views</p>	<p>Involvement and consultation in shaping the programme has been undertaken at a national level</p>	
 <p><b>Prevention</b></p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>Increasing skill levels should help people maintain employment and secure future opportunities mitigating against future job losses and the resultant harms that can be caused.</p>	
 <p><b>Integration</b></p> <p>Considering impact on all wellbeing goals together and on other bodies</p>		<p>Work closely with other providers across the region</p>

**4. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Social Justice, Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?**

	<b>Describe any positive impacts your proposal has</b>	<b>Describe any negative impacts your proposal has</b>	<b>What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?</b>
Social Justice	Social Justice is about reducing inequalities. This scheme is targeted at increasing skill levels, employability and wages and should help to raised income levels of lower paid workers.		
Safeguarding	Effective safeguarding arrangements and in place through community learning and these will be applied to the Skills@Work Programme		
Corporate Parenting	None identified.		

**Page 23** **4. What evidence and data has informed the development of your proposal?**

The proposal has been developed nationally. National and Monmouthshire data on income and qualifications relevant to the proposals highlights that salaries earned in Monmouthshire are low compared to incomes of Monmouthshire residents. It also highlights specific qualification levels in the county compared with other parts of the UK as shown below.

	Monmouthshire (level)	Monmouthshire (%)	Wales (%)	GB (%)
NVQ4 and above	25,700	47.9	35.4	39.3
NVQ3 and above	33,800	63.1	55.1	57.8
NVQ2 and above	42,900	80.0	74.0	74.9
NVQ1 and above	48,300	90.1	84.9	85.4
Other qualifications	2,500	4.6	6.5	6.8
No qualifications	2,800	5.3	8.6	7.8

Source: NomisWe, derived from ONS annual population survey (<https://www.nomisweb.co.uk/reports/lmp/la/1946157403/report.aspx#tabquals>)

**6. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?**

The Skills@Work Project will engage with people, 16 years and over, of all generations to ensure Monmouthshire residents receive proper support for their personal development, employment security and potential career development helping raise income and reduce in-work poverty. This also aligns with the theme of 'Thriving and well-connected communities' as set out in the Corporate Plan

**7. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.**

What are you going to do	When are you going to do it?	Who is responsible

**8. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision making process. It is important to keep a record of this process to demonstrate how you have considered and built in equality and future generations considerations wherever possible.**

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
0.1	Pre-ICMD Consultation		

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**SUBJECT: PROPERTY APPRECIATION LOAN SCHEME - CALCULATING THE REDEMPTION VALUE ON SETTLEMENT**  
**MEETING: INDIVIDUAL CABINET MEMBER DECISION – Councillor Greenland**  
**DATE: 11<sup>th</sup> September 2019**  
**DIVISION/WARDS AFFECTED: ALL**

**1. PURPOSE:**

- 1.1 To approve and adopt an agreed method for calculating redemption values on settlement for Property Appreciation Loans.

**2. RECOMMENDATIONS:**

- 2.1 To approve the use of **Option 1** as the method for calculating redemption values on settlement of Property Appreciation Loans:
- 2.2 To review and evaluate individual redemption values on an on-going basis to ensure the Council delivers a fair and equitable scheme and review the method for calculating redemption values if deemed necessary.

**3. KEY ISSUES:**

- 3.1 Welsh Government has provided funding to local authorities in Wales to help improve the standard of properties in the private sector. This funding is a combination of grant and repayable loan streams.
- 3.2 Due to mixed success of the grant scheme throughout Wales, Welsh Government introduced new criteria, terms and conditions in 2018 in the hope that there would be greater take up. The new conditions allowed the creation of equity release loans for homeowners who were unable to access loans under the previous scheme.
- 3.3 Individual Cabinet Member Decision (ICMD) approval was sought and granted on the 25<sup>th</sup> July 2018 to accept the new criteria, terms and conditions and for our continued participation in the scheme.
- 3.4 For the purpose of the report, the paragraphs below highlight the main points of the equity release scheme known as the Property Appreciation Loan (PAL):
- o The Property Appreciation Loan scheme is for homeowners that have an acceptable amount of equity in their home but have low incomes and are therefore unable to access traditional forms of high street Bank lending.
  - o The scheme will provide loans to owners of 'eligible' properties to undertake repairs to raise the condition of their property to an acceptable condition. In exchange for this, the Council will take an equity stake in the property equal to the value of the loan expressed as a percentage of value of the property at the time the equity stake is created.
  - o Funding for the PAL's will come from the grant-funded portion of the Home Improvement Loan pot.
  - o Under PAL the loan applicant is not required to pay monthly instalments but instead the loan will be redeemed on the sale / transfer of the property or on an early repayment of the loan in full request.
  - o On early repayment of the loan no penalty charges are payable.

- o 'No repossession guarantee'. This exists while the property is in the applicant's name(s) and the property remains their principal residence.
- 3.5 Loan redemption will occur on sale/transfer of the property or on an early repayment of the loan in full request and it is at this point that a redemption value will need to be determined.
- 3.6 There are number of options available on determining the redemption value of the PAL. The following paragraphs set out the options available to the Council.
- 3.7 Determining the value of the redemption value for option 1 will require an initial calculation of the value of the PAL as expressed as a percentage of the value of the property at the time the PAL was agreed (the creation of the equity stake).
- 3.8 The calculations below use average house price values for Monmouthshire (**Appendix 1**).
- 3.9 **The PAL Percentage Value:** Using a PAL example loan value of £10,000, the following method represents PAL as a percentage value of the value of the property at the time of the PAL application.
- 3.9.1 Loan value of the PAL = £10,000; the valuation of the property at the time the PAL was agreed in June 2009 is £202,619, therefore the loan as a percentage of value of the property is:

$$£10,000 \div £202,619 = 0.0493 \times 100 = 4.93\% \text{ (the PAL percentage value).}$$

- 3.10 This percentage value of 4.93% will determine the redemption figure as shown in the examples below.

**Option 1:**

- 3.11 To determine the settlement value, we apply the PAL percentage value of 4.93% to the revised value of the property at sale or transfer, for example:

The value of the property at sale or transfer in December 2017 is £271,187. The redeemed figure is £271,187 x 4.93% = **£ 13,370**

- 3.12 In times of exceptionally high property value increases, using this method can generate higher redemption values as shown as below.

- 3.12.1 Using the example above, if the property was valued in February 2018 it would be valued at £306,800, an increase in value of £35,613 between December 2017 and February 2018.

- 3.12.2 Calculating the redemption figure in this instance the valuation at the date of sale or transfer = £306,800 x 4.93% (the PAL percentage value) = **£15,125**.

- 3.12.3 This represents a percentage increase of 13.13% in the space of two months.

- 3.13 This could create the following scenario whereby two applicants, A and B, take out loans in September 2009. Applicant A dies in December 2017 and applicant B dies two months later in February 2018. The increased property value of applicant B's estate would therefore ensure a greater redemption value of the loan.

- 3.14 To avoid this scenario the Council can instead look to the monetary value of the loan in terms of its purchasing power rather than its relationship to the value of the property to calculate a redemption value as exemplified in option 2 below.

**Option 2:**

- 3.15 This method relies on using monetary inflation calculations to calculate the purchase power of the money borrowed on the date of redemption. Fortunately, a number of these calculators are available on line to help to do the calculations, such as:

<https://www.bankofengland.co.uk/monetary-policy/inflation/inflation-calculator>  
<https://www.measuringworth.com/calculators/ukcompare/relativevalue.php>

- 3.15.1 For illustrative purposes we will use the following information:

Loan Value: £10,000  
Loan Commencement Date: 2009  
Loan Redemption Date: 2017

- 3.15.2 Using the online inflation calculator the original loan amount of £10,000 in 2009 is worth **£12,750** in 2017 (inflation averaged 3.1% a year). This becomes the redemption figure.

- 3.16 Both the above options above provide an uplift value that will take into account any monetary inflation. Option 3 below, is to redeem the original amount only.

### **Option 3:**

- 3.17 For example, the agreed loan value is £10k. On sale or transfer of the property, the value of the settlement figure remains the original loan value of £10k. This method does not take into account any uplift in value to offset monetary inflation between the date of the PAL and its redemption. However, in real term the £10,000 repaid to the Council is worth less than the £10,000 originally loaned.

- 3.18 The second option above protects the borrower from any exceptional increases in value of their property. Conversely, to protect the borrower from any decrease value or negative equity due to periods of property depreciation the Council will incorporate into the loan agreement a 'no negative equity guarantee'. This means that on repayment of the loan if the value of the property subject to the equity charge has decreased and as a result, there is not enough equity to cover the loan, the borrower will be required to repay an amount equal to the value of the equity, not the full loan amount.

- 3.19 For example, using the same values as in paragraph 3.9.1, at the time of the loan was agreed the value of the property was £202,691. The initial loan value is £10,000 and there is a current mortgage of £159,095 outstanding. Total amount borrowed against the property is £169,095.

- 3.19.1 If on redemption, the value of the property falls to £168,095. The mortgage company as first mortgagee will redeem their loan of £159,095. This leaves equity of £9,000, the amount the Council would redeem on settlement. The Council would not redeem the full amount (£10k) or any uplift in value under options 1 and 2 above.

- 3.20 A 'no negative equity guarantee' clause also means that the Council would not recover any shortfall from other assets the applicant may have and it has the potential of depleting the overall funding over time.

- 3.21 However to mitigate against the risk of a negative equity situation the loan value, including both the PAL and any existing loans / mortgages, would be no greater than 80% of the value of the property at the time the PAL was agreed.

## **4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):**

4.1 The following is a summary of the evaluation. A more detailed breakdown can be found at **Appendix 2.**

4.2 There are no negative impacts associated with the proposal.

4.3 There are significant positive impacts especially around health and wellbeing goals by contributing to a “globally responsible Wales” and a “healthier Wales”. The proposal meets the sustainability goal by its contribution to the following principles “Balancing short term need with long term and planning for the future” and “Positively impacting on people, economy and environment and trying to benefit all three”.

## **5. OPTIONS APPRAISAL**

5.1 **Option 1: The recommended option.** Using this method offers the benefit of being simplistic and effective and follows an existing product available currently to the Council such as the Low Cost Home Ownership (LCHO) scheme on the calculation of redemption values. In addition, monies earned due to the ‘uplift’ has two further benefits, Firstly, it can be added to the recyclable pot and used for future loans and secondly it can act as a safety fund from which to offset any loan default and the ‘no negative guarantee’.

5.2 **Option 2:** This strikes a balance between option 1 and 3, in that it removes the issue of high property value and high redemption values (option 1) and the original loan and its depreciation in real terms over a period of time (option 3). However, the uplift is ‘capped’ to the cost of living meaning that although the recyclable ‘pot’ does not depreciate it will not appreciate to a level that can fund a greater number of loans in the future.

5.3 **Option 3:** To redeem the original amount only. This is the most simplistic option. However, there is the very realistic scenario that PAL’s might take years to redeem with the danger that that the original loan amount will have depreciated over time leaving the ‘pot’ diminished and fewer loans being funded in the future.

## **6. EVALUATION CRITERIA:**

6.1 Evaluation of scheme will take place during March 2021. This will give the loan scheme sufficient time to establish itself and in which to evaluate its performance.

6.2 Evaluation will be based on the following measures.

- The number of expressions of interest (EOI’s) received, □ The number of applications that proceed
- The number of aborted EOI’s
- Value of loans
- House improvements undertaken

## **7. REASONS:**

7.1 It is the expectation of Welsh Government that Local Authorities support low-income households at risk of fuel poverty and ill health, to access funds to improve their housing situation since they are unable to access high street loans.

7.2 The Council made the decision a number of years ago to withdraw discretionary private sector housing funding, such as renovation grants. Therefore, there are no alternative funding streams available to householders that are unable to access typical forms of lending, such as bank loans.

## **8. RESOURCE IMPLICATIONS:**

8.1. There are currently no monies loaned on the Property Appreciation Scheme. The service will be delivered using existing staff resource following a full income and expenditure and

suitability assessment. The funding for Property Appreciation Scheme is £604,749.00 and provided by way of grant by Welsh Government.

**9. CONSULTTEES:**

Cabinet; Senior Leadership Team; Head of Planning, Housing & Place-shaping; Assistant Head of Finance; Audit Manager; Head of Law; Housing & Communities Manager; Chair of Adult Select Committee

- 9.1 At Adult Select Committee on the 18<sup>th</sup> June 2019 there were some concerns regarding the use of the term vulnerable when referring to applicants of the Property Appreciation Loan Scheme. This and concerns regarding equity values have been further considered by the Cabinet Member for Enterprise and Land Use Planning and response provided in **Appendix 3**

**10. BACKGROUND PAPERS:** None

**11. AUTHOR:** Sarah Turvey-Barber, Strategy & Sustainable Living Manager

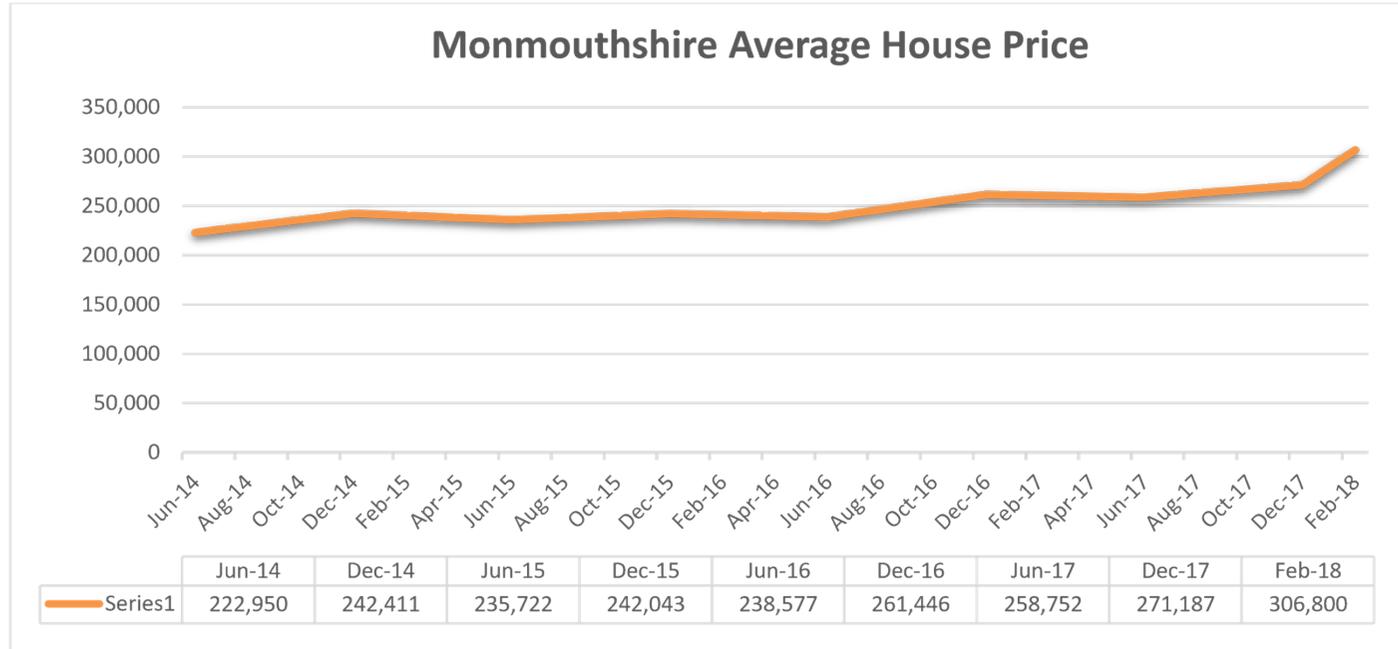
**12. CONTACT DETAILS:**

**Tel:** 01633 644799

**E-mail:** sarahturvey-barber@monmouthshire.gov.uk

Monmouthshire Average House Prices 2009 – 2018 – Source: Hometrack July 2018

Monmouthshire Average House Prices	
Jun-09	202,619
Dec-09	217,802
Jun-10	225,137
Dec-10	226,213
Jun-11	215,241
Dec-11	224,791
Jun-12	228,135
Dec-12	218,617
Jun-13	215,604
Dec-13	214,715
Jun-14	222,950
Dec-14	242,411
Jun-15	235,722
Dec-15	242,043
Jun-16	238,577
Dec-16	261,446
Jun-17	258,752
Dec-17	271,187
Feb-18	306,800



Appendix 2



monmouthshire  
sir fynwy

(includes EFuture Generations Evaluation qualities and Sustainability Impact Assessment)

<p><b>Name of the Officer</b> completing the evaluation Stephen Griffiths</p> <p><b>Phone no:</b> 01633 644455</p> <p><b>E-mail:</b> stephengriffiths@monmouthshire.gov.uk</p>	<p><b>Please give a brief description of the aims of the proposal</b></p> <p>Property Appreciation Loan Scheme - Calculating the Redemption Value on Settlement</p> <p>The proposal sets a few options to establish a method of calculating the redemption figure.</p>
<p><b>Name of Service</b></p> <p>Housing &amp; Community Services</p>	<p><b>Date Future Generations Evaluation form completed</b></p> <p>26<sup>th</sup> May 2018</p>

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1. **Does your proposal deliver any of the well-being goals below?** Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal.

Well Being Goal	How does the proposal contribute to this goal? (positive and negative)	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p><b>A prosperous Wales</b> Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>Neutral Contribution.</p>	
<p><b>A resilient Wales</b> Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	<p>Neutral Contribution</p>	

<p><b>A healthier Wales</b> People's physical and mental wellbeing is maximized and health impacts are understood</p>	<p>It positively contributes to the health occupants of properties that are of substandard quality through their refurbishment that will make them warm safe and secure.</p>	
<p><b>A Wales of cohesive communities</b> Communities are attractive, viable, safe and well connected</p>	<p>It positively contributes through the refurbishment of substandard houses</p>	
<p><b>A globally responsible Wales</b> Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>Through the provision of good quality housing with greater energy efficiency properties that will help reduce both fuel poverty and carbon emissions.</p>	
<p><b>A Wales of vibrant culture and thriving Welsh language</b> Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>A neutral contribution</p>	

## 2. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	How does your proposal demonstrate you have met this principle?	What has been done to better to meet this principle?
 <p>Balancing short term need with long term and planning for the future</p>	<p>The provision of the loan to owner occupiers who would be deemed 'too risky' to access loans from the commercial market will meet their short term need to live in housing that is of good quality of being warm, safe and secure. Once refurbished these properties will add to the number of good quality houses that will be available in the long term.</p>	

 <p>Collaboration</p> <p>Working together with other partners to deliver objectives</p>	<p>Not Applicable</p>		
<p><b>Sustainable Development Principle</b></p>	<p><b>How does your proposal demonstrate you have met this principle?</b></p>	<p><b>What has been done to better to meet this principle?</b></p>	
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>Not Applicable</p>		
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>Not applicable</p>		
 <p>Integration</p> <p>Positively impacting on people, economy and environment and trying to benefit all three</p>	<p>Through the availability of good quality housing. This can contribute to the quality of life to the homeowner now and in the future. It also benefits the environment both now and in the future.</p>		

**3. Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
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Age	Positive – Although the loan scheme is available to anyone over the age of 18, they are particularly relevant to homeowners that are elderly and considered asset rich but cash poor.	None	
Disability	None	None.	
Gender reassignment	None	None	
Marriage or civil partnership	None	None	
Race	none	None	
Religion or Belief	None	None	
Sex	None	None	
Sexual Orientation	None	None	
Welsh Language	None	None	

4. **Council has agreed the need to consider the impact its decisions has on important responsibilities of Corporate Parenting and safeguarding. Are your proposals going to affect either of these responsibilities?** For more information please see the guidance note <http://hub/corporatedocs/Democratic%20Services/Equality%20impact%20assessment%20and%20safeguarding.docx> and for more on Monmouthshire's Corporate Parenting Strategy see <http://hub/corporatedocs/SitePages/Corporate%20Parenting%20Strategy.aspx>

	<b>Describe any positive impacts your proposal has on safeguarding and corporate parenting</b>	<b>Describe any negative impacts your proposal has on safeguarding and corporate parenting</b>	<b>What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?</b>
Safeguarding	None	<i>No negative impacts</i>	
Corporate Parenting	None	No negative impacts	

**5. What evidence and data has informed the development of your proposal?**

None

**6. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?**

The main positive benefits of the proposal are:

- Improving the quality of sub-standard housing.
- Improving the quality of life for those living in substandard low quality housing
- The loans are available to applicants who would otherwise be excluded from accessing commercial loans. The main negative impacts are: None identified to date

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**7. Actions. As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable. Yes**

<b>What are you going to do</b>	<b>When are you going to do it?</b>	<b>Who is responsible</b>	<b>Progress</b>
Submit to Individual Cabinet Member Decision	July 2019	Stephen Griffiths	
Review the Policy and submit to Select	March 2021	Stephen Griffiths	

**8. Monitoring: The impacts of this proposal will need to be monitored and reviewed. Please specify the date at which you will evaluate the impact, and where you will report the results of the review.**

**The impacts of this proposal will be evaluated on:**

March 2021 and submitted to Select

### Appendix 3

The following feedback was received by the Adults Select Committee on the 18<sup>th</sup> June 2019, to which the Cabinet Member for Enterprise and Land Use Planning has replied directly to the Committee:

**1. It was requested that the decision was considered and made by Full Council.**

The Cabinet Member for Enterprise and Land Use Planning stated under the Councils constitution, this is not a matter for decision by Full Council. It is an executive decision, either by single member or through a formal Cabinet meeting.

**2. The Committee expressed concern about the Council benefitting financially at the ‘expense’ of vulnerable clients**

The report that went to Committee made reference to vulnerable clients. This was potentially misleading and inappropriate terminology, although some applicants accessing the service may indeed be vulnerable.

The Cabinet Member for Enterprise and Land Use Planning suggests that the residents this scheme might appeal to, may or may not be vulnerable. Being vulnerable is not a defining criteria for being considered for the scheme although I believe that if they need a loan to bring their property up to a reasonable standard, if they don't get it from this scheme which will be fair and carefully monitored, they may be forced to look at the commercial market options, some of which have a poor reputation. Then they could be vulnerable to some sharp practice.

The term, therefore, vulnerable has further been replaced with a descriptor of the applicant having the required equity in the property but unable to access traditional methods of high street bank lending due to affordability criteria.

**3. The Adults Select Committee considered whether to go for the scheme based on an uplift in capital value (option 1) or the scheme based on interest CPI interest rates (option 2).**

	Advantages	Disadvantages
Option 1	1. This could generate surpluses to re-invest so more people can benefit from this limited WG funding. 2. If there was a need to redeem less than the value of the loan through our "no negative equity guarantee", this option is more likely to give us the funds to do so without depleting the amount available for future applicants.	If property values increase dramatically whilst interest rates remain low, the borrower will pay more back into the scheme than under option 2

	<p>3. On the assumption of a rise in value of the property, linked as it is to any capital rise in value over the period of the loan, the borrower will never be in a position of not being able to repay the loan AND receive a capital uplift on the loan free element of the value of the property.</p> <p>4. The loan is not subject to fluctuating interest rates which would introduce an element of doubt as to if the interest payable at the end of the loan will eat into the loan free element of the property value.</p> <p>5. The purpose for which the loan is taken out will in most cases enhance the capital value of the asset and the interest will only be payable if the value increases. The borrower is guaranteed never to have to find the accumulated interest from another source other than the increased capital value.</p>	
Option 2	If capital values increase dramatically whilst interest rates remain low the owner will pay back less.	There has been very low interest rates over the last decade. However they are unlikely to stay this low for ever. It could be very probable that, depending on the outcome of Brexit, we might see substantial increases in interest rates that would probably be accompanied by much slower growth in capital values of property. If this were the case the borrower could find that the accumulated interest payable on repayment might exceed the capital rise in the property value and on repayment they would be paying all the rise in value of the property in interest.
Option 3`	No comments	No comments

The Cabinet Member for Enterprise and Land Use Planning advised:

Option 1 appears to offer the certainty of knowing that if property prices continue to rise, on redemption the loan free element of the value of the property will have increased the net value of the property. With option 2 on the other hand, it is possible that the loan free element of the capital value at redemption might be eaten into by interest rates, particularly if the loan remains outstanding for a number of years. The time the loan is taken out will not diminish.

If the homeowner were to go into care, the costs would be borne by the Council if assets and income dropped to £23,250. A higher interest paid on the loan would mean the Council stepping in to meet the costs sooner.

The other question that occurred was about compound interest under option 2. I assume that would be applied and if so, then that could rack up costs exponentially if the loan remained over more than a few years.

On balance I am therefore minded to go with option 1 but am happy to discuss it further if any Committee Members would like.

**SUBJECT:** Proposed acquisition of the former MOD railway line, Crick to Caerwent.

**MEETING:** Individual Cabinet Member – P Murphy

**DATE:** 2<sup>nd</sup> January 2018

**DIVISION/WARDS AFFECTED:** All

## 1. PURPOSE:

To seek approval to acquire an additional bridge and ancillary land as part of the agreed acquisition of the former MOD railway line between Crick and Caerwent to facilitate a cycle and walk way and to enable an easement to service the Crick Road LDP development site.

## 2. RECOMMENDATIONS:

- 2.1 To agree to the acquisition of the additional land and infrastructure as illustrated in appendix 2.

## 3. KEY ISSUES:

- 3.1 Approval was granted in January of this year to acquire the former MOD railway land at Caerwent to develop sustainable travel infrastructure and facilitate drainage requirements for the Crick Road development.
- 3.2 Following the granting of consent, negotiations have been taking place with the MOD who have indicated that they require the Council to acquire an additional bridge over the A48 with ancillary land to facilitate access. This was not included within the original report and hence has necessitated a further approval.
- 3.2 A structural survey has been commissioned and the outcome of this is awaited, however the bridge has been maintained in the same manner as the other infrastructure which has been the subject of a previous survey and the condition of which is deemed satisfactory.
- 3.3 The MOD have indicated that they only wish to progress with the proposal if this additional land and infrastructure is included.

## 4 OPTIONS APPRAISAL

Option	Benefits	Risks	Comments
Do nothing	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>The site does not become available for public access and is</li> </ul>	This would be the status quo option, but does nothing to improve active travel and

Option	Benefits	Risks	Comments
		<p>instead sold to a private landowner.</p> <ul style="list-style-type: none"> <li>We will need to agree an easement with a third party owner or seek an alternative mitigation method for the surface water</li> </ul>	<p>healthy lifestyles or consider our obligations of the Well being of Future Generations Act (WBFGA)</p>
Acquire the former MOD railway line	<ul style="list-style-type: none"> <li>Will allow us to provide additional opportunities for walking and cycling and connect Portskewett with Caerwent.</li> <li>Enables us to enter into an easement with the developers of Crick Road and allows us to construct the new care home facility</li> <li>Supports the WBFGA</li> </ul>	<ul style="list-style-type: none"> <li>There will be a cost implication to acquire and then manage the asset to ensure that it is suitable for the proposed use and fit for purpose.</li> <li>Residual liability for the bridges, which will need to be managed.</li> <li>The proposed route for the surface water is not suitable and an alternative provision will need to be made.</li> </ul>	<p>This provides an opportunity to acquire a unique strip of land that will provide a safe route for cycling and walking. It will also enable the mitigation of the surface water, which is a concern for existing local residents and will be necessary for the residential development and the new care home. This is the preferred option</p>

## 5. EVALUATION CRITERIA

See Appendix 1

## 6. REASONS:

- 6.1 There has been a long held aspiration to improve the cycle and walking routes in this area utilising the former MOD railway line.
- 6.2 Melin have been undertaking a site survey to establish if it would be possible to connect to existing surface water infrastructure in adjoining Council land, however it would require a pipe to cross the railway route. Initial indications are that this would be feasible.
- 6.3 The Crick Road development will provide circa 274 homes as well as the proposed care facility the provision of a new walking and cycle route will benefit the new occupiers as well as the existing community and make a positive contribution to our obligations under the Well Being of Future Generations Act.
- 6.4 The MOD acquired the land in the 1930's, we have obtained legal advice that Critchel Down rules will not apply given the change in the nature of the use of the land (physical engineering works and the use).

## 7. RESOURCE IMPLICATIONS:

- 7.1 The independent valuation report has indicated a range of between a £1 and £100,000 to acquire the railway line, dependent on whether the surface water drainage easement is required. Discussions have been undertaken on this basis and it has been provisionally agreed that the sale will be on the basis of a £100,000. In the event that a connection for surface water is not required, it is proposed that the purchase price will be £1.
- 7.2 The cost of the acquisition will be funded from the sale of the Crick Road Residential site.
- 7.3 A funding strategy will need to be devised to undertake the removal of the remaining railway track, the creation of a safe surface and additional entry points, where appropriate.

**8. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING):**

The proposal does not have any safeguarding or corporate parenting implications.

**9. CONSULTEES:**

SLT  
Cabinet  
Head of Legal Services  
Head of Tourism, Leisure & Culture  
Countryside Manager  
S151 Monitoring Officer

**10. BACKGROUND PAPERS:**

Appendix 1 Evaluation Criteria  
Appendix 2 Site Plan

**11. AUTHOR:**

Debra Hill-Howells                      Head of Commercial, Property, Fleet & Facilities

**12. CONTACT DETAILS:**

Tel: 01633 644281  
E-mail: [debrahill-howells@monmouthshire.gov.uk](mailto:debrahill-howells@monmouthshire.gov.uk)

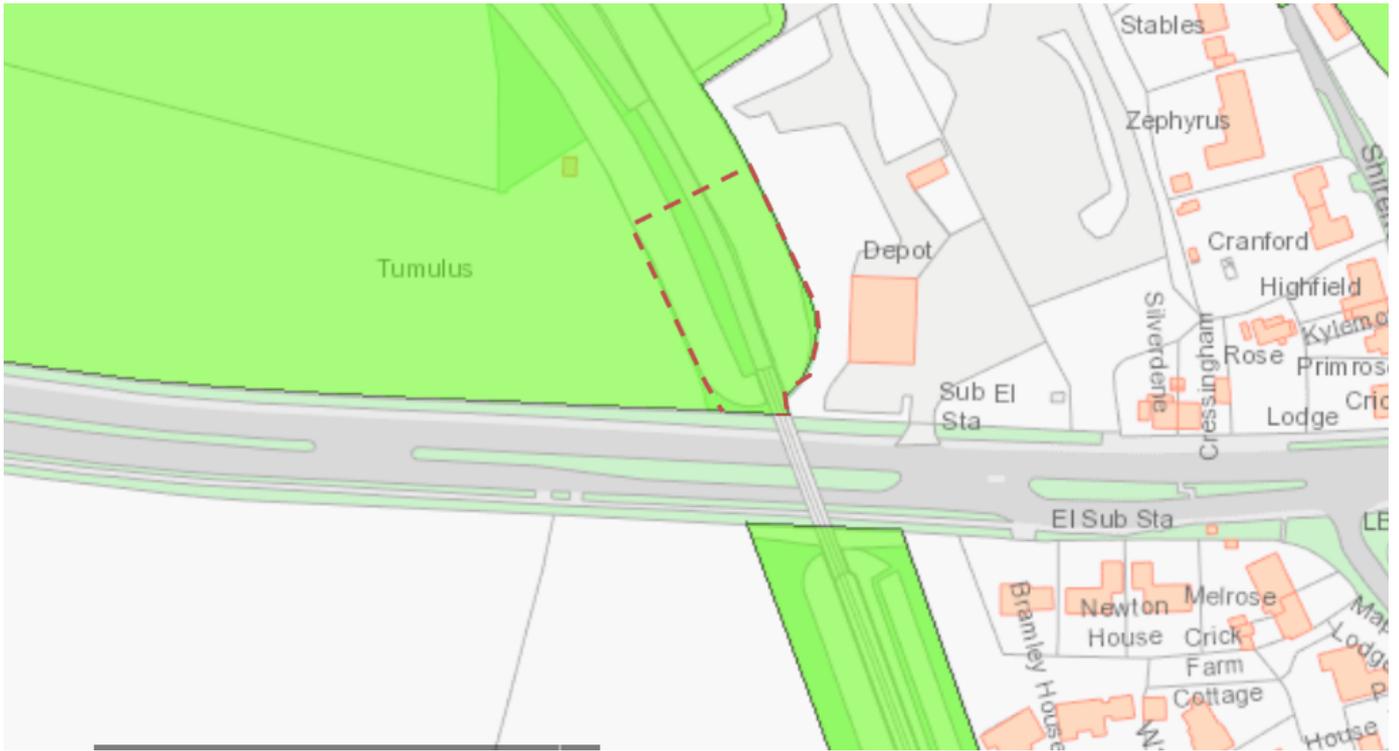
<b>Title of Report:</b>	<b>Proposed acquisition of MOD railway line</b>
<b>Date decision was made:</b>	<b>2<sup>nd</sup> January 2019</b>
<b>Report Author:</b>	<b>Debra Hill-Howells</b>
<b>What will happen as a result of this decision being approved by Cabinet or Council?</b>	
The Council will acquire the proposed MOD railway line and develop a plan to bring the route into public use as a cycle and walk way.	
<b>12 month appraisal</b>	

<b>What benchmarks and/or criteria will you use to determine whether the decision has been successfully implemented?</b>	
The land will have been acquired; A development and funding strategy is in place. Crick road development site is commenced.	
<b>12 month appraisal</b>	
<i>Paint a picture of what has happened since the decision was implemented. Give an overview of how you fared against the criteria. What worked well, what didn't work well. The reasons why you might not have achieved the desired level of outcome. Detail the positive outcomes as a direct result of the decision. If something didn't work, why didn't it work and how has that effected implementation.</i>	

<b>What is the estimate cost of implementing this decision or, if the decision is designed to save money, what is the proposed saving that the decision will achieve?</b>	
£100,000 acquisition price (max). Further costs to be clarified	
<b>12 month appraisal</b>	
<i>Give an overview of whether the decision was implemented within the budget set out in the report or whether the desired amount of savings was realised. If not, give a brief overview of the reasons why and what the actual costs/savings were.</i>	

<b>Any other comments</b>
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Appendix 2



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