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Date: 10 December 2018

MEETING OF INTERNAL OVERVIEW & SCRUTINY COMMITTEE

On:	Tuesday 18 December 2018	At:	4.00 pm
Venue:	Town Hall, Bideford		

NOTICE OF MEETING

To:	Councillor P Watson (Chair) Councillor K James (Vice-Chair) Councillors: R Boughton, C Cottle-Hunkin, Hutchings, T Inch, M Langmead, P Pennington and C Simmons Non elected Members: S Dengate and I Harper
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Members are requested to turn off their mobile phones for the duration of the meeting

AGENDA

PART I - (OPEN SESSION)

1.	Apologies For Absence
2.	Minutes (Pages 3 - 7) Confirmation of the minutes held on 6 November 2018.
3.	Action List (Pages 8 - 9)
4.	Public Contributions
5.	Declaration Of Interests Members with interests should refer to the agenda item and describe the nature of their interest when the item is considered.

6.	Urgent Matters Brought Forward With The Permission Of The Chair
7.	Agreement of Agenda Items Part I And II
8.	Section 106 Agreements and Affordable Housing update To receive an update from The Planning and Economy Manager (actions from previous meetings)
9.	Call-in (Pages 10 - 20) To receive a report from the Planning & Economy Manager.
10.	Council Tax Discount Task & Finish Group (Pages 21 - 30) To receive a report from the Task & Finish Group.
11.	Income Generation Strategy To receive an update from the Strategic Manager (Resources).
12.	GDPR (Standing Item) To receive an update from the Strategic Manager (Resources)
13.	Consideration Of The Forward Plan (Pages 31 - 49) Economic Profile attached.
14.	Exclusion Of The Public The Chairman to move:- That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.
	Meeting Organiser: Mary Richards, tel 01237 428705

TORRIDGE DISTRICT COUNCIL

INTERNAL OVERVIEW & SCRUTINY MEETING

Town Hall - Bridge Street, Bideford, EX39 2HS

Tuesday, 6 November 2018 - 2.00 pm

PRESENT Councillor P Watson (Chair)
 Councillors K James, R Boughton, T Inch, T Johns (substitute for
 C Cottle-Hunkin), M Langmead, P Pennington and C Simmons

 Mr Dengate, Mr Harper

ALSO PRESENT S Hearse - Strategic Manager (Resources)
 D Heyes - Finance Manager
 S Kearney - Planning & Economy Manager
 M Richards - Democratic Services Officer
 S Mounce - Council Tax Team Leader
 S Toon - Customer Support Manager
 H Roper - Service Improvement Officer

The Chair welcomed everyone to the meeting.

36. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Cottle-Hunkin and Councillor Parker.

37. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 18 SEPTEMBER

It was proposed by Councillor Langmead, seconded by Councillor Pennington and –

Resolved:

That the minutes of the meeting held on 18 September be agreed and signed as a correct record.

(Vote: For 6, Abstentions 4)

38. ACTION LIST

The action list was reviewed.

Minute 32 – Affordable Housing

A verbal update on the Torrington Dairy site was given:

- The Planning & Economy Manager had met with the developer and his agent
- Talks were to be held with DCC about Highbridge House
- Discussions had been held with Torridge Vale in relation to them moving.

Minute 31 – Council Discretionary Discount

It was noted that the action against Minute 31 – Council Tax Discretionary Discount had been completed. However, the outcome was still awaited.

39. DECLARATION OF INTERESTS

Members were reminded that declarations of interest should be made as and when the specific agenda item to which they related was under discussion.

40. URGENT MATTERS BROUGHT FORWARD WITH THE PERMISSION OF THE CHAIR

The Chair advised the Committee of the resignation of the Non-elected Member, Mr Rice.

41. AGREEMENT OF AGENDA ITEMS PART I AND II

There were no Part II items.

42. QBR Q2

The Finance Manager guided Members through the QBR highlighting major variances and identifying reserves which could be utilised to mitigate the forecast overspend.

Discussion points included:

- staffing and agency costs
- waste and recycling
- interest rates

Supplementary questions were answered as follows:

Homelessness

The correlation between homelessness and planning had been considered when drawing up the Local Plan but the calculations had been based on housing need. The Planning & Economy will investigate how this will be monitored in future and report back.

The Customer Services Manager added that new legislation and Universal Credit had impacted on the homelessness figures, which was unique to this year but it was not possible to forecast future trends.

The Strategic Manager (Resources) referred to a study carried out by the District Council Network which he will circulate.

If possible, a breakdown of the gender divide and age in respect of single people will be circulated by the Customer Services Manager.

Harbour Income

A review of fees and charges is pending.

Very few ships have used the harbour this year and this something the new pilot is examining.

Economic Strategy

There will be an inward investment strategy.

An economic strategy is currently in place for 2014 – 2020 but some information is out of date.

Measures of Income

There are 2 measures – earnings by household and earnings by workplace.

Household earnings were no where near the bottom of the league table but earnings by work were in the lower part of the table.

43. COUNCIL TAX DISCOUNT TASK & FINISH GROUP AND EMPTY HOMES STRATEGY

The Committee was informed about the new legislation surrounding long term empty properties which will come into force on 1 April 2019 and was asked to consider the proposals being put forward by the bill:

- 2019 - a maximum additional premium of 100%
- 2020 - properties empty between 2 and 5 years – 100%
 - Properties empty for over 5 years – 200%
- 2021 - properties empty between 2 and 5 years – 100%
 - properties empty for over 5 years – 200%
 - properties empty for over 10 years – 300%

Potential revenue between 2019 and 2021 could be £102,551.

Comparative discount figures currently applied by other Devon districts were provided.

It was agreed a Task & Finish Group be set up urgently. Councillors Langmead, Watson, T Inch and Mr Harper will sit on the working group.

Councillor James declared an interest as he owns rental property.

Any changes would need to be implemented by 31 March.

The Strategic Manager (Resources) will check the constitution to see whether the recommendations of the Committee will need to go to Full Council or Community & Resources.

44. EXTERNAL GRANTS

At its last meeting, the Task & Finish Group, had looked at examples of how other councils run match funding grant schemes and crowd funding. It was hoped a proposal would be ready for implementation in the 2020/2021 financial year.

Representation on the Task & Finish Group from the External Overview & Scrutiny should be sought at the next meeting of the External Overview & Scrutiny Group.

45. GDPR UPDATE (STANDING ITEM)

The Strategic Manager (Resources) updated the Committee as follows:

- Work with the Devon Audit Partnership was ongoing.
- New forms have been added.
- The Information Asset Register has been added to.
- Retention schedules continued to be worked on but high risk areas had been completed.
- Awareness training has been rolled out.
- Online training has been 60% completed and the leader has been provided with a list of those Councillors who have completed the training.
- Further work required on the final Information Asset Register and data retention.
- The HR Manager and the Senior Solicitor will be attending more detailed training.

46. THE EFFECTIVENESS OF LA O&S COMMITTEES

A Joint Task & Finish Group had been set up with External Overview & Scrutiny to review the findings of the Government's report on the Effectiveness of Local Authority Overview and Scrutiny Committees.

The group had identified 6 main areas that were considered important and relevant for discussion and evaluation.

The Task and Finish Group felt that the way both the scrutiny committees operated was very effective and in line with the principles of how they should function.

It was noted that this item was also on the agenda for the External Overview & Scrutiny meeting.

It was proposed by Councillor James, seconded by Councillor Langmead and –

Resolved:

That the findings of the task and finish group be noted.

(Vote: For – unanimous)

47. CONSIDERATION OF THE FORWARD PLAN

The Forward Plan was reviewed and duly updated.

CLTs were discussed and the Strategic Manager (Resources) advised that a PID had been drawn up requesting, £600,000 for CLTs and this would be evaluated at the Capital PID meeting to be held on 29 November.

Leases – Councillor Simmons reminded the Committee about 3 years ago there had been a recommendation that when leases were due for renewal and if the renewal was to be offered at less than market value, the renewal application should come to Community and Resources Committee. It was noted that none had come forward.

The meeting commenced at 2.00 pm and closed at 3.39 pm.

Chair:

Date:

OVERVIEW & SCRUTINY (INTERNAL) COMMITTEE – 6 November 2018
Action List

Minute No.	Action	Person responsible for Action	Date Contacted	Completed
Minute 31	<u>Council Tax Discretionary Discount</u> Cllr Langmead to provide the Customer Services Manager with details of the habitable properties that he was aware of where no Council tax had been applied, as utility services had been disconnected again	Councillor Langmead Customer Support Manager	08/10/2018 8/11/2018 and 3/12/18	Action completed – outcome awaited. COMPLETED
Minute 32	<u>Affordable Housing</u> Update on Torrington Dairy site to be provided to Torrington Ward Members.	Planning and Economy Manager	08/10/2018 18/10/2018	Completed 3/11/18
Minute 34	<u>GDPR</u> Produce GDPR and Data retention guidance for members leaving the Council in May next year and newly elected members	HR Manger	e-mailed 08/10/2018	Ongoing

Minute 42 (a)	<u>Homelessness</u> The correlation between homelessness and planning had been considered when drawing up the Local Plan but the calculations had been based on housing need. The Planning & Economy Manager will investigate how this will be monitored in future and report back.	Sean Kearney	e-mailed 6/11/18 and 3/12/18	No direct link between Local Plan, Affordable Housing and Homelessness
Minute 42 (b)	<u>Homelessness</u> Study carried out by the District Council Network which Strategic Manager (Resources) will circulate.	The Strategic Manager (Resources)	e-mailed 6/11/18	Completed
Minute 42 (c)	<u>Homelessness</u> To provide a breakdown of the gender divide and age.	Customer Support Manager	e-mailed 6/11/18	Completed 13/11/2018.
Minute 43 (a)	<u>Council tax discount task & finish group and empty homes strategy</u> To check the constitution to see whether the recommendations of the Committee will need to go to Full Council or Community & Resources.	Strategic Manager (Resources)	e-mailed 6/11/18	On Agenda. Will go to Full Council as part of Budget Setting process
Minute 42 (b)	<u>Council tax discount task & finish group and empty homes strategy</u> Task & Finish Group to be set up.	Strategic Manager (Resources)	e-mailed 6/11/18	Completed

Agenda Item 9

Agenda Item

REPORT OF Planning and Economy Manager
To: Overview and Scrutiny (Internal)
Subject: Annual Review of Parking – Call in from Community and Resources Committee
Date: 18th December 2018
Reference:

PURPOSE OF REPORT:

To scrutinise the resolutions of Community and Resources Committee in relation to recommendations 2 and 3 contained within the Annual Review of Parking report debated on the 26th November 2018.

1. INTRODUCTION

On the 26th November Community and Resources Committee considered the annual Review of Parking report of the Planning and Economy Manager (report attached).

Within the report there were three recommendations for Committee to resolve upon and following some robust debate the following was decided.

Annual Parking Review

Resolved:

Recommendation 1: Permits

- That the reserved bay charges be increased from £447 to £500 (Bideford and Appledore)
- That the double reserved bay charges (Willet St only) from £693 to £775

Recommendation 2:

That additional Free Parking from 12 noon Saturday until 6pm Sunday on Barley Grove car park (Torrington), Well Park car park (Holsworthy) and Riverbank Short Stay (Bideford) car park be refused.

Recommendation 3:

That the installation of new doors to the existing pay and display machines on the 5 short stay car parks identified in the report and an additional two being Manor car park, Holsworthy and Sydney House car park in Gt Torrington, to allow for card and contactless payment be approved. The minimum electronic transaction to be £3.00 to encourage longer stays in the town and to help to cover additional transaction costs.

2. REPORT

A call in request was lodged with the Head of Paid Service by Cllrs Cottle-Hunkin, Pennington, Brown and Simmons and was agreed by Cllr Watson for inclusion on this agenda.



Specific reason for the call in was provided by Cllr Pennington:

Grounds: Not enough consideration has been given to the changing nature of consumer purchasing in the present economic climate. With free parking at large supermarkets and consumer outlets (e.g Atlantic Village Bideford) and the ever growing use of online purchasing it is very important to make every effort to attract visitors to our local town centres. I believe greater focus should be given particularly with regard to recommendation 2 & 3 as this may have a detrimental impact on local centres.

3. IMPLICATIONS

Legal Implications

N/A

Financial Implications

The costs of additional free parking are set out in the report to C&R.

Human Resources Implications

N/A

Sustainability Implications

N/A

Equality/Diversity

N/A

Risk Management

N/A

Compliance with Policies and Strategies

Parking services are delivered in accordance with the Off Street Parking Places Order 2013 (as amended).

Ward Member and Leader Member Views

N/A

3. CONCLUSIONS

These matters were debated at Community and resources Committee but the detail of those discussions does not appear word for word in the minutes of the meeting.

In particular the changing role of the High St and retail trends were referenced along with how reasonable parking charges are actually more beneficial to town centres than free parking (as spaces fill with residents and the workforce rather than shoppers).

It was also noted that this had been discussed in depth at a meeting of Community and Resources Committee in 2016 and the resolution had been the same at that time.

It was mentioned that discussions in Bideford with the Chamber and town council had led / should lead to the Council looking to find ways to increase length of stay (tariffs, events, things to do) rather than providing free parking to increase town centre footfall and spend.

Each Town is already granted two days of free parking per year to be used at a time of their choosing.



5. RECOMMENDATIONS

That Members consider the decisions made at Community and Resources Committee on the 26th Nov and recommend their acceptance or recommend change by a future Community and Resources Committee.

SUPPORTING INFORMATION

Consultations:
Contact Sean Kearney
Officer:
Background
Papers:



Agenda Item xx

REPORT OF Planning and Economy Manager
To: Community & Resources Committee
Subject: Annual Review of Car Parking
Date: 26th November 2018 Reference:

PURPOSE OF REPORT

To review the Council's car parking charges for 2019/20

INTRODUCTION

The Council's parking charges are due for review. As in recent years this has been conducted by the Car Park Working Group (CPWG) at a meeting that consisted of Members, Officers and Town Councillors/ Clerks. Unfortunately this year representatives from Bideford and District Chamber of Commerce and Northam Town Council were unable to attend.

The purpose of the meeting was to seek the views of these stakeholders from the outset, thus enabling agreed proposals to be presented to this committee for approval.

It is imperative that the proposals outlined in this report, which has the full support of Councillor Hicks (Lead Member for the Torridge Economy) and the CPWG which met on 31st October, including any subsequent revisions, are finalised at this meeting. This will then provide sufficient time to make any necessary revisions to the Off Street Parking Order in accordance with the legal process if they are required. This is essential if the proposed implementation date of March 2019 is to be achieved.

As in previous years, the main thrust of this review is to consolidate our present position with a view to providing a sustainable and successful customer focused service, whilst maximising the use of our car parks and in doing so protecting the service cost base.

REPORT

Background

The last major review of parking charges occurred in 2017 and this was to ensure our charges and operating times better aligned to those of our immediate neighbours.

The following table shows Revenue Budget - income and expenditure for parking operations for the period 2017/18

	2018/19 Budget £
Income	
Car Park Fees	(1,101,850)
Reserved Bays	(37,159)
Season Tickets	(69,644)
Penalty Charge Notices (Off Street)	(74,580)
Wayleaves and Rentals	(3,615)
Total Budgeted Income	(1,286,848)
Total Expenditure*	438,785
Net Contribution	(848,063)

*Exclusive of capital charges and recharges

2018/19 performance to end of quarter 2 (Sept 2018)

Car parking revenue (Pay & Display Excluding Wilkey's Field Car Park) based on latest receipts at the end of October is exceeding budget by £28,469, up from the September result of £17,162 - £40,000 has already been declared as a forecast estimate and £36,000 has been included in next year's MTFS. It is to be noted that the parking income is volatile and has contracted since the forecast and this might have to be revised to a lower figure.

Pay & Display receipts were boosted earlier this year primarily due the fine weather experienced early this summer which attracted additional visitors to our region. Members will recall that in previous years when the summers have been predominantly wet, the Council has reported it was unlikely to achieve the budgeted forecast for Pay & Display receipts and the downturn in the weather this year might have a similar effect..

We had budgeted for £40,000 of income to be received from Wilkey's Field Car Park but delays in delivery have meant that this has not been achieved and therefore there has been a detrimental impact on the budgetary position.

Season ticket income is also likely to come in £10,000 above budget.

Penalty Charge Notice income is currently up by £3,879 and is likely to meet the budget forecast of £74,580.

Miscellaneous income (reserved bays) is on target to achieve the £37,159 budget.

The net effect of the above on the operating surplus if the situation does not deteriorate will be approximately £2,755 up on the budgeted forecast.

Capital and Maintenance

In addition to the Revenue Income and Expenditure in the table above TDC invests resources to repair and maintain car parks. There is investment planned in new machines and equipment as well as a new car park at Wilkeys Field in Westward Ho!. The Capital Programme 2018-19 includes investment in car parks of £1.048m of which £0.64m is allocated to the Wilkeys Field site.

Further investment is planned in 2019-20 including the provision of new payments options as outlined in the report below.

Charging Proposals

As stated in the introduction, the Car Park Working Group (CPWG) met on the 31st October. The group considered a number of matters including:

- **Parking charges.**

The working group considered the charges currently levied across all of the car parks in Torridge. The pay and display charges were increased for short stay car parks in March 2016 and the group considered that there would be no recommendation for further increase this year.

- **Permits**

With the introduction next year (2019) of PermitSmarti provided by Imperial Civil Enforcement Solutions (ICES), there will be a £2.50 charge to TDC per card transaction when members of the public are purchasing permits online from us. This upgrade to online Permits will save time and administration on the resource required at present.

At present members of the public have several options available to them when they wish to purchase a permit.

1. Complete an online application on the TDC website, where customers pay by credit/debit card, then the application, VAT receipt and payment confirmation is emailed to car parks, printed off and processed by a member of staff, the permit & VAT receipt is then sent out first class post (.65p).

2. Members of the public can call into TDC Reception office and complete a paper application, make their payment by credit/debit card or cheque, then this is emailed to the Parking Office, printed off, processed and posted out first class.

3. Members of the public can complete a paper application that we can send out in the post, again first class, they then send it back for us to process along with a cheque payable to TDC that has to go through our Banking system. The permit is then sent first class post.

PermitSmarti would eliminate all of the above cost and administration time. The £2.50 card transaction fee can be added to the permit price via an increase in all our permit prices, that haven't been increased in over 11 years by TDC.

An analysis of permit sales in recent years is shown in the table below.

PERMIT SALES	2016/2017	2017/2018	01/04/18 – 31/08/18
Business	167 £39,747	146 £35,353	70 £16,467
Business Monthly	479 £12,933	441 £11,907	167 £4,509
Season	123 £33,832	143 £40,761	75 £20,612
Season Monthly	327 £10,464	392 £12,544	158 £4,992
Tourist	240 £4,800	315 £6,300	232 £4,640
Other Tourist: Cust.Servs,Burton & Park Mobile)	76 £1,520	111 £2,220	88 £1,760
Reserved Bays	88 £34,610	88 £32,985	88 £29,246
Resident	31 £1,860	47 £2,820	24 £1,440
T – Pill Business	10 £6,426	9 £6,426	2 £1,512
Totals	1541 £146,192	1692 £151,016	904 £85,178

With reference to the above figures (2017/18) if the administration fee of £2.50 per permit were added (excluding Reserved Bays, as they would not be available online due to waiting lists and it is intended to arrange for these to be monthly direct debits wef 2019/20), the Council could achieve an extra income of £4,010

In addition an increase of £20 per Reserved Bay permit we would achieve an extra income of £1,760 totalling extra income of £5,770 Per Annum.

If an administration fee of £5.00 per permit based on the same years figs. We would achieve an extra income of £8,020 per annum adding on the reserved bay income of £1,760 we would total an extra £9,780 per annum.

Reserved Bays are in high demand, with long waiting lists in Odun Road, West Appledore, Pannier Market & Windmill Lane.

There are 23 marked reserved bays in Riverbank car park of which only 14 are taken (the only car park without a waiting list). Of these there are 4 bays in the short stay section available (potential loss of income of up to £10 a day per bay x 4 = £14,560 pa.) and 5 bays in the long stay section (potential loss of income of up to £3.00 per day per bay x 5 = £5,460 pa) that could be returned to Pay and Display parking thus negating a potential loss of £20,020 to TDC on an annual basis.

If we were to repair the bays in the short stay section (4 bays) that are not rented out at present because they have tree roots making the bays uneven, hence members of the public do not want to pay £447 for a bay for the year that is not really suitable for parking in.

It would then be possible to move the few rented bays in the long stay section up to the short stay section and release more bays to be pay and display in the long stay section.

Recommendation 1:

Increase all permit charges by £5.00

Increase reserved bay charges from £447 to £500 (to include the £5 admin fee).

Increased double reserved bay charges (Willet St Only) from £693 to £775 (to include the £5.00 admin fee).

Other Proposals

The CPWG has also considered a number of other options for Members approval as follows:

- **Additional Free parking from 12 noon Saturday until 6pm Sunday on Barley Grove car park, Well Park car park and Riverbank Short Stay car park –**

The group discussed a suggestion from Torrington Town Council that Barley Grove should have free parking in line with the charging hours in Sydney House. It was agreed, in the interests of fairness, that if this were to be considered that similar additional extra free parking arrangements should be considered in Bideford and Holsworthy. If these arrangements were to be considered it is likely that the council would experience the following loss of income (based on taking over the past 12 months in those car parks):

Barley Grove -	£2,200
Well Park -	£500
Riverbank -	£15,500
Total	- £18,200 per annum

The issues was discussed at length during the parking review in 2016 and dismissed on the grounds of affordability.

Recommendation 2 – As there is no compelling evidence that free parking has had a demonstrably beneficial impact on town centre trading this request should be rejected. Free parking to support events or special occasions can be considered on request and agreed subject to approval by the Planning and Economy Manager and Lead Member for the Economy subject to the budget position at the time of request.

- **Payment methods –**

In the United Kingdom 78.4% of payments were made by credit or debit card in April 2017, a figure which continues to grow. Currently all of our machines are coin operated and do not accommodate for card payments. Through our current provider (CALE) Torridge District Council are able to upgrade the 'doors' within their machines providing customers with the option to pay with card.

The card payment facilities would include additional overheads, however will increase income due to the accessibility card payments provide, while also providing a more positive experience for our customers. Due to the additional overheads and through consultations with other local authorities, the minimum payment of which a machine should authorise is £3 per transaction.

Within Torridge District Council we operate 5 car parks of which either have an hourly charge of £1.00 per hour and/or a daily fee of which exceeds £3.00. Four of these car parks reside within Bideford (Bridge Street, The Pill, The Quay, Riverbank (Short) and one in Westward Ho! (Main).

The capital cost of installation is expected to be in the region of £35,000 based on a recent quote.

Recommendation 3– That members approve the installation of new doors to the existing pay and display machines on the five short stay car parks identified above to allow for card and contactless payment. The minimum transaction should be £3.00 to encourage longer stays in the town and to help to cover additional transaction costs.

If the transition is met with positive feedback and increases income within these car parks then it is proposed that the new doors are introduced to further car parks within Bideford (subject to suitable tariffs within these car parks).

- **Other issues –**

Improvements to the No Exit arrangements at the bottom of Bridge Street Car Park were also discussed. The Planning and Economy Manager will arrange for improved signage and bollards to make exit through the no exit section less attractive for those seeking to jump traffic queues on Bridge St. This matter does not require committee resolution as it is an operational/ issue.

In addition Cllr Tony Inch requested that further consideration be given to 2hrs free parking to support the town centres. This was discussed and it was agreed that there would be no recommendation to provide 2hrs of free parking but that schemes to improve parking arrangements to support our town centres would be considered in further conversations with our chambers of Commerce, County Council and Town Councils.

LEGAL IMPLICATIONS

Any change to existing charges would require a change to the District of Torrington Off Street (Parking Places) Order 2013 (as amended) in accordance with the due legal process.

FINANCIAL IMPLICATIONS

Maintaining income streams from parking operations is essential in enabling the Council to provide the services our communities have come to expect.

It should be noted that any change to the Off Street Parking Places Order requires the Council to follow a legal process which will incur substantial advertising costs. In addition further costs will be incurred from machine and signage changes if required. The order was last changed for implementation in March 2016.

HUMAN RESOURCES IMPLICATIONS

There are no Human Resource implications identified.

SUSTAINABILITY IMPLICATIONS

It is essential that income is generated from off street parking operations in order to support and sustain other essential services.

EQUALITY/DIVERSITY

An Equality Impact Assessment has been completed for Parking Services.

RISK MANAGEMENT

There is potential for any shortfall in income to impact on our ability to deliver our own corporate goals and meet service delivery expectations.

COMPLIANCE WITH POLICIES AND STRATEGIES

Parking is operated in accordance with the provisions of the Road Traffic Act 1984, The Traffic Management Act 2004 and any other relevant legislation.

LEAD MEMBER & CAR PARK WORKING GROUP VIEWS

Councillor Hicks – the appropriate management of our car parks plays an important role in supporting out town centres, tourism economy and quality of life for our

residents. I am pleased that we will not be recommending an increase to our pay and display tariffs but support the modest increase to permits and reserved bay charging as proposed as these charges have not been increased for more than 10 years.

CONCLUSIONS

The Council recognises the integral role that car parks play in providing essential parking facilities for our communities, visitors and local business. Equally, we must not underestimate the impact any net increase in service cost would have on other essential services.

The proposals in this report, if adopted as recommended will require changes to be advertised and made to the Off Street Parking Places Order.

RECOMMENDATIONS

It is recommended that Members:

- I. Consider the commentary and 3 recommendations contained within this report and decide if any, part or all of them should be accepted.

SUPPORTING INFORMATION

Consultations: Car Park Working Group
Head of Paid Service
Legal Services Manager and Interim Monitoring Officer
Strategic Manager Resources

Contact Officer: Planning and Economy Manager

Background Papers: Notes of the Car Park Working Group and car park data.

REPORT OF Council Tax Team Leader
To: Overview & Scrutiny (Internal)
Subject: Proposed Changes to Council Tax Legislation – Long Term Empty Premiums
& Review Current Council Tax Local Discount Policy
Date: 18 December 2018

PURPOSE OF REPORT: To review the changes to Council Tax legislation for Long Term Empty Properties and the existing Torridge District Council, Council Tax Local Discount Policy for properties that are Unoccupied and Unfurnished or Undergoing Major Structural alterations or Uninhabitable to enable any changes to be agreed by 31 March 2019.

1. INTRODUCTION

With effect 1st April 2013 the Government introduced legislation that gave discretionary power to all Local Authorities to set their own levels of discount in respect properties that are Unoccupied and Substantially Unfurnished, Undergoing Major Repairs and Second Homes, it also gave Local Authorities powers to set an 'empty homes premium' (up to 150% charge) for properties that are unoccupied and Substantially Unfurnished for over 2 years.

On the 19th November 2012 the Community and Resources Committee agreed the Torridge District Council Local Discount Policy (April 2013) which allowed the following discounts:

- Unoccupied and Unfurnished properties – 100% discount for up to 3 months followed by a 100% charge.
- Unoccupied and Unfurnished and Undergoing Major Structural Alterations/Repair Works – 100% discount for up to 12 months, unless the works are completed sooner followed by a 100% charge.
- Second Home – no discount applicable.

The Council also commenced charging the 50% premium on properties that have been Unoccupied and Unfurnished for more than 2 years.

The 'Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Bill' was given Royal Assent on 1st November 2018.

This new legislation gives Local Authorities powers to charge higher amounts for long-term empty properties as follows:

- For the financial year from 1st April 2019 the maximum additional premium is 100%
- For the financial year from 1st April 2020 the maximum additional premium is:
 - a) Any property that has been empty between 2 and 5 years 100%
 - b) Any property that has been empty for over 5 years 200%
- For the financial year from 1st April 2021 the maximum additional premium is:
 - a) Any property that has been empty between 2 and 5 years 100%
 - b) Any property that has been empty between 5 and 10 years 200%
 - c) Any property that has been empty for over 10 years 300%

Now is an opportune time to also review the existing discounts and to understand the potential affect of adopting the proposed changes in legislation to long term empty properties.



At a meeting of the Overview & Scrutiny (Internal) held on 6 November 2018 it was agreed to set up a working group to review the implications of applying the new premiums and any reduction to the existing discounts.

The working group met on 21 November 2018 and was chaired by Councillor Watson and included Councillors Langmead and Tony Inch who were supported by the Council Tax Team Leader and Customer Support Manager.

2. REPORT

Council Tax is one of the Council's principle income streams at a time when government grants are being reduced. The 'financial implications' indicate the potential increased revenue if the Unoccupied and Unfurnished and Major Structural Alterations Discounts are reduced and if the maximum premiums are applied following the new legislation under the 'Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Bill'

By implementing these changes it will encourage home owners to occupy/bring their empty properties back into use more quickly.

The table below confirms what other Devon Council's currently allow for Unoccupied and Unfurnished and Major Structural Alterations properties and what their intentions are regarding The 'Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Bill'.

	Torrige	NDDC	East Devon	West Devon	Plymouth	Teign-bridge
Unoccupied and Unfurnished	3 months 100% discount	3 months 100% discount	3 months 100% discount	1 month 100% discount	1 month 100% discount	1 month 100% discount
Structural Alterations	12 month 100% discount	0 discount	12 months 50% discount	12 months 50% discount	12 months 50% discount	12 months 50% Discount Currently reviewing
Intended Change to Premiums	Maximum premiums to be applied	Maximum premiums to be applied	Maximum premiums to be applied	Maximum premiums to be applied	Maximum premiums to be applied	Maximum premiums to be applied

3. IMPLICATIONS

Legal Implications

The Council has discretionary powers to set levels of discount for properties that are Unoccupied and Substantially Unfurnished or Undergoing Major Structural Alterations. The discounts can be applied between 0 and 100%.

The 'Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Bill' gives Local Authorities the discretionary powers to charge the increased premiums for long term empty properties.

Any changes would need to be agreed by Council and advertised with the 2019/20 Council Tax Resolution by way of public notice. The Council Tax Discount and Premium Policy would need to be updated in line with any changes agreed.



Financial Implications

Unoccupied and Unfurnished and Structural Alterations Discount

The working group are proposing the following changes:

- The reduction for unoccupied and unfurnished properties discount from 3 months to 1 month.
- Properties undergoing structural alterations from 12 months to 6 months from 1st April 2019 and no discount from 1st April 2020.

The following tables indicate the potential increase in revenue that could be realised if the discount period is reduced based on the discounts allowed in the financial year 2017/2018.

Unoccupied & Unfurnished	Number Of Accounts	Current discount 3 months	1 month discount
Discount Totals	3,307	£536,142	£283,330
Increased Revenue		0	£252,812

Structural Alteration	Number of Accounts	Current discount 12 months	6 months Discount 2019	0 Discount 2020
Discount Totals	257	£150,612	£75,306	
Increased Revenue		0	£75,306	£150,612



The 'Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Bill

Using the baseline number of properties (70) as at 18 October 2018 that are already paying the 50% premium, the following table indicate the additional revenue that will be generated:

Long Term Empty Properties as at 18.10.2018 - Calculations Based on 2018/19 Banding Charges for Bideford Parish						
Property Band	Empty 2-5 years	Band Charge	50% premium	100% 2019	still 100% 2020	still 100% 2021
A	20	£1,228.15	£36,844.50	£49,126.00	£49,126.00	£49,126.00
B	10	£1,432.84	£21,492.60	£28,656.80	£28,656.80	£28,656.80
C	8	£1,637.53	£19,650.36	£26,200.48	£26,200.48	£26,200.48
D	7	£1,842.22	£19,343.31	£25,791.08	£25,791.08	£25,791.08
E	3	£2,251.60	£10,132.20	£13,509.60	£13,509.60	£13,509.60
F	1	£2,660.99	£3,991.49	£5,321.98	£5,321.98	£5,321.98
	49		£111,454.46	£148,605.94	£148,605.94	£148,605.94
	Empty 5 years	Band Charge	50% premium	100% 2019	200% 2020	still 200% 2021
A	2	£1,228.15	£3,684.45	£4,912.60	£7,368.90	7,368.90
B	5	£1,432.84	£10,746.30	£14,328.40	£21,492.60	21,492.60
C	2	£1,637.53	£4,912.59	£6,550.12	£9,825.18	9,825.18
D	2	£1,842.22	£5,526.66	£7,368.88	£11,053.32	11,053.32
E	2	£2,251.60	£6,754.80	£9,006.40	£13,509.60	13,509.60
	13		£31,624.80	£42,166.40	£63,249.60	63,249.60
	Empty 10 years	Band Charge	50% premium	100% 2019	200% 2020	300% 2021
A	1	£1,228.15	£1,842.23	£2,456.30	£3,684.45	4,912.60
B	3	£1,432.84	£6,447.78	£8,597.04	£12,895.56	17,194.08
C	1	£1,637.53	£2,456.30	£3,275.06	£4,912.59	6,550.12
D	1	£1,842.22	£2,763.33	£3,684.44	£5,526.66	7,368.88
E	2	£2,251.60	£6,754.80	£9,006.40	£13,509.60	18,012.80
	8		£20,264.44	£27,019.24	£40,528.86	54,038.48
		Totals	£163,343.70	£217,791.58	£252,384.40	£265,894.02
		Net additional revenue		£54,448	£89,041	£102,550



Summary of Working Group proposals

1. Adopt maximum premiums for long term empty properties.
2. Reduce 100% 3 month discount for unoccupied & substantially unfurnished properties to a maximum of 1 month from 1st April 2019.
3. Reduce the 100% 12 month discount for properties undergoing major structural alterations as follows:
 - 1st April 2019 – 100% discount for 6 months maximum
 - 1st April 2020 - 0% discount

Combined impact of all proposed changes					
	E&U 1 month	Structural Alterations	Premiums	Totals £	Torridge Share 9% (£)
2019	252,812	75,306	54,448	382,566	34,431
2020	252,812	150,612	89,041	492,465	44,322
2021	252,812	150,612	102,550	505,974	45,538
Total	758,436	376,530	246,039	1,381,005	124,290

The Customer Support Manager is currently in negotiations with Devon County Council regarding the potential to allow TDC to retain a higher percentage of the income generated from the changes.

Human Resources Implications

The Revenues Team have 1.5 Visiting Officers that inspect unoccupied and unfurnished properties and properties undergoing major structural alterations, the proposed reduction in discount for 2019 would not affect their role as there would still be a requirement to inspect the properties to confirm the discount is applicable.

From 2020 there may be reduced visits due to the structural alterations discount being removed. However, there would still be a necessity to periodically review unoccupied and unfurnished properties to ensure our empty property records are correctly indicated and updated when properties become occupied/furnished.

There may be a requirement for more visits to properties that are indicated as long term empty to verify claims from owners/liable person that the property has become furnished/occupied and ensure the premium charges are removed correctly.

Sustainability/Biodiversity Implications

By reducing discount available for unoccupied properties and applying the maximum premiums for long term empty properties it will encourage owners/liable persons to bring properties back into use, which could assist with the local housing needs.

Equality/Diversity

By amending our policy and providing clear definitions for Empty Properties and Premiums for long term empty properties, all property/liable owners/persons will be treated equally.



Risk Management

Owners attempting to avoid the Long Term Empty Premiums may claim their properties are furnished. By having a clear definition in the Policy of what constitutes a furnished property and a Visiting Officer inspecting the property to confirm if the property is considered furnished or substantially unfurnished will reduce this risk.

For reference, the Department of Communities and Local Government advice for definitions for the purposes of administering both discounts and premiums is:

1. A property which is substantially unfurnished is unlikely to be occupied or be capable of occupation. A property which is capable of occupation can reasonably be expected to contain some, if not all, items from both of the following categories: furniture such as bed, chairs, table, wardrobe or sofa, and white goods such as fridge, freezer or cooker.
2. Where a property is said to be occupied it will be reasonable for the local authority to cross-check with the electoral roll , or ask for evidence, such as utility bills showing usage of services, driving licence as proof of address, or receipts or other proof of moving costs.

Compliance with Policies and Strategies

If Members agree to make changes then the existing policy will need to be updated to reflect this.

Data Protection (GDPR) Implications

Only data that is necessary for the performance of the service is collected; data is held securely and can only be accessed by officers who have a legitimate need to view/use it.

Data will be kept for as long as is necessary but no longer than six years plus the current year.

Ward Member and Lead Member Views

Date of Consultation -

3. CONCLUSIONS

This is an ideal opportunity to review the Council's empty property Council Tax Local Discounts Policy and the new legislation regarding Long Term Empty Premiums.

This report indicates the potential increased revenue that could be generated by reducing the discounts available and adopting the new premiums under the 'Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Bill'.

Applying the new premiums to long term empty properties and reducing the empty property discounts would also encourage owners/liable persons to occupy/bring empty properties back into use.

The Working Group have agreed to recommend reducing the discounts available for empty properties , which would result in potential increased income for the Council and would also still allow the property owners/liable persons some relief when their property becomes unoccupied and unfurnished:



5. RECOMMENDATIONS

It is recommended that:

- i) The 'Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Bill' is adopted and the premiums are applied from 1st April 2019;
- ii) Reduce 100% 3 month discount for unoccupied & substantially unfurnished properties to a maximum of 1 month from 1st April 2019.
- iii) Reduce the 100% 12 month discount for properties undergoing major structural alterations as follows:
 - o April 2019 – 100% discount for 6 months maximum
 - o 1st April 2020 - 0% discount
- iv) Agree to a new Local Council Tax discount and premium policy that reflects any changes made.

SUPPORTING INFORMATION

Consultations:

Date of Consultation:

Officers Consulted -

Contact Officer:

Background Papers:





Torridge District Council

Council Tax Local Discount & Premium Policy

For properties that are:

1. Unoccupied and Unfurnished
2. Undergoing Major Structural Alterations
3. Long Term Empty (over 2 years)

1st April 2019

Introduction

Since 1st April 2013 the Council had discretionary power to set the level of discount in respect of properties that are Unoccupied and Unfurnished or Undergoing Major Structural Alterations and apply a 50% premium to long term empty properties.

The 'Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Bill' which came into affect on 1st November 2018, amended legislation regarding the amount of premium Local Authorities can charge from 1st April 2019.

This policy has been reviewed following amendments to these discounts and premiums which were approved by Council on 21 January 2019 and which take affect from 1st April 2019.

Council Tax Local Discounts Applicable from 1st April 2019

Class C discount – Unoccupied and Substantially Unfurnished properties

100% discount for a maximum of one month.

The discount relates to the property and can only be applied for a maximum of one month on the property, regardless of any change in ownership/liable person. A full charge is applicable once the month has expired or sooner if the property becomes furnished/occupied earlier.

Class D Discount – Empty and Substantially Unfurnished Properties Undergoing Major Structural Alterations or Repairs.

This discount relates to a property requiring or undergoing major works to render it habitable, or a property undergoing structural alterations.

From 1st April 2019 - 100% discount for up to 6 months (unless the work is completed sooner)

From 1st April 2020 - no discount applicable

Premium Charges Applicable for Long Term Empty Properties

The following premium charges will be applied if properties remain empty for over 2 years:

- **From 1st April 2019** – Properties empty for 2 year or more – 100% premium
- **From 1st April 2020** – Properties empty for 2 years to 5 years – 100% premium
Properties empty for 5 years or more – 200% premium
- **From 1st April 2021** – Properties empty for 2 years to 5 years – 100% premium
Properties empty for 5 years to 10 years – 200% premium
Properties empty for 10 years or more – 300% premium

The premiums will be applied to all properties that meet the criteria irrespective of when they became empty e.g. If a property has been empty since 1st April 2015 then the 200% premium will be applied with effect 1st April 2020.

If the Council are notified that a long term empty property has become furnished a Torridge District Council Visiting Officer will be required to inspect the property to confirm the premium charge is no-longer applicable.

Torridge District Council's Definition of empty dwellings:

1. Unoccupied and Unfurnished dwelling

There should be no sofas, armchairs, tables, chairs, beds or wardrobes etc., excludes permanently fixed furniture or integrated units, that enables the property to be occupied or capable of occupation.

2. Unoccupied and Unfurnished dwelling undergoing Structural or Requiring/Undergoing Major Repairs

Dwelling is required to be substantially unfurnished.(see 1 above)

Undergoing Structural Alterations – that prevents the property from being occupied or capable of occupation.

Major Repair Works – required to make the property habitable. Certain defects and or renovations taken individually will not constitute major repairs (such as replacing a kitchen/bathroom).

OVERVIEW & SCRUTINY (INTERNAL) COMMITTEE – FORWARD PLAN 2018/19

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Cycle 5	Cycle 6	Cycle 7	Cycle 8	
	8 May 2018	19 June 2018	7 Aug 2018	18 Sept 2018	6 Nov 2018	18 Dec 2018	12 Feb 2019	12 March 2019	16 April 2019
	4pm	2pm	4pm	2pm	4pm	2pm	4pm	2pm	
Cllr James to report re Cornwall County Council Rolling Investment Fund Peer Review Action Plan	End Of Financial Year QBR Work Programme & Forward Plan 2018/19 Update from External Grants T&F Group T&F Group update Govt's Response to select cttee report on effectiveness of LA scrutiny S106 Agreements (S Dengate & J Hollis)	GDPR update (J Hollis) Update on the Progress of Tourism Strategy Update on Economy Strategy Partner Evaluation (Mr Topham) (e-mail Mr Topham to invite) Compulsory Purchase	Council Tax Discretionary Discount (ST) Affordable Housing (SK) QBR Q1 (DH)	QBR Q2 The Effectiveness of LA O&S Cttees. Report from Strategic Manager (Resources) on T&F Group External Grants Update from Task & Finish	Section 106 Agreements (18 September, Minute 35) Affordable Housing (18 September, minute 35) Income Generation Strategy Review (SH)	Budget Special Empty Homes Strategy (from meeting of 6 Feb for discussion before next financial year)	QBR Q3		

Standing Item	Income Generation – Report of the Task & Finish Group	Income Generation – Report of the Task & Finish Group	Income Generation – Report of the Task & Finish Group	Income Generation – Report of the Task & Finish Group	Income Generation – Report of the Task & Finish Group	Income Generation – Report of the Task & Finish Group	Income Generation – Report of the Task & Finish Group	Income Generation – Report of the Task & Finish Group
			GDPR update	GDPR update	GDPR update	GDPR update	GDPR update	GDPR update
					Council Tax Discount Task & Finish Group	Council Tax Discount Task & Finish Group	Council Tax Discount Task & Finish Group	Council Tax Discount Task & Finish Group

KEEP UNDER REVIEW

Harbour Board Working Group	LGA Consultation
Land Charges	Economy – Chair to discuss with Ext Chair – joint meeting, once policies are ready for review.
Officer / Member	



Torridge

Economic Profile

The RSN Economic Profile brings together key data to inform and contextualise a local authority areas economic situation. The sheets are editable to allow narrative descriptions and to emphasize or delete the graphs as may be appropriate for the intended use and for your local authority area.

The areas covered are:

[Working age population](#)

[Average hours worked and pay](#)

[Proportion of employees and enterprises in each sector](#)

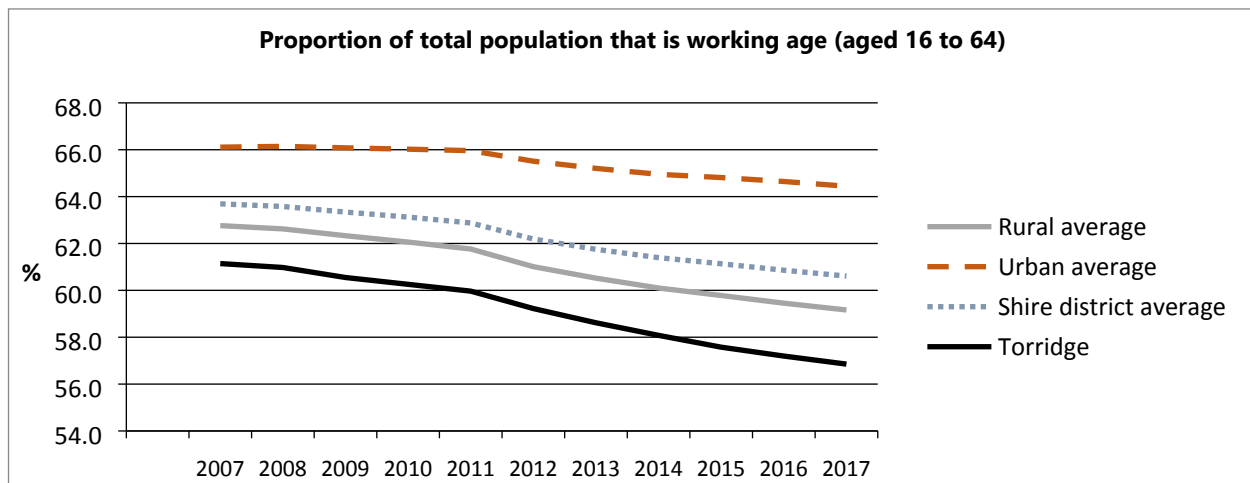
[Private/public sector employment](#)

[Jobs density](#)

[Economic inactivity](#)

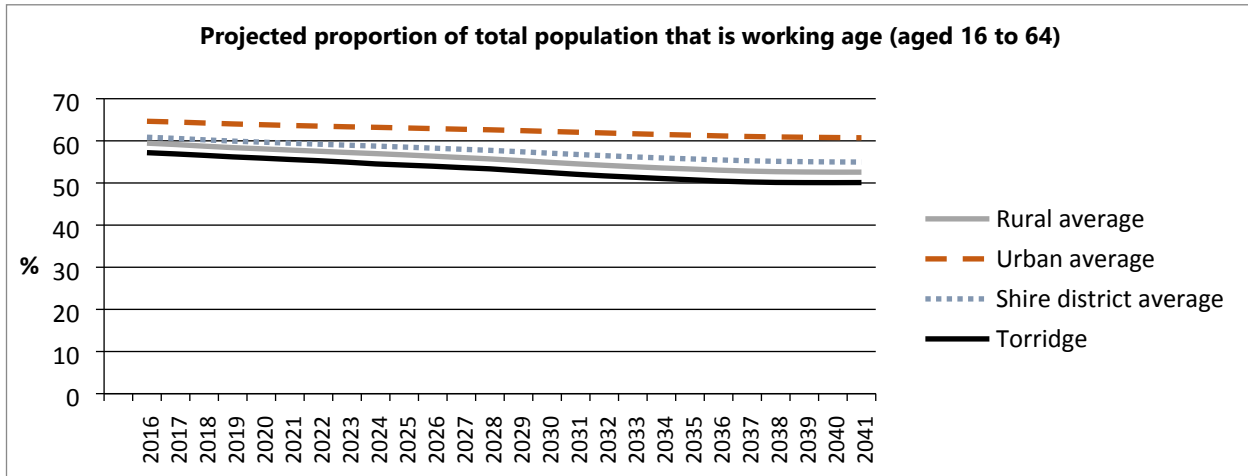
[Claimant counts](#)

Working age population



ONS Population estimates

In 2017, 59% of the predominantly rural population was of working age, 16 to 64 (64% for predominantly urban).

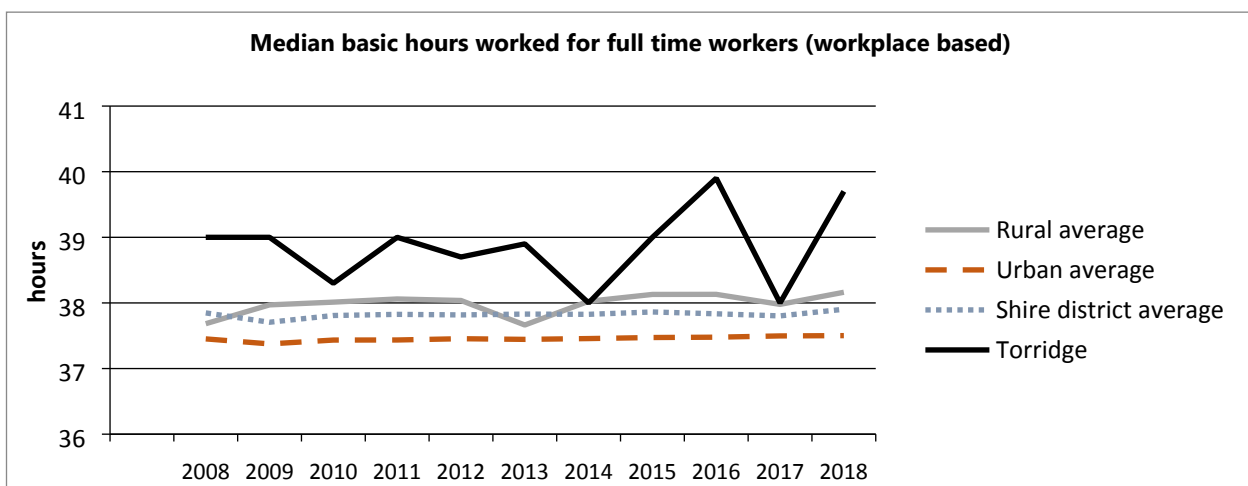


ONS 2016 based population projections

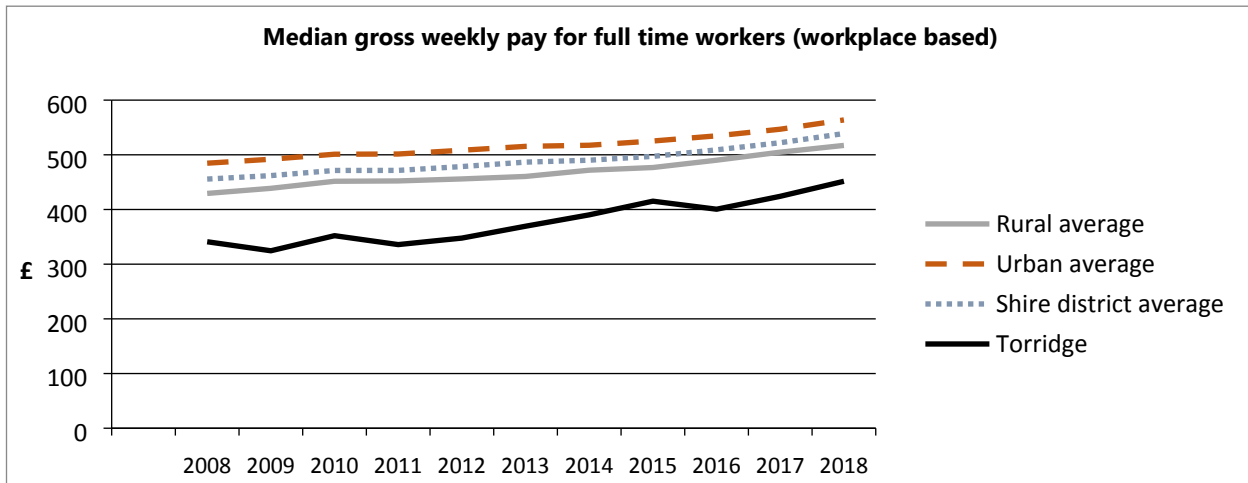
In 2041, it is expected that only 53% of the population of predominantly rural areas will be of working age (61% for predominantly urban).

Clearly for predominantly rural areas the availability of people who are within the working age group (aged 16 to 64) is both a current issue, and one that will become more significant in the future with the proportion of total population within this age bracket diminishing each year. Naturally the age bracket that is considered to be of working age is likely to be extended in the future as people work into older age, yet it is important to understand the age demographic from which employers will be recruiting.

Average hours worked and pay



Annual Survey of Hours and Earnings

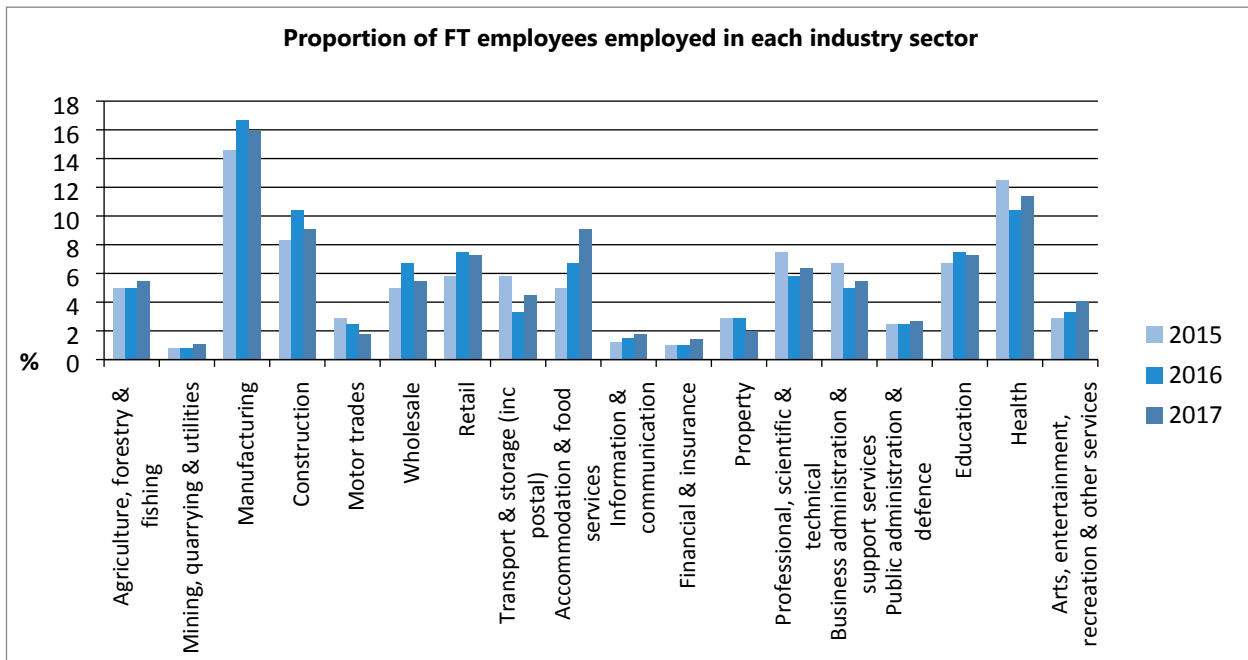


Annual Survey of Hours and Earnings

Workers in predominantly rural areas tend to work longer hours when in full time employment, but for less weekly pay, workplace based. Workplace based median gross weekly pay for full time workers is 9% greater in predominantly urban areas compared to predominantly rural areas.

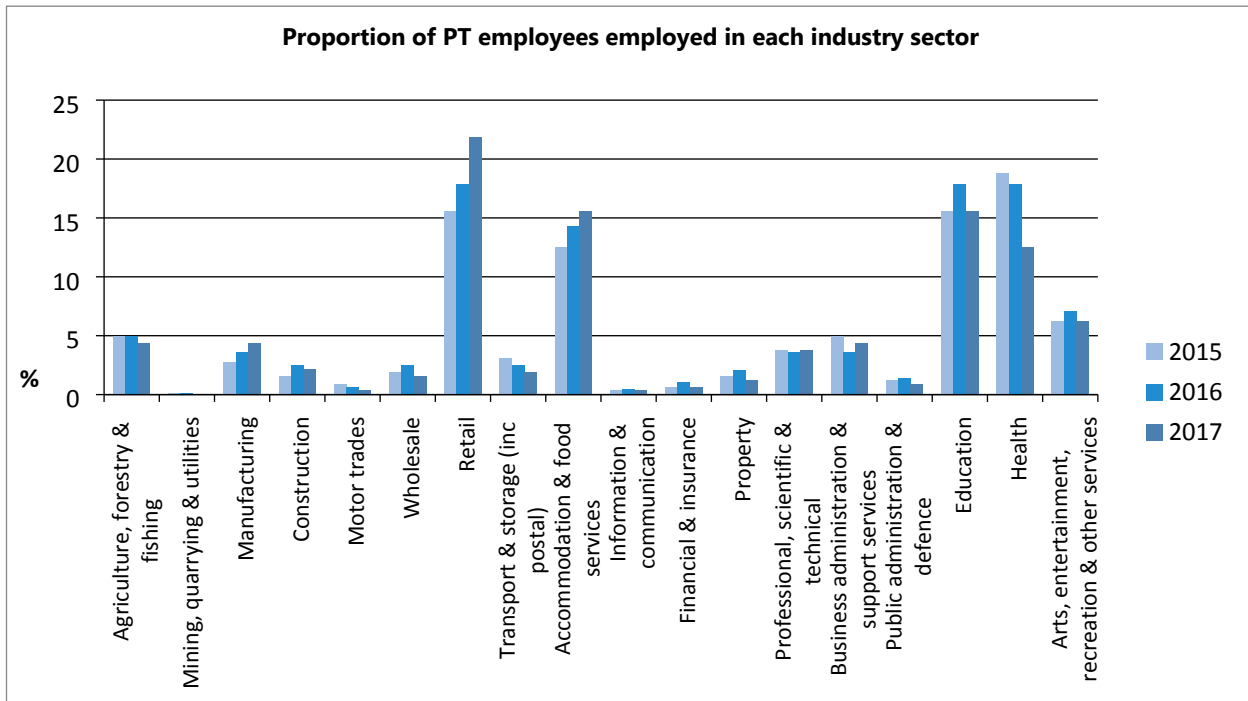
Proportion of employees and enterprises in each sector

For the Torridge area:



ONS Business Register and Employment Survey

The top sectors for employment of full time workers in Torridge in 2017 were Manufacturing, Health, Accommodation & Food Services and Construction with 15.9%, 11.4%, 9.1% and 9.1% of full time employees employed in these sectors respectively.

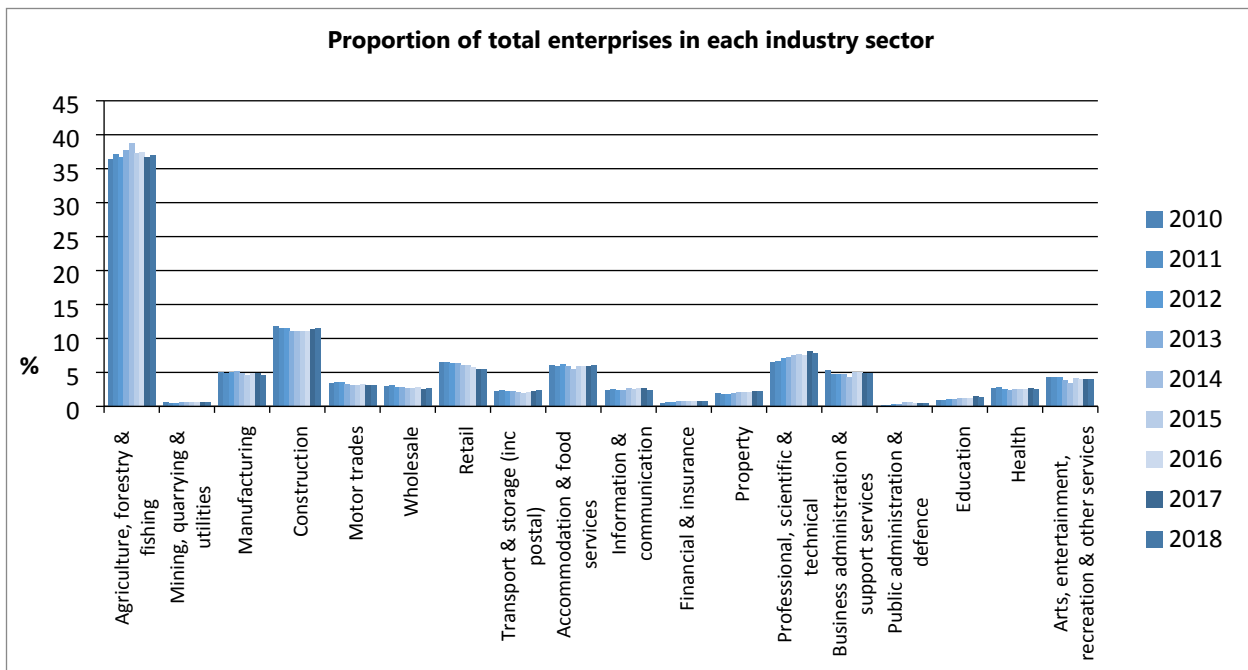


ONS Business Register and Employment Survey

There tend to be clear industries that are significant employers of part time workers. In 2017, the top sectors for employment of part time workers in Torridge were Retail, Accommodation & Food Services and Education with 21.9%, 15.6% and 15.6% of part-time employees employed respectively.

It is interesting to compare the proportion of employees employed in each industry sector to the proportion of enterprises in each category.

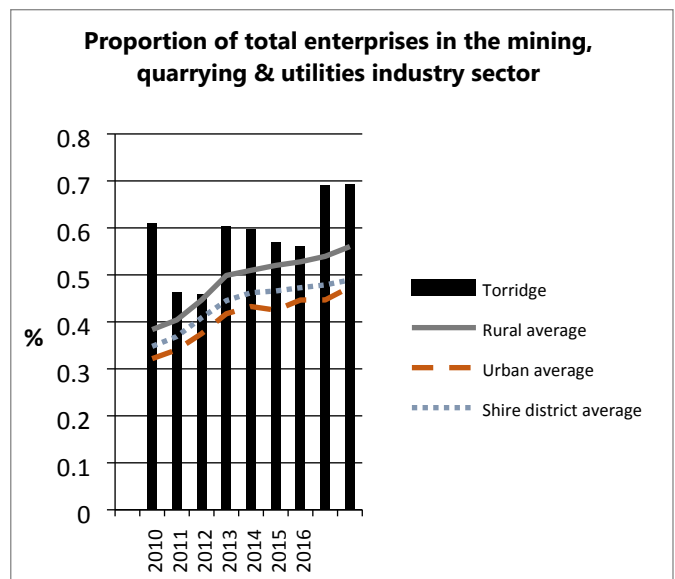
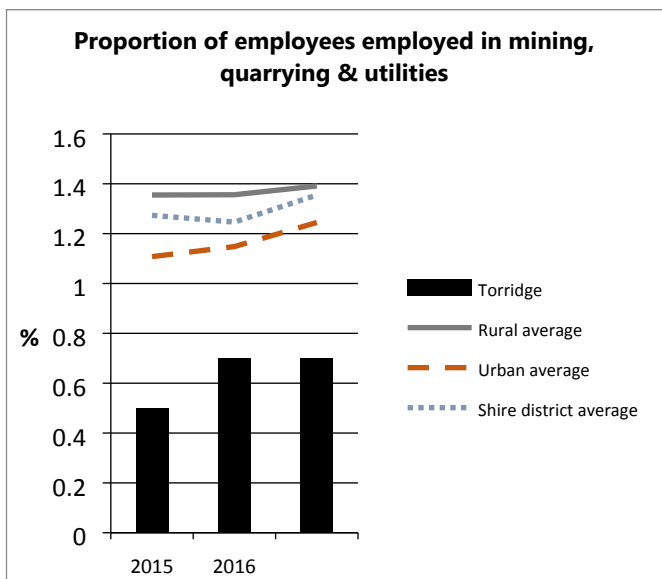
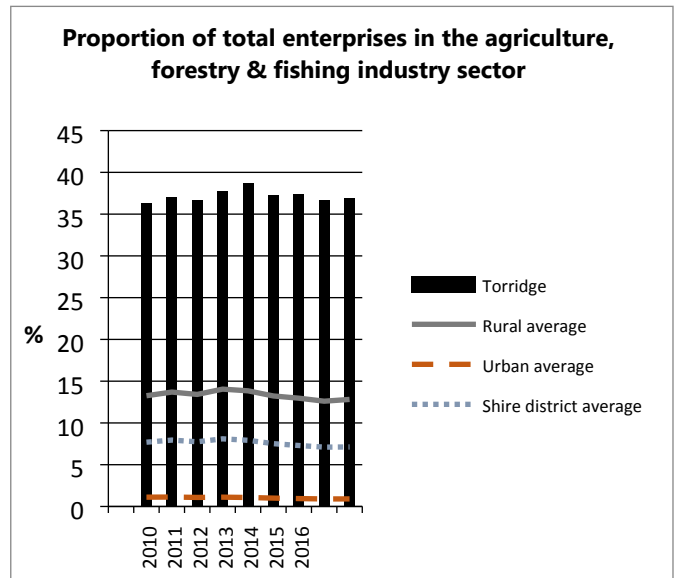
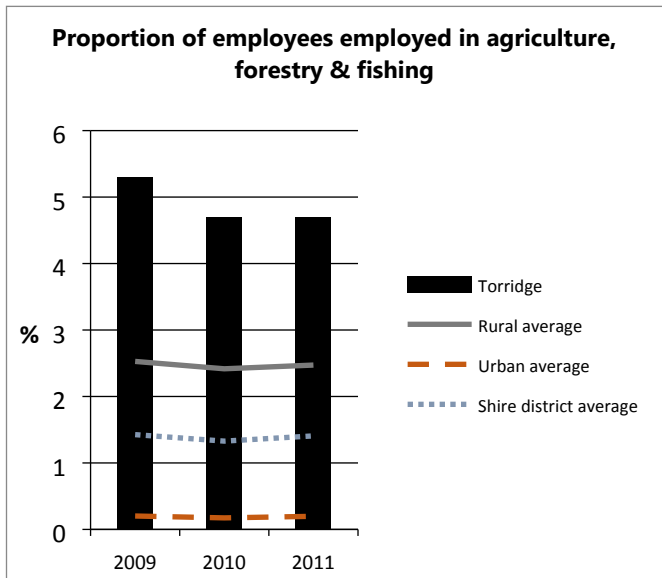
For the Torridge area:



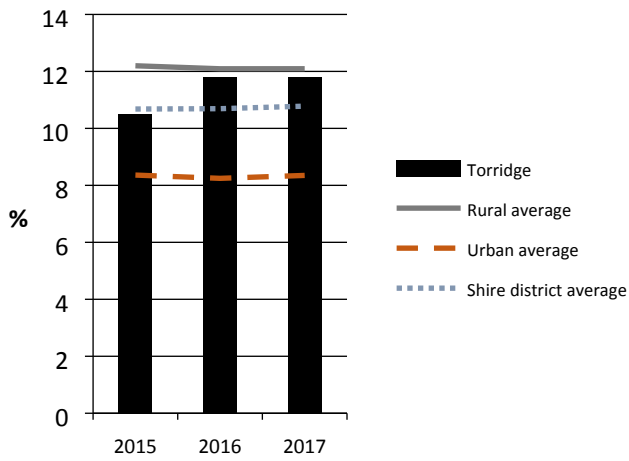
ONS Inter Departmental Business Register

The sector with the highest proportion of enterprises in Torridge is Agriculture, Forestry & Fishing with 37.0% of enterprises in 2018.

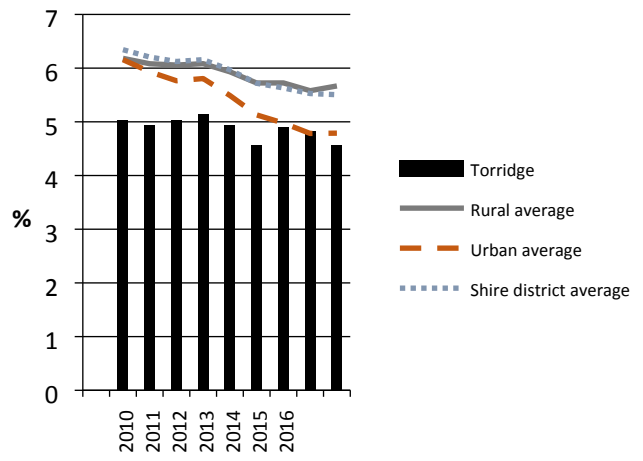
Time series of the proportion of total employees employed in each sector and the proportion of enterprises are given below:



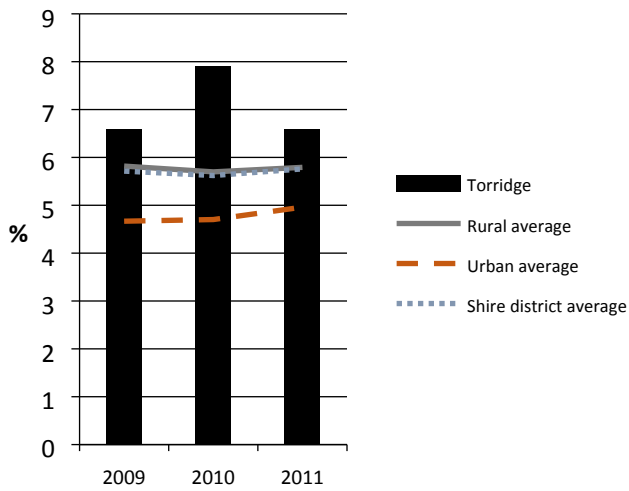
Proportion of employees employed in manufacturing



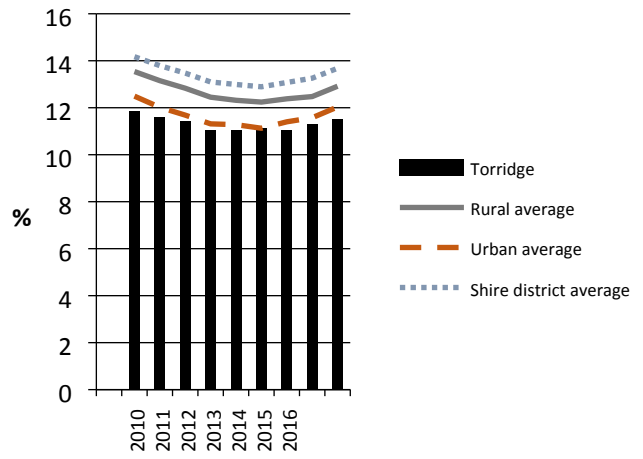
Proportion of total enterprises in the manufacturing industry sector



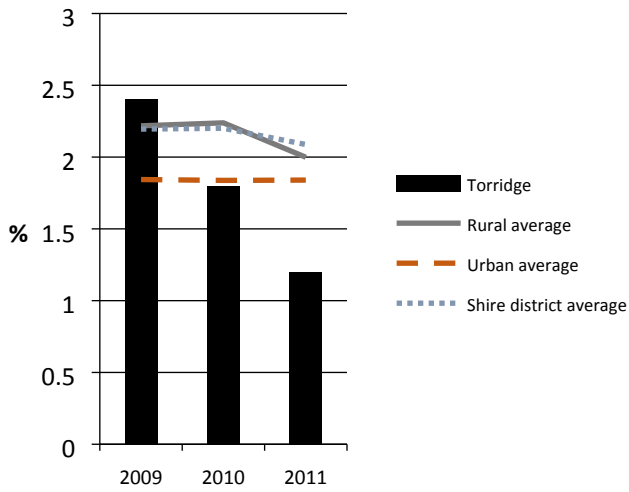
Proportion of employees employed in construction



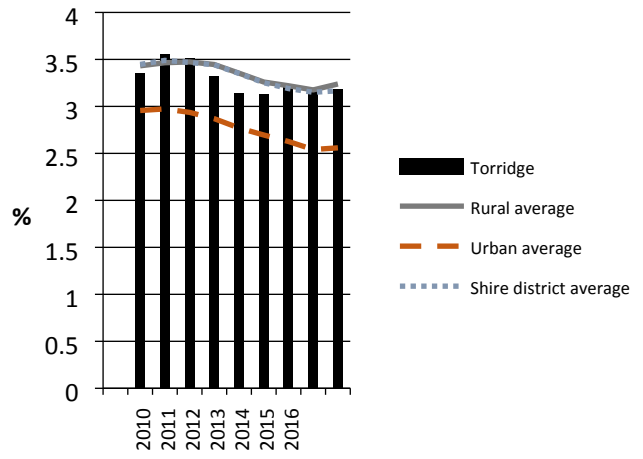
Proportion of total enterprises in the construction industry sector



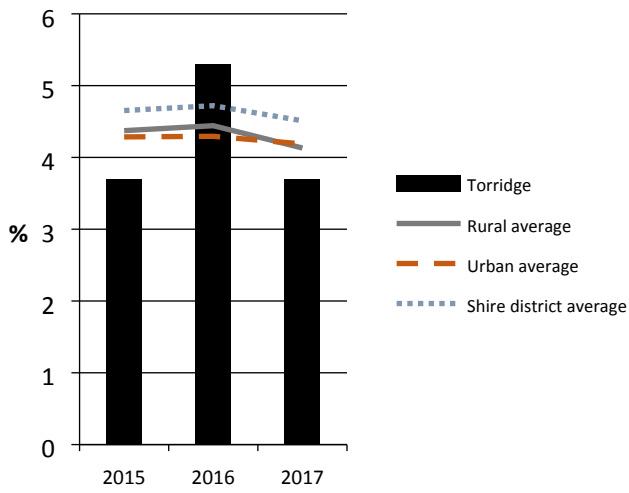
Proportion of employees employed in motor trades



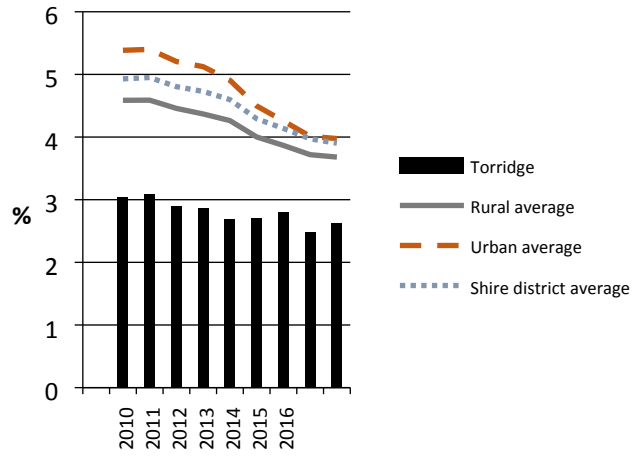
Proportion of total enterprises in the motor trades industry sector



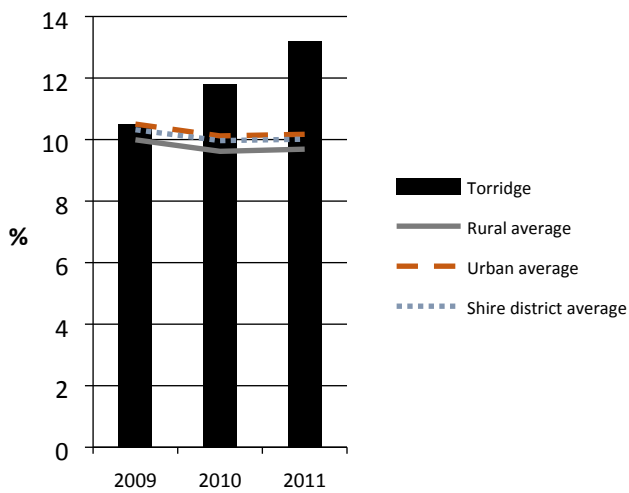
Proportion of employees employed in wholesale



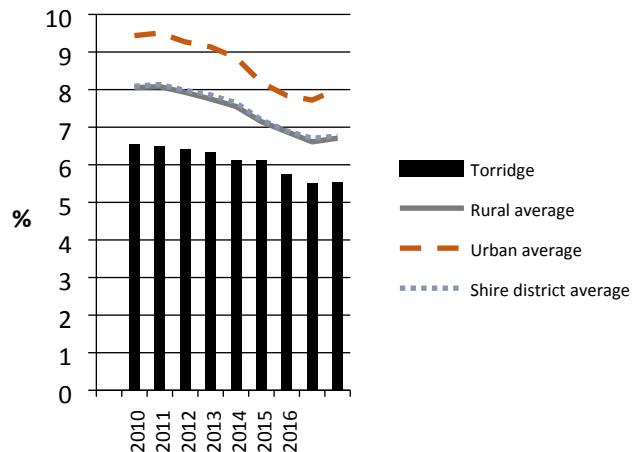
Proportion of total enterprises in the wholesale industry sector



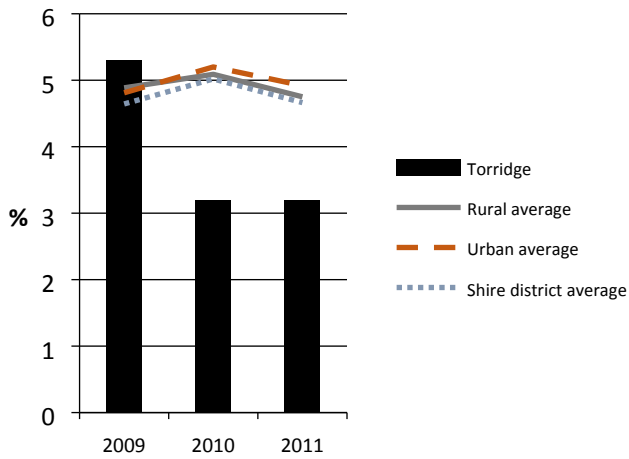
Proportion of employees employed in retail



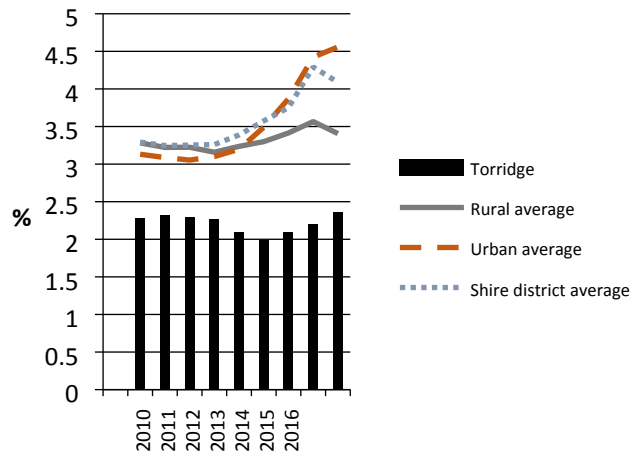
Proportion of total enterprises in the retail industry sector



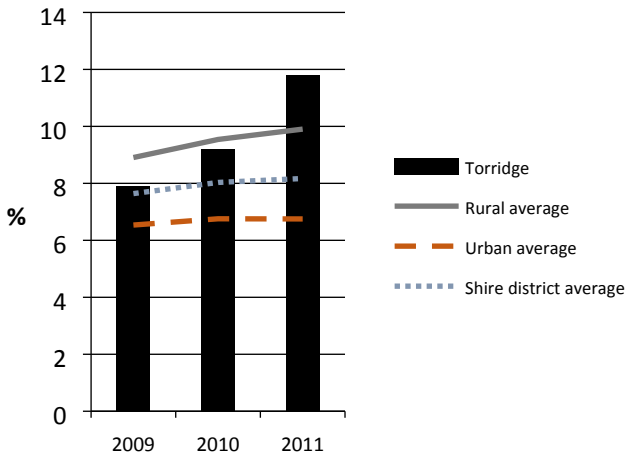
Proportion of employees employed in transport & storage (inc postal)



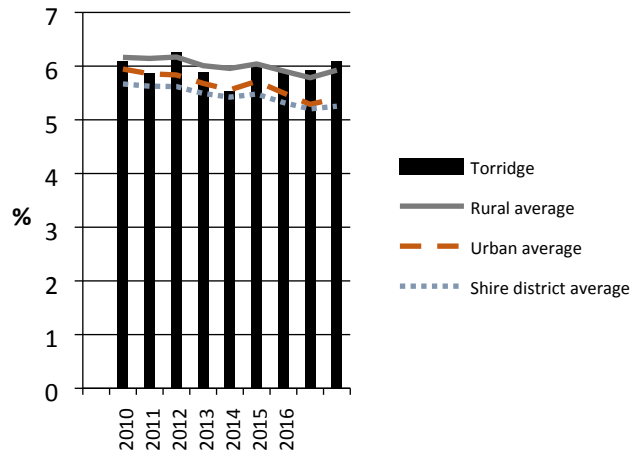
Proportion of total enterprises in the transport & storage (inc postal) industry sector



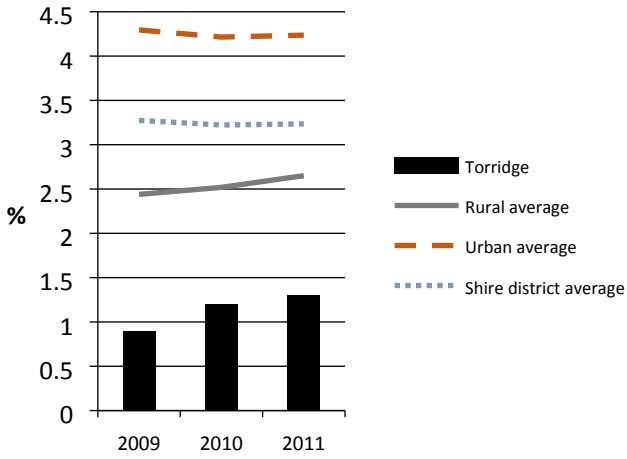
Proportion of employees employed in accommodation & food services



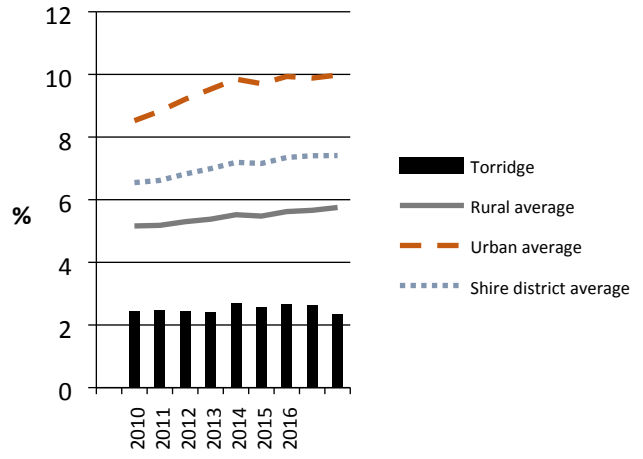
Proportion of total enterprises in the accommodation & food services industry sector



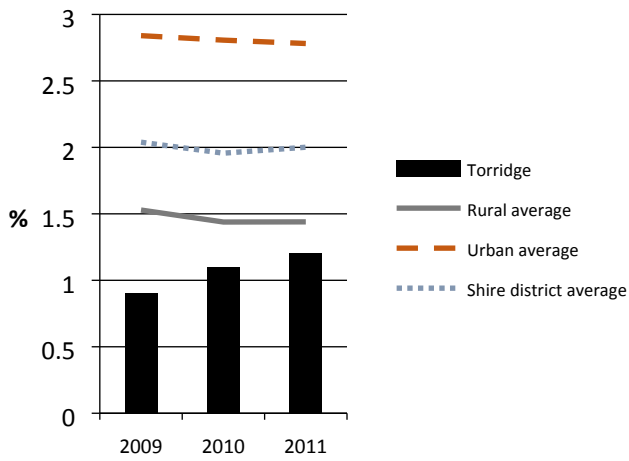
Proportion of employees employed in information & communication



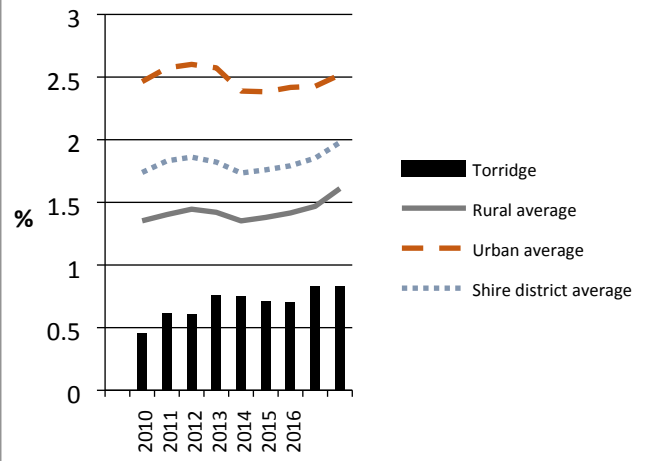
Proportion of total enterprises in the information & communication industry sector



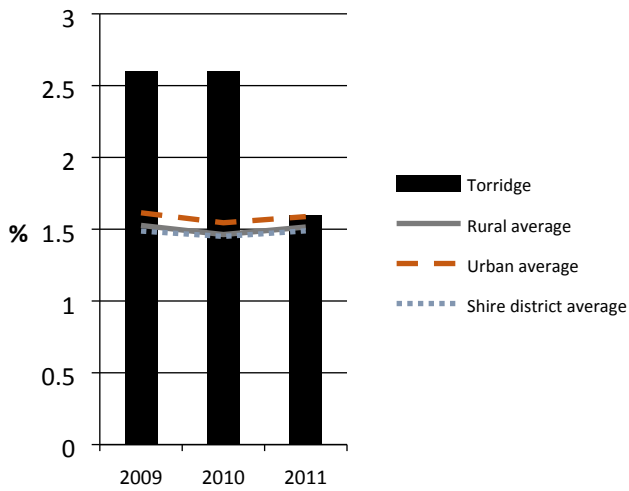
Proportion of employees employed in financial & insurance



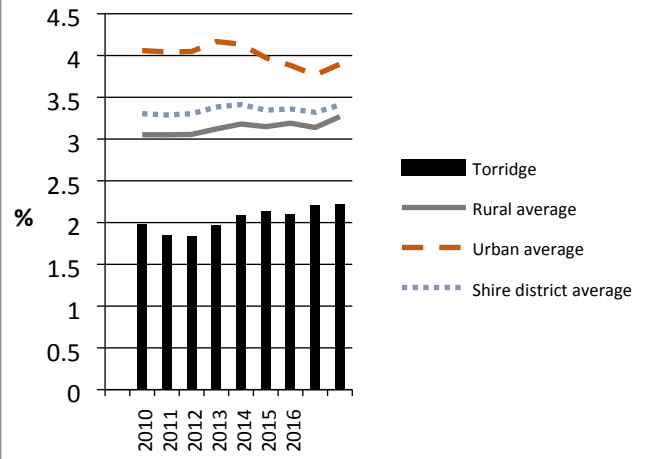
Proportion of total enterprises in the financial & insurance industry sector



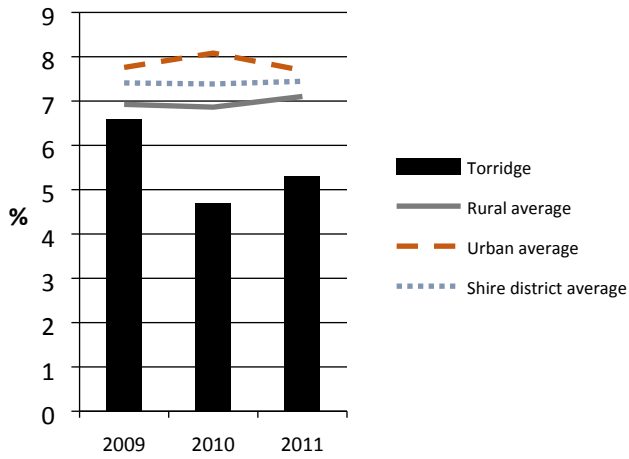
Proportion of employees employed in property



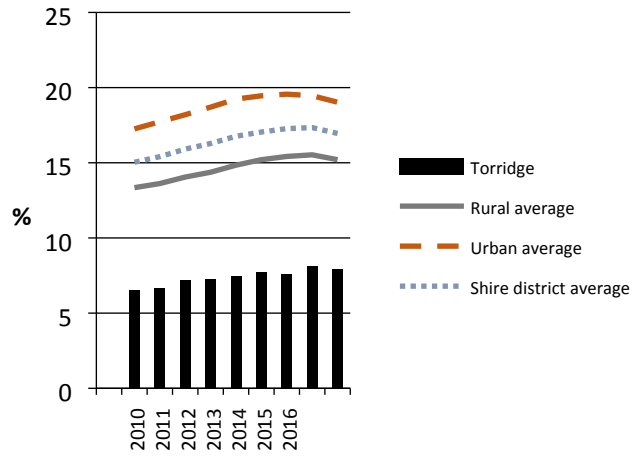
Proportion of total enterprises in the property industry sector



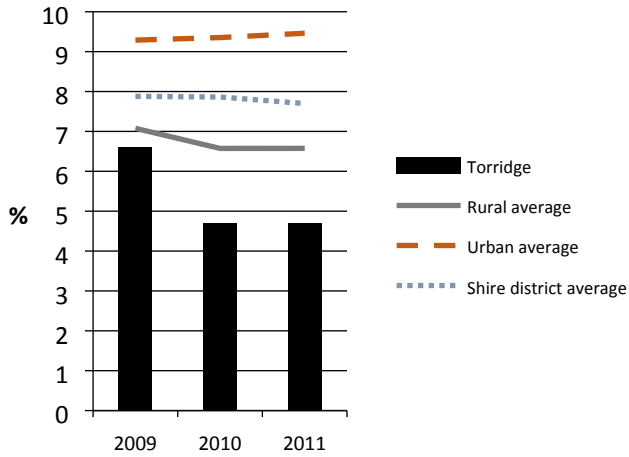
Proportion of employees employed in professional, scientific & technical



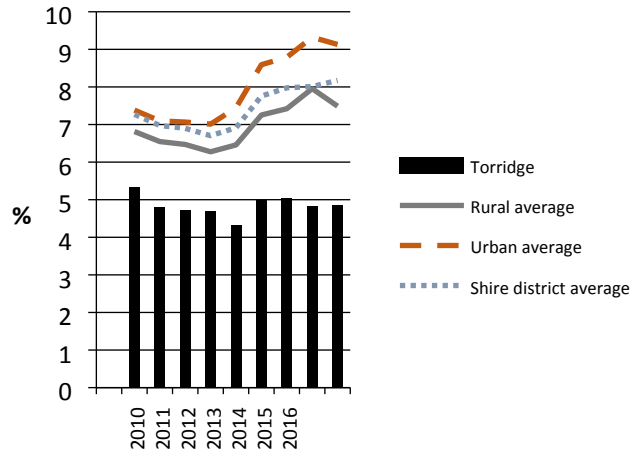
Proportion of total enterprises in the professional, scientific & technical industry sector



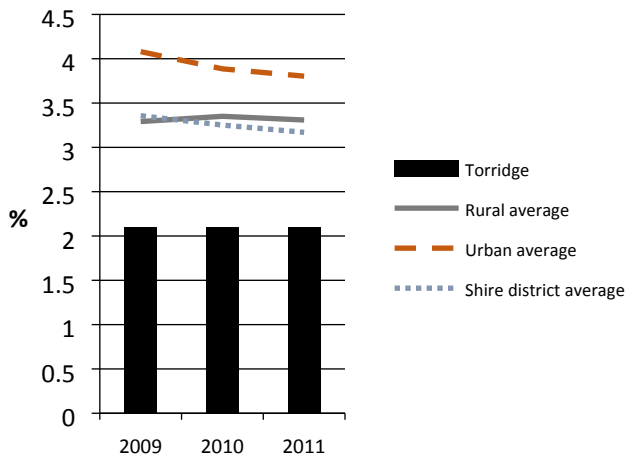
Proportion of employees employed in business administration & support services



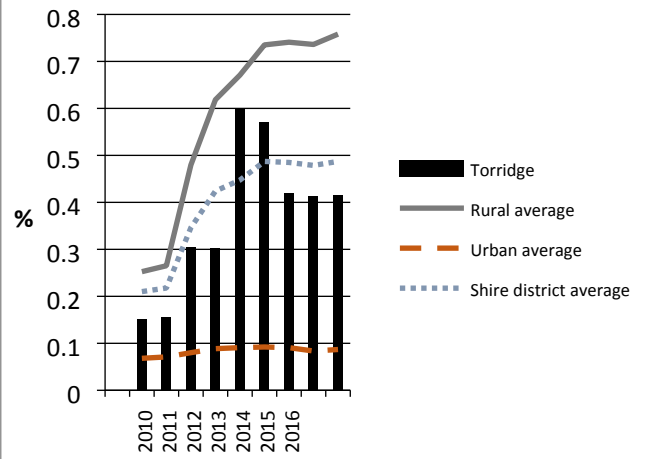
Proportion of total enterprises in the business administration & support services industry sector



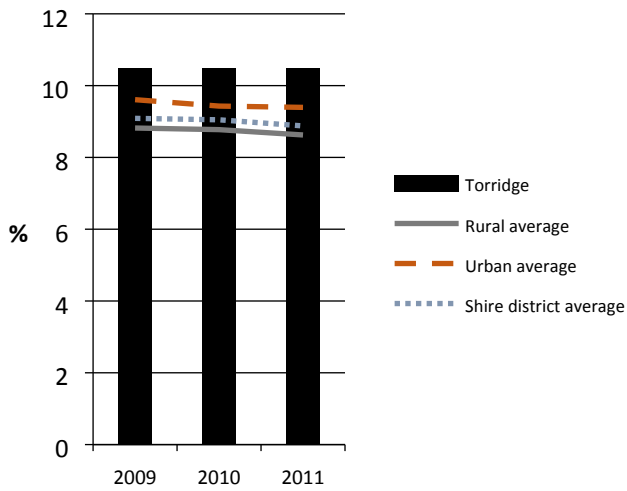
Proportion of employees employed in public administration & defence



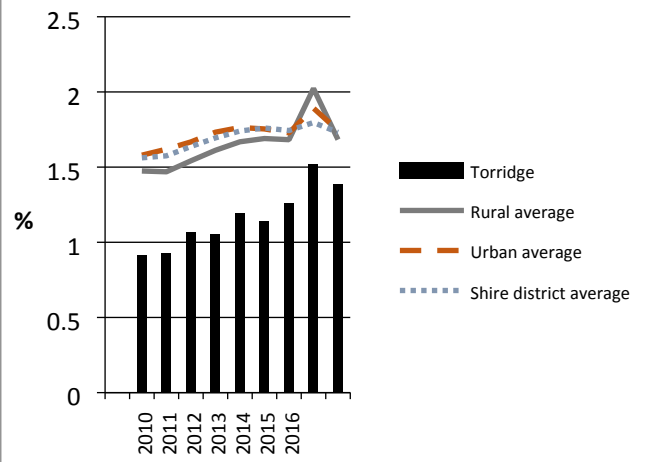
Proportion of total enterprises in the public administration & defence industry sector

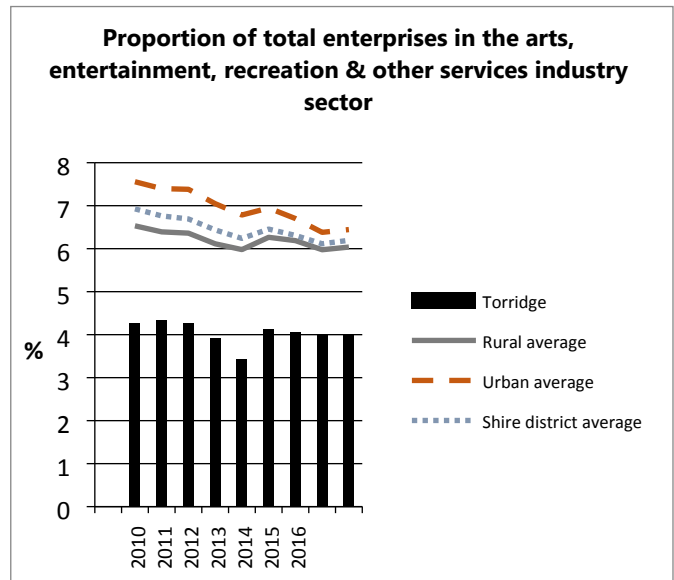
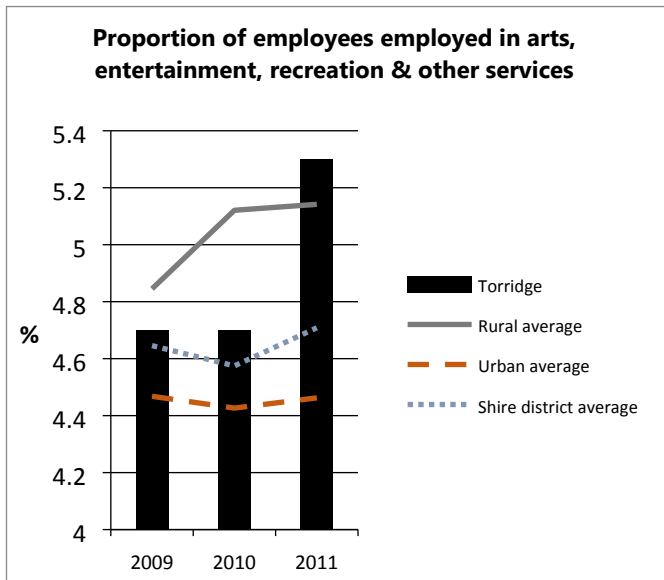
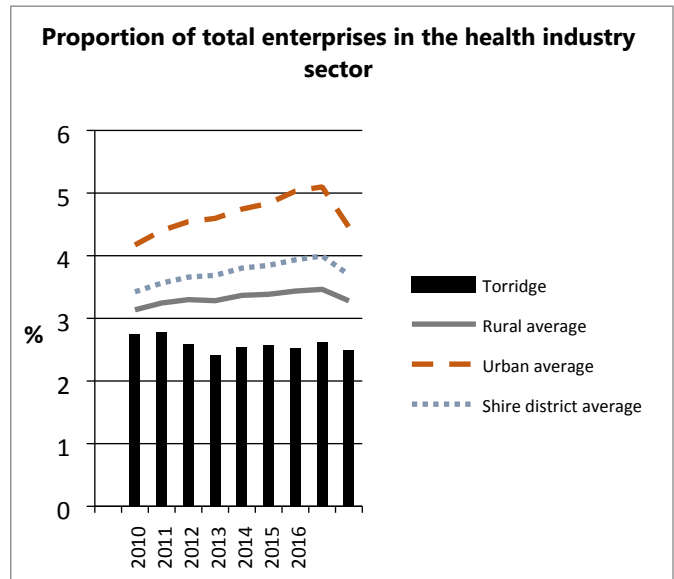
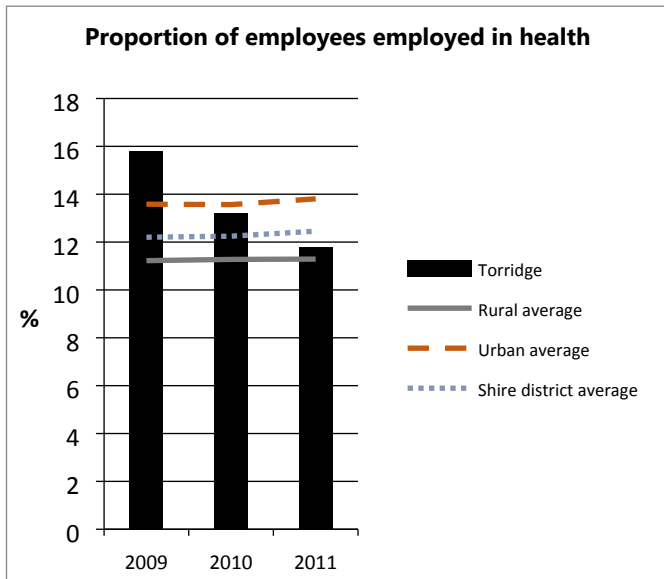


Proportion of employees employed in education



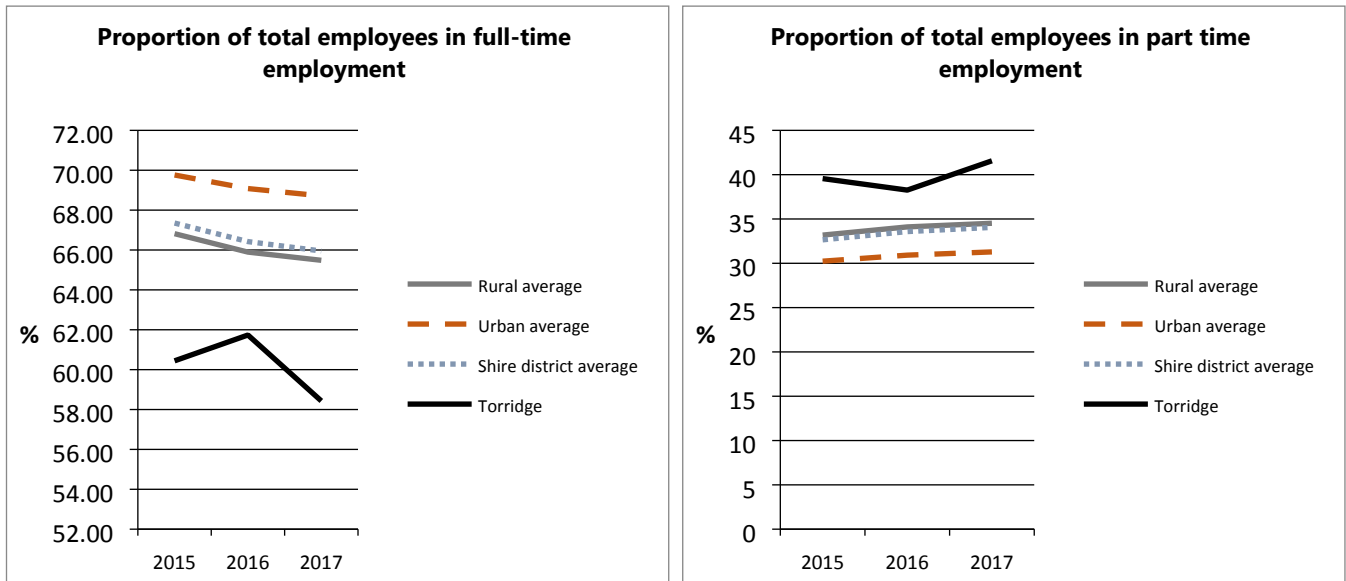
Proportion of total enterprises in the education industry sector





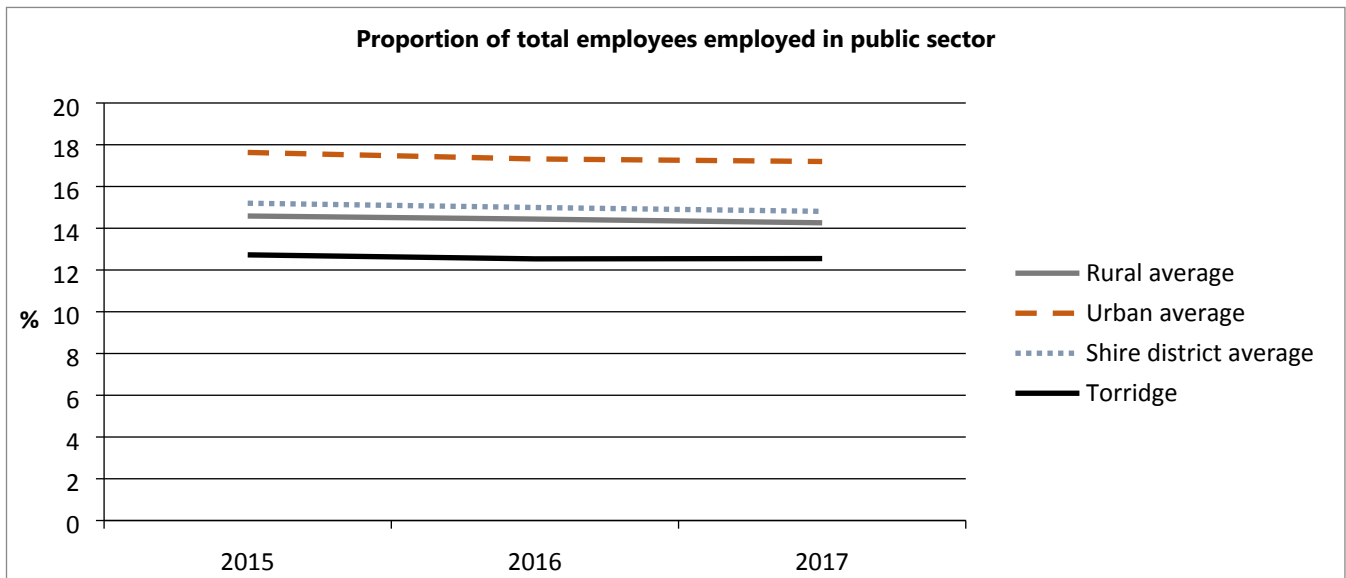
(An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. An individual site (for example a factory or shop) in an enterprise is called a local unit.)

Private/public sector employment

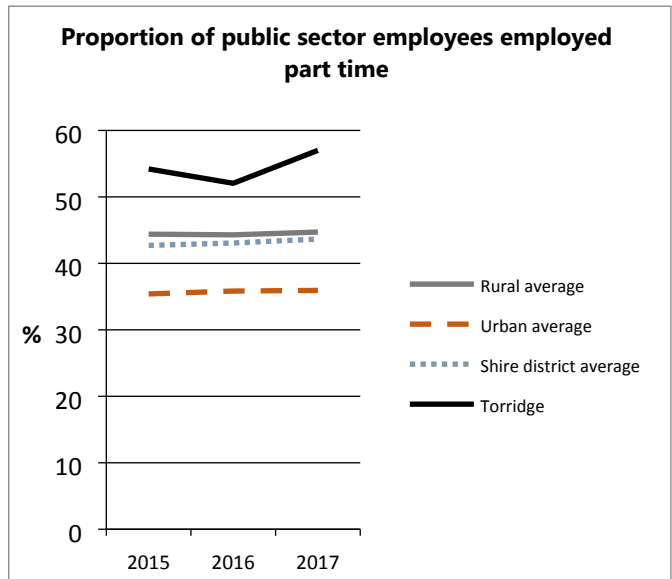
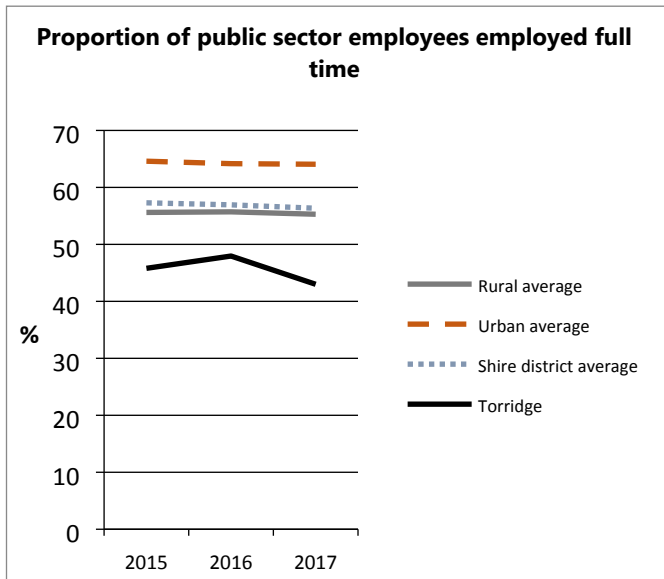


ONS Business Register and Employment Survey

As well as part time employment being more prevalent in some industries as already highlighted, part time employment is also more common in predominantly rural local authority areas than urban areas. In 2017, 35% of employees were in part time employment for predominantly rural areas, in comparison to 31% for predominantly urban areas.

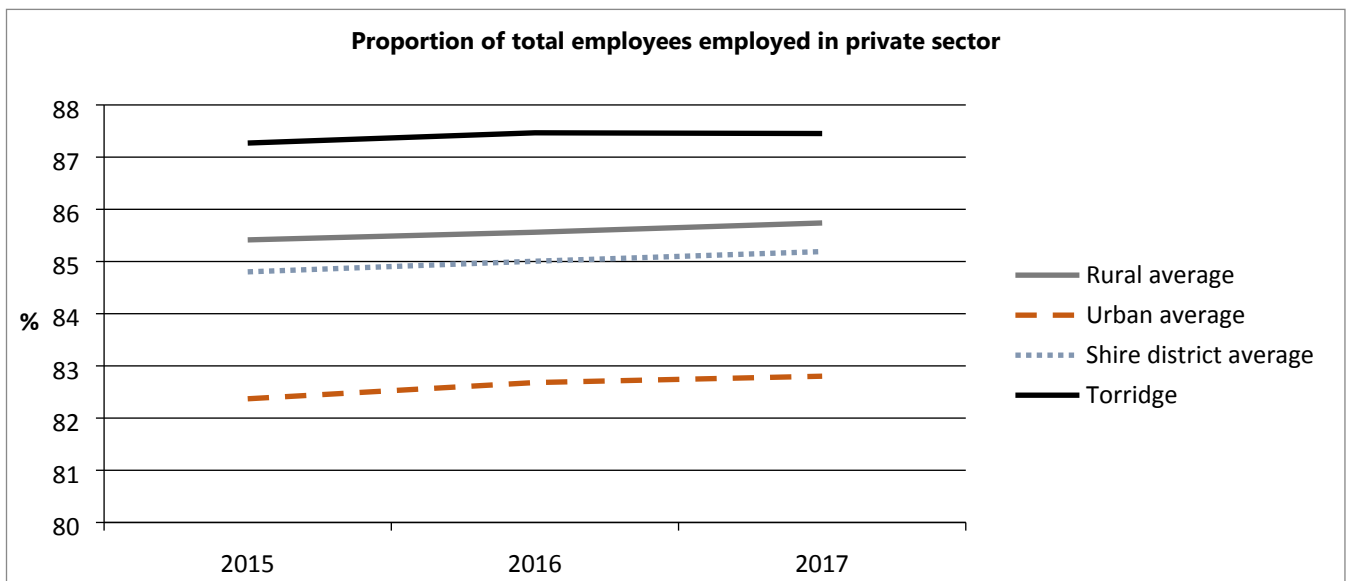


ONS Business Register and Employment Survey

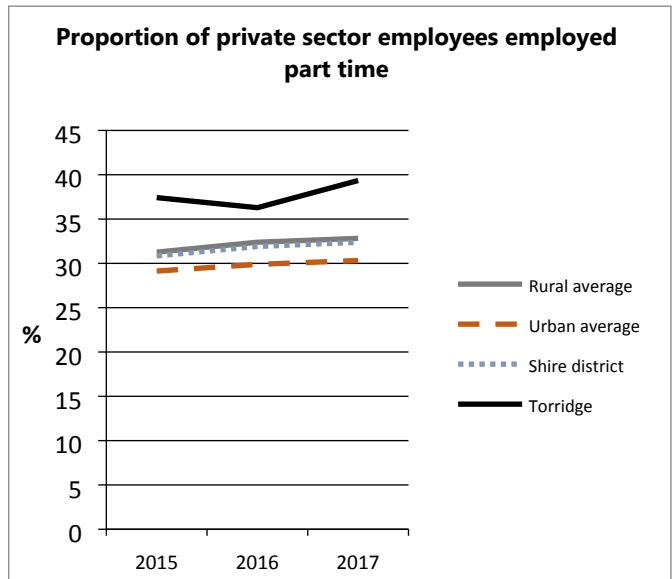
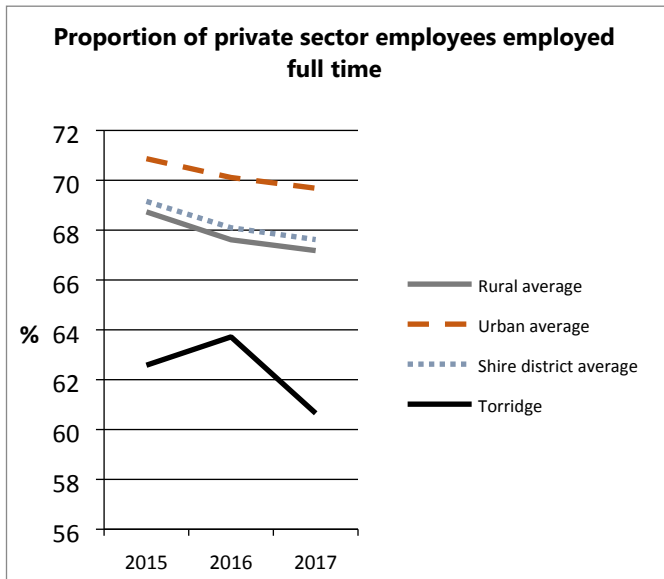


ONS Business Register and Employment Survey

More public sector employment occurs in predominantly urban areas, and again we see more part time employment of public sector workers in the predominantly rural areas (45% of public sector workers in predominantly rural areas were working part time in 2017, compared with 36% for predominantly urban).



ONS Business Register and Employment Survey

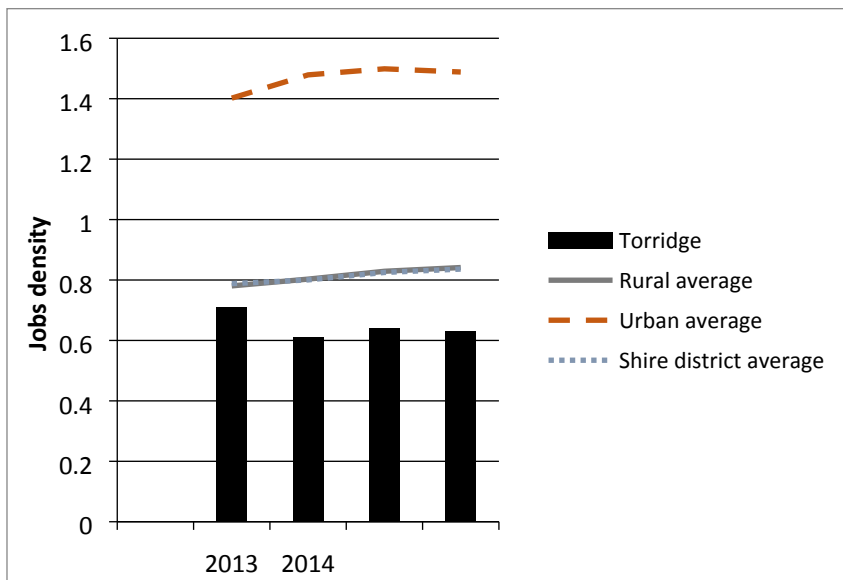


ONS Business Register and Employment Survey

Part time employment is less common within the private sector.

Jobs density

The density figures represent the ratio of total jobs to population aged 16-64. Total jobs includes employees, self-employed, government-supported trainees and HM Forces.

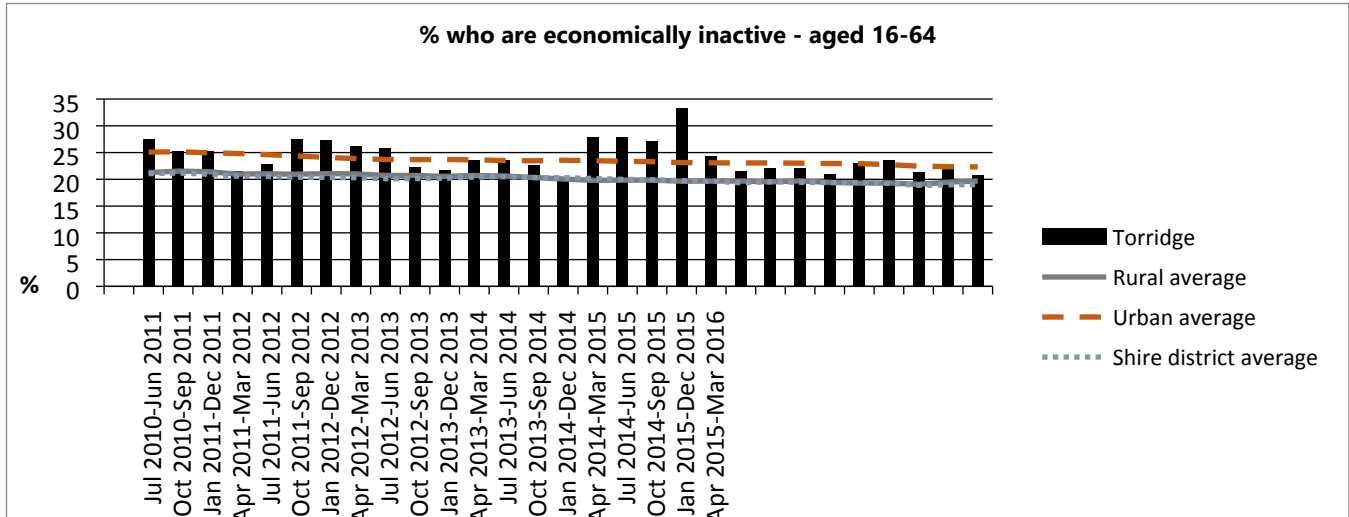


ONS Jobs density

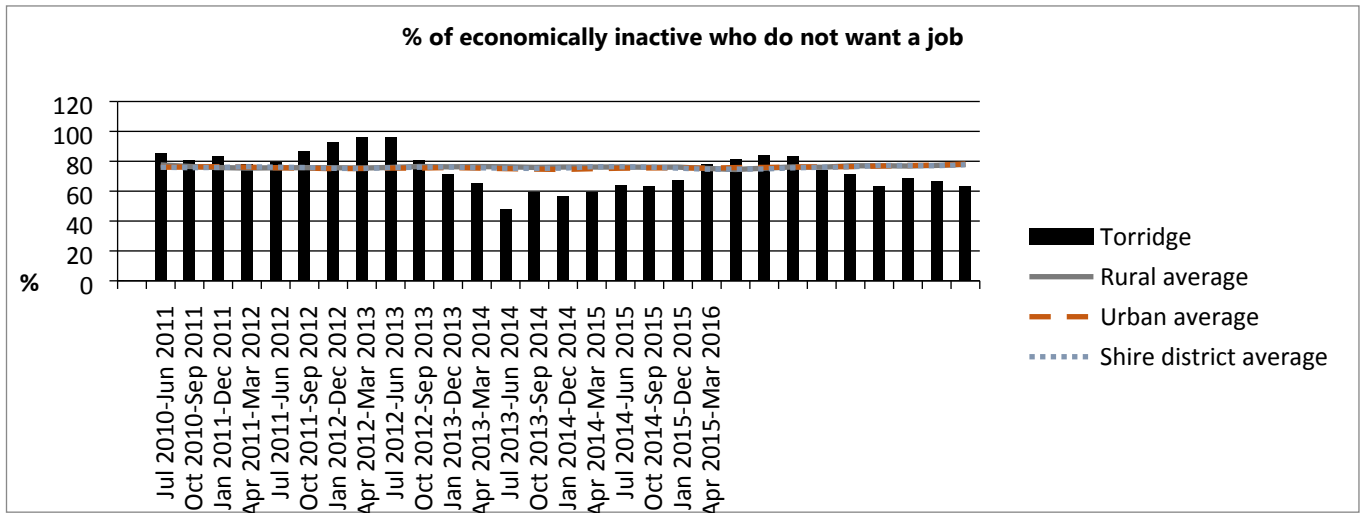
The jobs density in predominantly urban areas is consistently 1.8 times that of predominantly rural. The implication of this on those looking for work in rural areas is compounded by the fact that the proportion of population aged 16-64 on which the density is calculated, in rural areas is smaller than in urban areas. The jobs market is therefore that much tougher for those living in rural local authority areas.

Economic inactivity

A person who is neither in employment nor unemployed is classed as economically inactive. This group includes, for example, all those who were looking after a home or retired. People not in employment who want a job but are not classed as unemployed because they have either not sought work in the last four weeks or are not available to start work are classed as 'economically inactive - wanting a job'.

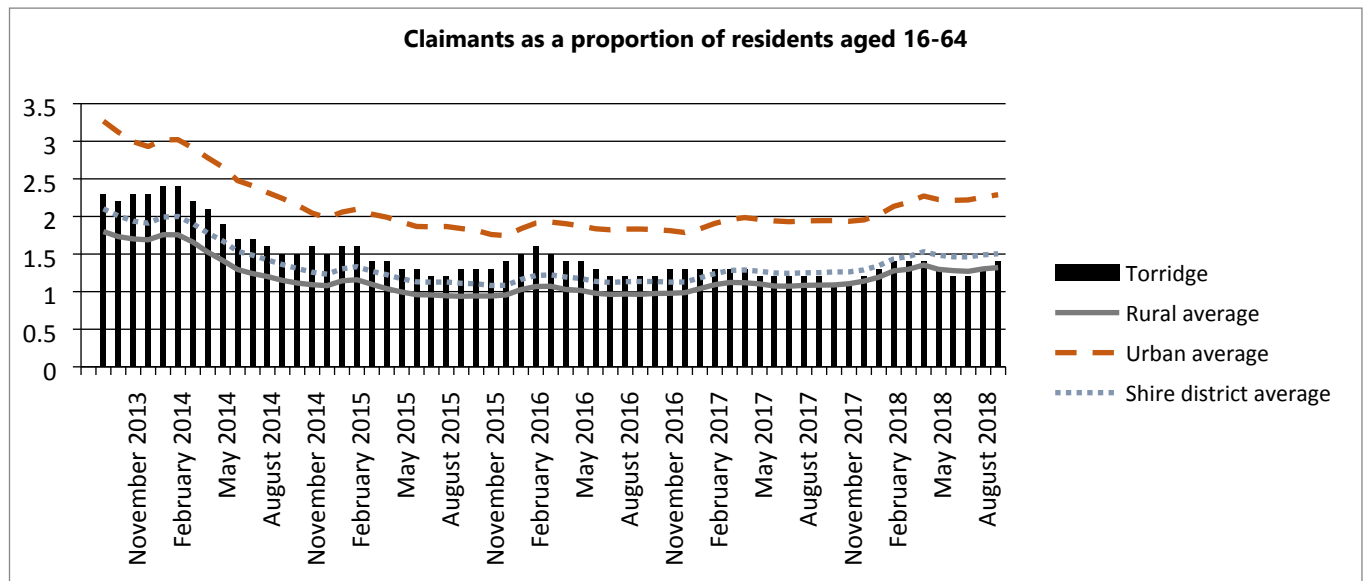


ONS Annual Population Survey



ONS Annual Population Survey

Claimant counts



ONS Claimant count

Claimant count: The number of people claiming Jobseeker's Allowance plus those who claim Universal Credit who are out of work.

The predominantly urban proportion of claimants is greater than the rural average. It is important to place this in the context of the rural person who has additional challenges compared to their urban counterpart of accessing the benefits system (ie. travel time and cost of travel is greater the further away from the benefits office the claimant lives). The rural person might in such circumstance choose to take part time work in preference (as the part time working statistics provided above indicate) or rely on savings or the assistance of friends and relatives.

Statistical sources

ONS Population estimates

ONS 2016 based population projections

Annual Survey of Hours and Earnings

ONS Annual Population Survey

ONS Business Register and Employment Survey

ONS Inter Departmental Business Register

ONS Annual Civil Service Employment Survey

ONS Jobs density

ONS Claimant count