



Notice of a public meeting of

Corporate Scrutiny Committee

To: Councillors Fenton (Chair), Merrett (Vice-Chair), Ayre, Baxter, Coles, K Taylor, Watson, Wells and Widdowson

Date: Monday, 7 July 2025

Time: 5.30 pm

Venue: West Offices - Station Rise, York YO1 6GA

AGENDA

1. Apologies for Absence

To receive and note apologies for absence.

2. Declarations of Interest

(Pages 7 - 8)

At this point in the meeting, Members and co-opted members are asked to declare any disclosable pecuniary interest, or other registerable interest, they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

[Please see the attached sheet for further guidance for Members.]

3. Minutes (Pages 9 - 40)

To approve the minutes of the meeting held on 9 June 2025.

To also approve the minutes of the previous Scrutiny Committees:

- Corporate Services, Climate Change and Scrutiny Management Committee, 12 May 2025.
- Children, Culture and Communities Scrutiny Committee, 1 May 2025.
- Health, Housing and Adult Social Care Scrutiny Committee, 21 May 2025. [To follow]
- Economy, Place, Access and Transport Committee, 25 March 2025, 29 April 2025 and 20 May 2025.

4. Public Participation

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

Please note that our registration deadlines are set as 2 working days before the meeting, in order to facilitate the management of public participation at our meetings. The deadline for registering at this meeting is **5:00pm on Thursday 3 July 2025.**

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill in an online registration form. If you have any questions about the registration form or the meeting, please contact Democratic Services. Contact details can be found at the foot of this agenda.

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5. Harewood Whin Green Energy Park Update (Pages 41 - 124)

Members will consider a report on the progress of the Outline Business Case to create a Green Energy Park on the former landfill site at Harewood Whin.

6. Budget and Medium-Term Financial Strategy (Pages 125 - 130)
Scrutiny, Task and Finish Group

Members will consider the proposal for a task and finish group.

7. Boundary Commission Electoral Review - (Pages 131 - 136)
Council Size, Task and Finish Group

Members will consider the proposal for a Task and Finish Group to examine the Boundary Commission Electoral Review into Council Size.

8. Work Plan (Pages 137 - 144)

To consider the Committee's work plan and that of the Scrutiny Overview work plan.

9. Urgent Business

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

Democracy Officer:

Jane Meller

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

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我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim (Polish)
własnym języku.

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (ہولی) میں بھی میا کی جاسکتی ہیں۔ (Urdu)

Declarations of Interest – guidance for Members

- (1) Members must consider their interests, and act according to the following:

Type of Interest	You must
Disclosable Pecuniary Interests	Disclose the interest, not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Directly Related) OR Non-Registrable Interests (Directly Related)	Disclose the interest; speak on the item <u>only if</u> the public are also allowed to speak, but otherwise not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Affects) OR Non-Registrable Interests (Affects)	Disclose the interest; remain in the meeting, participate and vote <u>unless</u> the matter affects the financial interest or well-being: (a) to a greater extent than it affects the financial interest or well-being of a majority of inhabitants of the affected ward; and (b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest. In which case, speak on the item <u>only if</u> the public are also allowed to speak, but otherwise do not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.

- (2) Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.
- (3) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations,

and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.

City of York Council

Committee Minutes

Meeting	Corporate Scrutiny Committee
Date	9 June 2025
Present	Councillors Fenton (Chair), Merrett (Vice-Chair), Ayre, Baxter, Coles, K Taylor, Wells, Widdowson and Healey (Substitute)
In Attendance	Councillor Lomas, Executive Member, Finance, Performance, Major Projects, Human Rights, Equality and Inclusion
Officers Present	Garry Taylor, Director, City Development Patricia Salami, Head of Regeneration Debbie Mitchell, Director of Finance Guy Close, Democratic Services Manager

1. Apologies for Absence (5.32 pm)

Apologies were received from Cllr Watson, he was substituted by Cllr Healey.

2. Declarations of Interest (5.32 pm)

Members were asked to declare at this point in the meeting any disclosable pecuniary interests or other registrable interests that they might have in the business on the agenda, if they had not already done so in advance on the Register of Interests.

None were declared.

3. Public Participation (5.32 pm)

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

4. Major Projects - York Station Gateway and York Outer Ring Road (5.33 pm)

Members considered a report from the Director of City Development, which provided an update on the York Station Gateway and York Outer Ring Road. They started with questions to officers (Director of City Development and the Interim Head of Regeneration) on the Station Gateway and these covered the reasons for the increase in costs, land acquisition, officer decision / reporting process, learning outcomes, accessibility, role of LNER, human resources and causes for concern relating to other major projects.

Officers explained that the work items contained within stages one to five of the scheme had moved around and it was not possible to fully track and compare the costs associated with each stage. Several unknowns had driven costs up, including inflation, delays and design changes. They confirmed that the costs, from package three onwards, were the actual costs at today's rates and stated that to understand the cost, the whole scheme should be considered. The land acquisition costs had been an estimate, and a lot of the costs relating to the acquisition had not been allowed for. Learning points included being clearer about the risks, less reliance on consultants, improving the pace and frequency of reporting, and developing internal processes to ensure earlier warnings.

The Executive Member stated that work was ongoing to improve the reporting processes, if there were cost or time changes these should be flagged to better assess the impact. Delegated responsibilities should be reported, and the Scheme of Delegation should reflect this.

Members concluded that further narrative was required in the report to explain the changing contract landscape and to include the learning points. The scheme of delegation should be referred to Audit and Governance if it had not been already.

On consideration of the York Outer Ring Road update which was contained in the second part of the report, Members asked questions on the cost review report, the cost differences in the original vs current scheme, costs associated with a phased approach and environment and climate action.

Officers reported that the original £66m published cost of the project had been provided by external consultants, various on-costs including delivery and contingency had not been included; the cost of planning permission and LTN 1/20 compliance had also not been included in the scheme. The current figure of £164m allowed for inflation and on-costs it was not possible to share all the financial information due to commercial sensitivities. The Director of City Development agreed to provide some

additional information to Members after the meeting. He also confirmed that the longer it takes to deliver the scheme the more costs expensive it would be. The changes to the scheme related to LTN 1/20 and required a greater land take, engineering solutions were also more intensive; while the Highways code was not mandatory there were risks to the Council in not delivering this.

The Executive Member confirmed the intention to ensure future funding bids consider the costs relating to phasing a project.

Members requested future reports be provided with a narrative to explain the differences in the original scheme and the current scheme in terms of cost. The revised cost of the scheme should show clearly what is included for the available funding. An explanation of the cost of the phasing approach should also be included as well as identifying the opportunity cost of delays to the project. The Environment and Climate Action section of the report should be made clearer and set out the benefits.

Resolved: That the above suggestions from Members for improvements to the report be included in the final report to Executive.

Reason: To ensure the Executive receive all the information needed for robust decision making.

[7.03 pm to 7.09 pm, meeting adjourned.]

5. Budget Setting Process (7.09 pm)

The Director of Finance presented her report on budget setting and the role scrutiny could play in the process. She suggested that this could largely be completed through a task and finish group to enable a more strategic overview.

Members were broadly in agreement with the proposals, noting the benefits of a timelier approach. The Chair stated that volunteers would be required for a task and finish group and expressed his aim for the group to develop specialist knowledge of the subject matter.

The Executive Member outlined her thoughts, explaining that the same task group members could work across the medium-term financial strategy (MTFS) and the monitoring reports at key times during the year.

Resolved: That a task and finish group be established in order to proceed with the budget scrutiny process.

Reason: To provide assurance that the Council is managing its budget effectively.

6. Work Plan (7.27 pm)

Members considered the draft work plan for the committee and the overview scrutiny work plan for all the scrutiny committees.

Resolved: That the work plan be noted.

Reason: To ensure an overview of the scrutiny work programme.

Cllr S Fenton, Chair

[The meeting started at 5.31 pm and finished at 7.34 pm].

City of York Council

Committee Minutes

Meeting	Corporate Services, Climate Change and Scrutiny Management Committee
Date	12 May 2025
Present	Councillors Fenton (Chair), Merrett (Vice-Chair), Ayre, B Burton, Coles, Healey, Melly, Rose, K Taylor, Waller, Steward (Substitute) and Wann (Substitute)
In attendance	Cllr K Lomas, Executive Member, Finance, Performance, Major Projects, Human Rights, Equality and Inclusion
Officers Present	Laura Williams, Assistant Director, Customer, Communities and Inclusion Laura Swiszczowski, Head of Equity, Diversion and Inclusion Lindsay Tomlinson, Head of Democratic Governance Guy Close, Democratic Services Manager

68. Apologies for Absence (5.32 pm)

Apologies were received and noted from Cllrs Rowley, Widdowson and Myers. Cllr Steward substituted for Cllr Rowley, and Cllr Wann substituted for Cllr Widdowson.

69. Declarations of Interest (5.33 pm)

Members were asked to declare any disclosable pecuniary interest, or other registerable interest, they might have in respect of business on the agenda, if they have not already done so in advance on the Register of Interests.

Cllr Coles noted for transparency, in relation to Item 6, Council Motions (Return to Community Policing Motion), that she had responsibility for Policing, Fire and Crime as the Deputy Mayor at the Combined Authority.

70. Minutes (5.33 pm)

Resolved: That the minutes of the last meetings held on 10 March 2025 and 14 April 2025 were approved as a correct record.

71. Public Participation (5.36 pm)

It was reported that there had been one registration to speak at the meeting under the Council's Public Participation Scheme.

Cllr Runciman, Ward Cllr for Huntington and New Earswick, spoke in relation to Item 7, the petitions schedule. She raised concerns that a petition submitted in November 2024, relating to a request to install a pedestrian crossing at the Folk Hall in New Earswick (Petition 232) had no action against it. She asked the Committee to look into this.

72. Pre-Decision Scrutiny: Equity, Diversity and, Inclusion and Strategy (5.40 pm)

The Assistant Director, Customer, Communities and Inclusion, together with the Head of Equity, Diversity and Inclusion, presented the draft Equity, Diversity and Inclusion (EDI) strategy and outlined their aim for a clear approach ensuring continual engagement with all stakeholders.

Members asked a range of questions covering the language used in the strategy, the purpose of the strategy, how the protected characteristics were agreed, who would be involved in contributing to the strategy, the resources required to implement the strategy, the method of implementation, the consultation process, investigating negative responses, the role of the Communications team, recruitment and retention, access to services, monitoring and training and funding distribution.

In response, officers agreed to review the wording relating to the identified protected characteristics, explaining they had been identified by looking at examples of best practice and by taking into account all relevant equalities legislation. They clarified the intention of the strategy, explaining the aim was to ensure that EDI was built into the Council's core identity, both in the services provided and as an employer; the strategy was intended to also meaningfully evidence the requirements of the Public Sector Equality Duty. Officers confirmed that resources were limited within the team and there was an expectation for heads of service to nominate champions who would receive training to be able to work through the delivery implications. They planned to consult with groups such as York Disability Rights Forum and the York Older People's Forum to further investigate negative experiences. Recruitment was based on merit and roles were advertised widely to ensure broad coverage. Ways to reach more seldom heard groups continued to be explored. They were looking to use the neighbourhood model to provide access to services close to home and to ensure funding was allocated to the right groups. There were plans for the Head of EDI to

attend team meetings to share experiences. HR were monitoring training, and the aim was to ensure that EDI is embedded in all training. Officers acknowledged the request for more detailed data to be provided within the report.

The Executive Member thanked Members for their feedback and confirmed that officers would take the time necessary to further develop the strategy ahead of a reporting to Executive.

Resolved: That further work on the Equity, Diversity and, Inclusion and Strategy be undertaken to take into account Member comments prior to being presented to Executive.

Reason: To demonstrate City of York Council's core commitment to becoming a more equal, diverse and inclusive council.

73. Monitoring and Tracking of Approved Council Motions (6.55 pm)

Members considered the most recent Motions tracker and noted updates.

Resolved: That the report be noted and the Chair and Vice-Chair to determine which Motions can be closed and removed from the tracker.

Reason: To ensure that processes for monitoring approved Council Motions remain sufficiently robust.

74. Schedule of Petitions (7.10 pm)

Members considered the current Petitions Schedule which was last received by the Committee in November 2024. Members noted actions and requested further information from officers, with particular reference to the petition raised by Cllr Runciman in public participation.

Resolved:

- i. That the report be noted and that
- ii. Further information be requested from officers in relation to petition 232 and an updated report be distributed to Members.

Reason: To ensure the Committee carries out its constitutional role in relation to petitions.

75. Preparing for proposed changes to long-term sickness and disability benefits, Task and Finish Group Review (7.25 pm)

Members considered the Task and Finish Group proposal to prepare for changes to sickness and disability benefits. During the discussion, Cllr Coles expressed an interest to be a group member. It was also noted that officers may have already started on a policy paper related to this item.

Resolved:

- i. That the Terms of Reference be agreed.
- ii. Membership of the group should consist of two Labour, two Liberal Democrats and one Conservative or Independent.
- iii. Expressions of interest in participating should be sent to the Chair and Democratic Services.

Reason: To enable the Task and Finish Group to proceed with work on the review in line with scrutiny procedures.

76. Work Plan (7.35 pm)

Members considered the draft work plan for the committee and the overview scrutiny work plan for all the scrutiny committees.

During the discussion, officers confirmed that the revised terms of reference for the Corporate, People and Place scrutiny committees, as well as the public meeting dates, would be brought to Annual Council; a working group consisting of the existing Chairs and Vice-Chairs were developing the new arrangements for scrutiny.

Resolved: That the work plan be noted.

Reason: To ensure an overview of the scrutiny work programme.

Cllr S Fenton, Chair

[The meeting started at 5.31 pm and finished at 7.55 pm].

City of York Council

Committee Minutes

Meeting	Children, Culture and Communities Scrutiny Committee
Date	1 May 2025
Present	Councillors Clarke (Vice-Chair, in the Chair), Crawshaw, Cullwick, Cuthbertson [from 5:44pm], Knight [from 5:46pm], Nelson [from 5:44pm], Waller, Wilson, and Whitcroft (Substitute for Councillor Taylor)
Apologies	Councillors Nicholls (Chair) and Taylor
Officers in Attendance	Laura Williams – Assistant Director, Customer and Communities Joe Micheli – Head of Communities
External Attendees	Sergeant Stuart Henderson - North Yorkshire Police Sergeant for York North

63. Apologies for Absence (5:32pm)

Apologies were received from Councillors Nicholls and Taylor.

The Vice-Chair, on behalf of the Committee Chair, thanked members and officers for their roles on the committee over the past year.

64. Declarations of Interest (5:34pm)

Members were asked to declare at this point in the meeting any disclosable pecuniary interest or other registerable interest they might have in respect of business on the agenda if they had not already done so in advance on the Register of Interests.

Councillor Knight declared an interest in relation to item 5, Clear, Hold, Build Report, in that she was a member of the Police, Fire and Crime Panel.

65. Minutes (5:34pm)

Resolved: That the minutes of the meeting of the committee held on 1 April 2025 be approved and signed as a correct record subject to the following amendment:

- That Minute No.56, paragraph two, be amended to read:

“Councillor Cuthbertson declared an interest in relation to item 5 of the agenda, York Museums Trust Report, in that he was a former trustee of York Museums Trust (YMT).

Councillor Crawshaw declared that in relation to item 5, York Museums Trust Report, he was a current trustee of YMT, and that having taken advice from the monitoring officer he would not participate within consideration of this item. In relation to item 6 of the agenda, REACH Report, Councillor Crawshaw declared, for transparency, that his mother was a member of the steering group of an organisation that had done some work within the REACH Partnership.

Councillors Crawshaw and Knight each declared an interest in relation to item 7 of the agenda, York Theatre Royal Report, in that they were observers to the board of York Theatre Royal and agreement had been sought with the monitoring officer that this would not preclude them from taking part in discussions of this item.

Councillor Cuthbertson declared an interest in relation to item 7 of the agenda, York Theatre Royal Report, in that he was a supporter of York Theatre Royal.”

66. Public Participation (5:35pm)

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

67. Clear, Hold, Build Report (5:35pm)

The Assistant Director, Customer and Communities, the Head of Communities, and the North Yorkshire Police Sergeant for York North presented the report, and they noted that the concept of Clear, Hold, Build was to connect the police, local authorities, and the community to create community resilience to, and prevent against, crime in the area, and through this concept there were desires for it to be incorporated within the Neighbourhood Model.

The North Yorkshire Police Sergeant for York North reported that the Clear, Hold, Build scheme in York was currently ongoing in Clifton, and that all achievements under this scheme had been made without additional funding or resources.

The North Yorkshire Police Sergeant for York North discussed the three aspects of the scheme: Clear, Hold, and Build, and reported that following positive action from work in Clifton a big increase in trust in the police had been seen, as it was especially low in Clifton previously. As a result of this, police intelligence and communication in Clifton had improved, and the amount of cuckooing (a tactic used by criminals to take over the homes of vulnerable individuals) in the area had been reduced.

In response to questions from members, the Assistant Director, Customer and Communities, the Head of Communities, and the North Yorkshire Police Sergeant for York North confirmed that:

- Improved work and relations between the police, local authorities, and the community was essential to deal with serious organised crime, and to minimise the issue of displacement.
- Instead of receiving increased funding, there has been an increased focus on improving ways of working and communication between teams and organisations. Learnings from this improved collaboration can be taken to a wider scale following the pilot in Clifton. Police community support officers (PCSOs) currently working in Clifton were already working in Clifton before the introduction of the pilot scheme, and services elsewhere had not been diminished in any way because of this; PCSOs working on Clear, Hold, Build still investigate crimes outside of the Clear, Hold, Build remit.

- There was an evidenced link between anti-social behaviour and organised crime and North Yorkshire Police always encouraged people to report abnormal or suspicious behaviour. There was a Clear, Hold, Build Strand addressing anti-social behaviour and organised crime together, and there was a Young Person's Strand addressing the connection between young people and anti-social behaviour.

The Executive Member for Housing, Planning and Safer Communities confirmed that he would share with members information regarding additional police officers to be based in urban areas of York, following the meeting of the North Yorkshire Police, Fire and Crime Panel on 1 May 2025.

Resolved:

That members noted the information related to the delivery of the Clear Hold Build project in Clifton.

Reason:

So that members are updated on the progress of Clear Hold Build.

68. Work Plan (6:29pm)

Members discussed the work plan for the Committee, and it was proposed by Councillor Crawshaw, and seconded by Councillor Nelson, and resolved that:

- The Committee would recommend to the Corporate Services, Climate Change and Scrutiny Management Committee (CSCCSMC) that it should encourage the Corporate Parenting Board Annual Report to be received by Full Council, as also stipulated within the Terms of Reference (ToR) of the Corporate Parenting Board.

Reason: To ensure that the Corporate Parenting Board Annual Report is received by the relevant committees.

It was also resolved that:

- The Committee would ensure that themes surrounding Special Educational Needs and Disabilities (SEND), School Attendance and Attainment, children's wellbeing, the Neighbourhood Model, and reporting of an impact assessment into library cuts be noted on the workplan and referred to the CSCCSMC to consider.

Reason: To keep the committee's work plan for the upcoming municipal year updated.

Cllr Clarke, Chair

[The meeting started at 5.32 pm and finished at 6.55 pm].

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City of York Council	Committee Minutes
Meeting	Economy, Place, Access and Transport Scrutiny Committee
Date	25 March 2025
Present	Councillors K Taylor (Chair), B Burton, J Burton, Fenton, Healey (Vice-Chair), Hook, Whitcroft, Steward, Vassie and Merrett
Officers in Attendance	James Gilchrist - Director of Environment, Transport and Planning Patrick Looker – Assistant Director of Finance Julian Ridge - Sustainable Transport Manager
In Attendance	Councillor Ravilious

50. Apologies for Absence (17:30)

There were no apologies.

51. Declarations of Interest (17:30)

Members were invited to declare at this point in the meeting any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests they might have in the business on the agenda.

Cllr Whitcroft noted that he had a non-prejudicial interest in relation to minute 55 as the discussion on the item would include his motion to Council on Residential Parking.

Cllr Merrett noted that he had a non-prejudicial interest in relation to minute 55 as a member of the York Bus Forum.

52. Minutes (17:31)

Resolved: That the minutes of the last meeting of the committee held on 25 February 2025 be approved and then signed by the Chair as a correct record.

53. Public Participation (17:32)

It was reported that there had been one registration to speak at the meeting under the Council's Public Participation Scheme.

Anthony May stated that the Council required a parking strategy to ensure it managed to maintain its targets of reducing car travel by 20% by 2030 and sustaining its £9m parking revenue. He also suggested the Council have a short-term contract for park and ride while the Combined Authority Mayor developed a bus strategy.

Flick Williams stated that accessibility should be recognised as a right and not a nice to have. She stated that blue badge parking had been closed off at the train station and only one space on buses for wheelchair users was a nightmare for the disabled as they would be left at bus stops.

Gwen Swinburn recommended that Scrutiny make a priority of reviewing the Council's economic strategy and review the Council's Property Portfolio. She asked that Residents parking schemes be expanded to cover the whole of the city.

54. Finance and Performance Monitoring Report (Q3) (17:45)

The Assistant Director of Finance introduced the 2024/25 Finance and Performance Monitor 3. Members considering the monitor raised a number of questions for more information, officers confirmed that they would write to the Committee on topics that they could not answer in the meeting. These questions included, does the Council know how many people in the city are eligible for pension credit but not claiming it, and how will the Council promote applying? Members asked what training was provided to officers to promote the Council becoming more entrepreneurial? The Committee enquired as to whether SLA04 on street cleaning needed reviewing as to whether there is a new business as usual response time. Members asked if there was a good reason why only 10 homes had been completed on the Langley Gate estate on the A59 in a 6 month period. Such a low completion rate on an estate which has had planning permission for at least 5 years, would indicate that the planning system cannot be entirely held to account for the lack of new houses being built in the city. Members also considered data relating to a decline in the number of working age people in employment and enquired as to whether the Council had greater detailed data relating to the decline.

The Committee also raised several questions relating to waste collections. Members enquired as to why there had been an increase in waste going

directly to landfill, officers noted that there had been planned closures at Alerton Park which might have affected this but would explore further. A rising number of missed bin collections was also raised, and it was confirmed that this could be related to greater reporting and officers were investigating this.

Resolved:

- i. That officers would write to the Committee to provide further detail on a number of topics raised from the monitor report.
- ii. Noted the finance and performance information.
- iii. Noted that work will continue identifying the savings needed to fully mitigate the forecast overspend.

Reason: To ensure expenditure is kept within the approved budget.

55. Car Parking across the city and the Park and Ride Re - tendering (18:15)

The committee considered the report, with the chair raising his frustration at finding out, on the day of the meeting, that there would be no report as requested regarding parking and that the paper shared would only give a detailed summary of the park and ride aspect. He noted how 5 pages of the report were spent explaining why the parking aspect would not be focused on. The chair added that the argument that parking was a too wide and complex area was not a sufficient reason to not bring the report requested without explanation in good time. He reflected that it can often feel like, when a broad subject is requested, Members are advised to look at specific aspects but, when specific topics are requested, Members are advised that such items need taking in the round as they were part of broader subject areas.

Officers outlined that the Council would be negotiating a new contract for York's Park and Ride buses. They confirmed that there were opportunities to explore expanding the use of the park and ride sites, as well as questions relating to how park and ride fits alongside the Mayoral Combined Authority. It was confirmed that the park and ride was ran as cost neutral to the Council and options for the new contract should consider how the Council balances potential cost against the opportunities for new and improved services.

It was confirmed that the combined authority was now the local transport authority, however, the park and ride officers confirmed was not the same as regular bus services and therefore the Council could maintain control

rather than it being transferred to the combined authority. It was noted that the combined authority would likely still require several years before it could take on the park and ride facilities regardless of any Council decision. Members discussed the prospect of maintaining control of the park and ride and noted that the Council could seek a shorter contract to allow for the combined authority to develop its transport functions.

Members discussed the possible future use of park and ride facilities. Officers noted that the Council had £4 million of Bus service improvement plan funding which could support transforming park and ride sites into transport hubs with more bus stops on site, additional overnight parking, car clubs, more cycle parking, and more electric vehicle charging. The Committee also discussed what else could be included in the tender process. It was noted that the Council could raise wheelchair access on York's park and ride buses as part of the tender process.

The Committee noted that the York Central Access Strategy included plans for the park and ride route from the Rawcliffe Park and Ride. This it was noted would link York Central to the railway station and create access to the York Central economic area.

Members discussed the tender process for the new contract and enquired as to whether there was more than one viable bidder to operate park and ride. Officers noted that there were challenges to new bidders as the park and ride would require a substantial bus depot to operate from. Members enquired as to whether the park and ride could be broken up into multiple contracts. It was confirmed that this was possible but that it would create more complexity in contract management and could lose the advantages in the economies of scale of running the whole service.

Resolved:

- i. To recommend that the Council pursues a short-term tender for the park and ride with requirements for more wheelchair spaces, longer operating hours, and weekend parking.
- ii. To ask that the Executive Member for Transport seek the Mayoral Combined Authority to outline its plans for bus travel in York and North Yorkshire, including what role York's park and ride could play in this.
- iii. To request that the Council review its intermediate stops policy on park and ride services.
- iv. To request that the Executive explore greater commercial use of park and ride land.

Reason: To ensure the Council's tender process for the Council's park and ride services delivers improved services for the city.

56. Work Plan (19:57)

The chair confirmed that the Committee would look at add to its work plan an item on Residents Parking in the city, he also noted potential items for property asset portfolio review and reviewing cities economic strategy.

Resolved:

- i. Noted the Committee work plan.

Reason: To keep the committee's work plan updated.

Cllr Taylor, Chair

[The meeting started at 5.30 pm and finished at 8.02 pm].

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City of York Council

Committee Minutes

Meeting	Economy, Place, Access and Transport Scrutiny Committee
Date	29 April 2025
Present	Councillors K Taylor (Chair), B Burton, J Burton, Fenton, Healey (Vice-Chair), Hook, Steward, Vassie, Merrett and Coles (Substitute)
Officers In Attendance	James Gilchrist - Director of Environment, Transport and Planning Steve Ball - Resilience and Contingencies Manager Georgina Meredith - Resilience and Emergencies Officer Ian Hout - Head of Environmental Services Rebecca Copley - Business Manager for Environmental Services
In Attendance	Councillor Kent – Executive Member for Environment and Climate Emergency
Apologies	Councillors Whitcroft

57. Apologies for Absence (17:30)

Apologies was received from Cllr Whitcroft, he was substituted by Cllr Coles.

58. Declarations of Interest (17:30)

Members were invited to declare at this point in the meeting any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests they might have in the business on the agenda.

Cllr Coles confirmed that in relation to minute 61. Emergency Planning that she was the Deputy Mayor for Police Fire and Crime at the York and North Yorkshire Combined Authority and emergency planning was a part of her portfolio.

59. Minutes (17:31)

The Committee discussed the minutes from the 25 March 2025 and highlighted a number of amendments the Committee considered were needed before they could be agreed. The Chair therefore invited members of the Committee to send amendments to him outside of the meeting to then be amended in the minutes before they come back to the Committee.

Resolved: Members of the Committee to send amendments to the chair.

60. Public Participation (17:35)

It was reported that there had been two registrations to speak at the meeting under the Council's Public Participation Scheme.

Flick Williams stated that buses in York only having one space for wheelchair users was discriminating against wheelchair users who were being left behind by crowded buses and highlighted 140 cases where wheelchair users had been left at bus stops.

Gwen Swinburn raised concern at the rise in parking charges in areas such as the Groves on residents and businesses and stated that the Council was charging less for parking in wealthier areas such as Bishopthorpe Road. She asked that the Council review its parking charging policies.

61. Emergency Planning (17:42)

The Resilience and Contingencies Manager introduced the report on emergency planning. He highlighted how the Council works with partners and government in relation to emergency events, the training undertaken for both officers and Councillors regarding emergency planning and confirmed that the Council's emergency planning was internally audited and undertook a peer review in 2024. He noted that the Council would often hold a leadership and guidance role during emergency events and the Council always had a senior officer as a Silver Commander on call, which could always be escalated to Gold Command.

The Committee noted that there were so many potential emergencies the city could face, with a particular highlighting of the power cuts in Spain, they enquired how could the Council prepare for such a wide range of emergencies. Officers confirmed that plans were in place for a wide range of emergencies, even so, they confirmed that every emergency was different. Therefore, it was explained that it was important to focus on

planning to deal with the potential outcome of an emergency, rather than ever possible event.

Members discussed individual preparation and enquired about how residents could ensure they are prepared for emergencies. Officers noted that there are outreach events such as York Get Ready Together to promote preparation. The Local Resilience Forum website was also highlighted which included resources such as Household Plan templates. The Committee acknowledged the usefulness of the QR code provided on the Local Resilience Forum templates which provided information to residents about preparedness, they did however, raise concerns for those that might not be able to use a QR code, officers acknowledged that the QR might not be accessible to all residents and highlighted the use of the chatbot function on the site which could respond directly to residents and provide appropriate information.

Members discussed whether more could be done to promote resilience and things such as the Household Plan template. They considered whether copies of the template and links to it could be added to community noticeboards. Members also enquired about whether they could seek grant or sponsorship funding to send information on preparedness to all households. It was noted that the Council was exploring including resilience information in annual council tax letters. Members also enquired about ensuring support was provided to small businesses, noting that larger organisations would like to have their own specific plans. Members also enquired as to whether there was scope to commercialise emergency planning for small businesses.

The Committee enquired about how the Council ensures vulnerable residents are prioritised and supported in emergencies. Officers confirmed that data sets were kept to identify vulnerable individuals, and work was done with adult and children's social care to ensure support was provided to vulnerable individuals. Members enquired about whether people could self-identify or identify others they know that are vulnerable, officers confirmed that this was the case, and that people could be identified to the Council by relatives.

Officers confirmed that in cases of emergencies rest centres could be established, for security reasons it was confirmed that there was not a publishable list for these centres. It was confirmed as part of communications with Councillors things such as the locations of rest centres in their wards would be shared with them as part of handling any emergency. On communications it was confirmed that in cases of emergency the Council worked on the principle of having a single version of the truth communicated. Members enquired about military assistance and whether

this could be affected by changes to the barracks in Fulford. Officers confirmed that each region had an assigned liaison officer so changes would not affect how emergencies would be dealt with. The Council maintained the ability to request military assistance, this would be sent to the Secretary of State who would decide whether to deploy military personnel.

Councillor training was discussed with the opportunity for future training to be considered by the Council's Joint Standards Committee to support Members to be prepared and able to support their communities.

Members raised the digital switch over and enquired about what measures could be taken to address the challenges the switch over could present to residents in relation to being prepared for emergencies. Officers noted that the switch over presented a challenge due its wide window for rollout and how it was being done by individual companies rather than one coordinated project. They noted that it was important to continue to warn people to be prepared for the switch over.

Resolved:

- i. Request that the Executive explore how the Council can include more information on resilience in its communications and to seek support for an all-household communication to promote resilience planning;
- ii. To request that the Executive explore the scope to commercialise emergency planning for small businesses;
- iii. To recirculate the link for Emergency Planning to Committee members;
- iv. To request that officers review how temporary Council IDs are assigned.

Reason: To promote resilience against potential emergency events.

62. bags to bins report (19:14)

The Head of Environmental Services introduced the report on the roll out of the bags to bins project. Officers noted that for the first phase letters would be going out shortly to inform households of the change and a second round of letters would include FAQs ahead of the move to bins from bags. It was confirmed that the first phase would include 2835 properties with a similar number in phase two, phase three would look to review those final properties not included in phases one or two to review again whether it might be possible to move them to bins. It was confirmed that the move

form bags to bins would provide benefits by containing waste and would improve health and safety of the collection crews.

The Committee discussed the communications plan to households and enquired about how the Council would promote the assisted collection service. Officers confirmed that a wide range of information such as the assisted collection service would be included in the second letter to residents, however, they confirmed that the Council was prepared to receive enquires from residents after the first letter that will be sent out. Officers confirmed they would also keep Ward Councillors engaged where the rollout was being carried out.

Members enquired about potential challenges with the move to bins such as potential blocking of back alleys. Officers confirmed that site visits would be undertaken early on to identify challenges and potential solutions, while all residents would be shared information on how to store and present bins. Members enquired whether the site visit walkabouts would help identify other issues such as parking. Officers confirmed that parking was always a problem city wide for waste collection, where persistent issues were identified, these were passed to transport to consider actions such as parking restrictions.

The Committee enquired whether those households that would still be using bags could apply for moving to a bin. Officers confirmed that residents could request this, and the Council would review and seek to provide bin collections if possible. Members asked if the Council had maps showing those areas that would be continuing bag collections, it was confirmed it did and these could be shared with the Committee.

Resolved:

- i. Noted the report and thanked officers for there work on the project.

Reason: To ensure the rollout of bags to bins is progressing successfully.

63. Work Plan (19:50)

The Committee considered its work plan acknowledging the changes to Scrutiny after Annual Council which will see changes to the Committee. Members enquired about the possibility of having the report on parking and officers confirmed that they would discuss with the Executive Member for

Transport about bringing a report on parking to the Committee's May meeting. Members also noted that it had been a year since the task and finish group on Dial and Ride and proposed a update on the topic be added to the work plan for the new scrutiny structure to review.

Resolved:

- i. Noted the work plan with requests for parking and Dial and Ride to be added to the work plan.

Reason: To ensure the Committee has a program of work.

Cllr Taylor, Chair

[The meeting started at 5.30 pm and finished at 7.56 pm].

City of York Council

Committee Minutes

Meeting	Economy, Place, Access and Transport Scrutiny Committee
Date	20 May 2025
Present	Councillors K Taylor (Chair), B Burton, J Burton, Fenton, Healey (Vice-Chair), Hook, Steward, Vassie, Merrett and Coles (Substitute)
In Attendance	Councillor Kent – Executive Member for Environment and Climate Emergency
Officers in Attendance	James Gilchrist - Director of Environment, Transport and Planning Shaun Gibbons - Head of Carbon Reduction Ian Hoults - Head of Environmental Services Harvey Lawson - Arboricultural Officer
Apologies	Councillor Whitcroft

64. Apologies for Absence (17:32)

Apologies were received from Cllr Whitcroft, he was substituted by Cllr Coles.

65. Declarations of Interest (17:32)

Members were invited to declare at this point in the meeting any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests they might have in the business on the agenda. None were declared.

66. Minutes (17:33)

The Committee considered the minutes of the meeting on 29 April 2025 and highlighted a number of minor amendments which would be made prior to returning to the Committee for sign off.

67. Public Participation (17:35)

It was reported that there had been one registration to speak at the meeting under the Council's Public Participation Scheme.

Gwen Swinburn raised concerns about how wards without a Parish Council access Community Infrastructure Levy funds and stated a system was needed for how this funding could be delivered. She stated that longstanding Section 106 contributions was becoming a liability and finally stated that the Groves was facing parking challenges due to HMO's.

68. Tree Management and strategy (17:40)

Officers introduced the report highlighting the Council's ambition for increased tree planting. Challenges to planting include available land, buried utilities and proximity to highway/built assets. Other challenges noted were ongoing maintenance requirements, which may be exacerbated due to climate change, as well as stakeholders not always being happy to have new trees near them. Officers confirmed that in relation to tree removals, the Council only remove dying or dangerous trees. They highlighted that the Council had a net gain on the number of trees in the city and noted the work to secure funding which had allowed for tree planting.

The Committee discussed the challenges associated with identifying sites for tree planting and the increased challenge of identifying sites in urban areas. Officers noted that the Council had been opportunistic in identifying sites for planting with the funding received and that in the longer-term, solutions would need to be identified for planting in the most challenging locations. Members enquired about whether the Council worked with partner organisations who might have ambition or a requirement for planting, such as the Environment Agency or Yorkshire Water. Officers confirmed that the Council already worked in partnership regarding its tree planting programmes but asked that members flag any specific issues or opportunities they are aware of.

Members highlighted work undertaken at a Council Ward level around tree planting and wondered whether, should a Ward wish to use its funding for planting, a joint ordering of trees would be possible and more cost effective. Officers confirmed that the Council usually completed orders around August and that information could be shared with Councillors to highlight the opportunity to access tree orders. The Committee also discussed trees on private land and requested that Councillors be reminded on how the Tree Protection Order process worked.

The Committee enquired about whether funding for new trees included funding for maintaining those new trees. Officers confirmed that each funding scheme would be different but that these would include a period of maintenance funding, including watering. Officers confirmed to members that they did not have specific guidance for residents who might want to water new trees near their home but included that it would be difficult to over water these new trees, so residents were welcome to support trees maintenance. Members enquired about the capacity within the Council for maintenance, officers noted that the maintenance team did not have spare capacity, but that funding was fundamentally an Executive decision. They noted that, ultimately, the amount of maintenance required depended largely on the environment that trees were planted in. Officers also highlighted to Members the Council's Arboricultural Policy for York: <https://www.york.gov.uk/downloads/download/664/arboricultural-policy-for-york>.

Members asked about the wider benefits from additional tree planting. It was confirmed that trees improve air quality, usually very localised around the tree itself, and planting was usually harder in areas of worse air quality as this was usually built-up urban areas. Members enquired about whether tree planting could have positive affects for areas with a high-water table that floods. Officers noted that they would always review an area for whether planting was possible and follow the right tree right place principal. The Executive Member for Environment and Climate Emergency welcomed Councillors to always come forward with sites they believed could benefit from planting for the team to review suitability.

Resolved:

- i. To thank tree planting volunteers across the city;
- ii. To request that the Executive Member for Environment and Climate Emergency write to government to request a review of policies impacting tree planting on roadways to make this easier;
- iii. To encourage the Council to work closer with partner organisations to increase the level of tree planting in the city;
- iv. To request that officers provide Councillors with information regarding how to use Ward funding if wards wish to do so to join in on tree orders and provide Councillors with information on how to apply for a Tree Protection Order.

Reason: To encourage tree planting and maintenance in the city.

The Director of Environment, Transport and Planning introduced the report. He noted the work that was undertaken by the planning department in Section 106 agreements, he also outlined that the spending of the Section 106 agreements was with the department in the Council that was responsible for areas the agreement was providing funding for, such as the Public Realms team for funding for parks or Transport for road improvements. It was confirmed that the Council had invested in monitoring its Section 106 agreements and that this work had been audited.

The Director and Executive Member for Housing, Planning and Safer Communities confirmed that 25% of Section 106 funding is available to relevant communities if they have a neighbourhood plan or 15% if not. This community funding can go to Parish Council's if in place, otherwise the Council would undertake play the role of the Parish Council. It was confirmed that officers were seeking clarity as to whether communities could use Section 106 funding to fund a neighbourhood plan, noting the challenges of creating a plan.

The Committee noted the audit that had been considered by the Council's Audit and Governance Committee. Members raised concerns in relation to the timescales for spending Section 106 money and enquired whether there was a better way of tracking Section 106 money received and it spend. Officers confirmed that the Council publishes its Infrastructure Funding Statement each year which covered all applications, money secured, and what is being spent on. They confirmed that presenting this information for longer timescales could be challenging due to things such as triggers in Section 106 agreements which could come years after the agreement was signed.

Members expressed a desire for Ward Councillors to be more engaged, in helping identify opportunities for improvements in community infrastructure, such as parks and urban spaces connected to Section 106 agreements. Officers welcomed Members engagement and recommended that it was better for Councillors to engage with officers to identify priorities long before planning applications were submitted, this way officers could better prioritise when planning applications are submitted.

Members enquired as to what would happen in relation to a developer going bankrupt before a development was finished and not all the Section 106 agreement triggers had been met. Officers explained that the Section 106 agreements are linked to the land the development is on and not to the specific developer, this means that in the case that a new developer comes in to finish a development, that developer would be bound by the Section 106 agreement.

The Committee were informed that the Council was progressing to implement Community Infrastructure Levies (CIL) as part of agreements they make with developers. A CIL Members were told would provide a number of benefits including standardising agreements and providing the Council with more flexibility to fund relevant infrastructure improvements.

Resolved:

- i. To recommend that training to Members include how to engage in the Section 106/CIL process and how to help identify potential projects in their Ward which could be subject to future Section 106/CIL funding;
- ii. To recommend that Officers explore whether there can be a way of Ward Councillors logging potential projects in there Ward which could be considered in future Section 106/CIL agreements;
- iii. To recommend that Officers explore how to provide further detail in the Infrastructure Funding Statement including mapping multiple years of funding;
- iv. To request that the report on the Council seeking to implement CIL be shared with the Committee.

Reason: To ensure the Committee are updated on the Council's use of Section 106 agreements and support Members to engage in what projects progress from Section 106 agreement funding.

70. Work Plan (19:47)

The Committee noted the list of items that would be passed onto the new Place Scrutiny Committee for consideration.

Resolved:

- i. Noted the list of potential items.

Reason: To ensure that the Place Scrutiny Committee has a list of potential items to consider.

Cllr Taylor, Chair

[The meeting started at 5.32 pm and finished at 7.49 pm].

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Corporate Scrutiny Committee**7 July 2025**

Report of Chief Strategy Officer

Harewood Whin Green Energy Park Update**Summary**

1. This report provides an update on progress of the Outline Business Case to create a Green Energy Park on the former landfill site at Harewood Whin.
2. The completed Strategic Outline Case (SOC) is included as Appendix 1, and identifies a preferred option for a phased delivery approach. This option has been taken forward into the Outline Business Case.
3. As the funded activity draws to a close at the end of June 2025, the Outline Business Case will be used to inform an Executive Decision in September as to whether to progress the scheme to Full Business Case, subject to additional funding from the Combined Authority.
4. Members are asked to consider the content of the report, provide comment and feedback on the delivery of the business case to date to help shape the potential work to follow on the full business case.

Background

5. An initial feasibility study was completed in 2021 to identify opportunities for generating renewable energy at the former landfill site at Harewood Whin. The study, commissioned by Yorwaste and the York & North Yorkshire Local Enterprise

Partnership, identified the potential for 28MW of ground mounted solar and complementing energy storage technologies.

6. On 20 February 2024 Executive approved the project initiation to progress the feasibility study and explore renewable energy options for the site in more detail to produce a business case for the Harewood Whin Green Energy Park. Revenue funding of £243,500 was secured via the Net Zero Fund, administered by York and North Yorkshire Combined Authority. The revenue funding was secured to deliver a Strategic Outline Business Case (SOC) and Outline Business Case (OBC) for the scheme by July 2025.
7. The SOC has been completed and is presented in the Appendix 1 of this report. The OBC is in the final stages of completion and will accompany an Executive report in September 2025. Both stages of business case completion follow the governments Green Book guidance¹.
8. Planning permission was obtained in April 2025 for a solar installation up to 16.5MW. The application was reduced in size from 28MW following objections to part of the scheme from the nearby airfield.
9. The Strategic Outline Business Case (SOC) recommends a 'Phased' approach to developing the Green Energy Park on the former landfill site at Harewood Whin. A phased set of project stages over time will create the best opportunity for early realisation of the benefits and mitigates the risks associated with one large project.
10. The first two phases would provide up to 6MW of solar electricity generation. The first element of this creating up to 1MW of installed capacity, to be funded and directly used by the site operator, Yorwaste. The second element would increase installed capacity by up to 5MW for City of York Council, creating both

¹https://assets.publishing.service.gov.uk/media/66449468ae748c43d3793bb8/Project_Business_Case_2018.pdf

financial and environmental benefits. Further phased stages are to be developed with other deployment of complementary technologies over time.

11. The SOC considers the financial case for delivery of each phase and identifies options to finance the initial phase through borrowing, generating income and a positive cash-flow over a 30-year period.
12. A previous update to Scrutiny Committee for Harewood Whin, was included within the Net Zero Fund Update presented in April 2025. A Current project update is as follows:

Project	Harewood Whin Green Energy Park
Summary	Develop an Outline Business Case to further investigate the technical and financial viability of installing renewable energy at the former landfill site.
Completion date	30/06/2025 – following agreed extension from the Combined Authority
Funding value	£243,500
Current Status	<p>The project is on track.</p> <p>Completed:</p> <ul style="list-style-type: none"> ○ Baseline scoping assessment ○ Longlist optioneering ○ Solar shortlisting ○ Planning Approval for 16.5MW solar scheme ○ High-level financial modelling ○ Strategic Outline Business Case <p>In development:</p> <ul style="list-style-type: none"> ○ Outline Business Case ○ Ground Investigation
Benefits	<p>Potential Revenue for the council through resale of surplus electricity.</p> <p>Potential carbon saving of up to 8,125tCO₂e</p> <p>Potential opportunity for Green Energy Tariff savings up to 200K.</p>
Options Discounted	Hazel Court in full or part, as transfer of operations to Harewood Whin to be a direct offtaker of the

	<p>electricity produced. All options for Hazel Court/Operational waste services will be considered separately via the Transformation Project</p>
Challenges	<p>Required grid connection is costly and time-consuming.</p> <p>New contractual arrangements will be required to facilitate the supply and purchase of electricity.</p> <p>Landfill ground conditions mean that it is likely to be more costly to install solar on a former landfill site. Further ground investigations are underway to confirm viability.</p> <p>Additional revenue funding is required to progress the Full Business Case. Capital funding will need to be identified to support delivery.</p> <p>Delays in funding award and recruitment have compressed delivery timescales.</p>
Lessons Learnt	<p>Re-locating council operations close to sources of generation can improve the financial case, but also creates operational, financial and legal complexity, requiring longer term-planning and decision making.</p> <p>Benefits of a phased approach, reduce risk and create the potential for earlier financial and environmental returns.</p>
Next Steps (subject to approval)	<p>By 14/7/25 – Complete Outline Business Case</p> <p>By 14/7/25 – Complete Funders Claim</p> <p>By 31/8/25 – Complete Ground Investigation/Results Reporting</p> <p>By 31/8/25 – Funding for Full Business Case confirmed</p> <p>By 30/9/25 – CYC Executive approval to progress Full Business Case</p> <p>1/10/25 – 30/9/26 – Complete Full Business Case</p> <p>By 31/12/26 – Approve project approach</p> <p>2027 – Begin project works</p>

Consultation

13. The Strategic Outline Business Case (SOC) and Outline Business Case (OBC) were developed as a project reporting to the Climate Change and Natural Capital Programme Board, with quarterly updates provided to CMT.
14. The SOC and OBC was developed in consultation with Yorwaste. Arcadis (Technical Consultant) and a City of York Council Project Board that included representatives from across the Council. With representatives from City Development, Strategy, Carbon Reduction, Finance, Legal, Property, Ecology, Waste, Fleet, Operations and in consultation with representatives from the funder, York and North Yorkshire Combined Authority.
15. Regular Bi-monthly updates have taken place with the Chair of Rufforth Parish Council.

Options

16. Option A – Progress to Full Business Case, subject to funding from the Combined Authority.

This option would allow the continued development of the business case, providing greater clarity to the commercial and management case and progress the project to the point of delivery to realise the benefits. With grant funding support from the Combined Authority, this work can progress at no cost to the Council.

17. Option B – Do not progress to Full Business Case.

The Council's role in progressing the business case would come to an end. Other parties may pick-up this work at a future date, but there is an increased risk that the project will not develop, and the benefits will not be realised.

Benefits

18. The potential benefits that could be realised as part of the outline business case are outlined below:

Financial Benefits

- a) On a 5MW solar scheme over 30 years, the Council could achieve cashflow in excess of £7m, with Net Present Value (NPV) in excess of £2m.
- b) Further phases of up to 10MW could add an additional £10m, of cashflow for the Council, following the initial phases.
- c) The Council currently pays an additional amount for a Green Energy Tariff of £195K per year. This offsets emissions from electricity use in council reporting. Approximately half of this cost would be saved with a 5MW scheme, with a 100% saving at 10MW, as we demonstrate that at this point we are producing enough renewable energy to offset the Councils annual electricity consumption. This is based on the current contracted rate which could reduce when the next electricity contract is negotiated in March 2027.
- d) The Electricity generation income will require new contractual arrangements to be concluded. At present it is likely the Smart Export Guarantee will offer the best rates of income, securing rates of up to 11p per kWh. Alternatively, arrangements can be made via a Power Purchase Agreement (PPA). The PPA rates are likely to be lower, but the business case still provides a positive financial return at any income rates above 8p per kWh.²

Environmental Benefits

- a) 5MW of electricity generation is approximately 50% of the Councils annual generation. Once the scheme achieves generation of 10MW, the council will be meet all of its current demand through self-generation. This will negate the need for a Green Energy Tariff and obtaining the Renewable Energy Guarantee of Origin (REGO) certificates that currently cost 195K p/a. CYC can use evidence of the renewable generation to achieve zero emissions for electricity in greenhouse gas reporting.

² <https://www.ofgem.gov.uk/environmental-and-social-schemes/smart-export-guarantee-seg>

- b) Beyond 10MW, the opportunity is the additional electricity produced is used to offset other scope 1 and scope 2 emissions (mainly caused by fleet and heating emissions). As an example, it's estimated that each additional 5MW can offset 25% of the remaining scope 1 and scope 2 emissions. For future phases (that don't currently have planning approval), there is a further 12MW available for installation, which would fully offset all carbon emissions produced by CYC.
- c) There are wider indirect benefits achieved through civic leadership to deliver green energy. The project can act as a demonstrator to others in the city, including with strategic partners, who have the resources or opportunities to consider similar approaches. The Council will be taking an active leadership role in achieving our climate change ambitions.
- d) The project aligns with the national Government's legally binding target for the UK to be net zero by 2050 and the drive to grow the economy through green infrastructure projects.

Council Plan

- 19. The project directly contributes to delivering the Council Plan 2023-2027 Four Core Commitments covering Climate and the Environment with priority actions:
- 20. Reduce energy consumption and generate more local sources of renewable energy.
- 21. The content of this report supports the ambitions of the York Climate Change Strategy 2022-2032, and directly aligns with the objectives to:
 - Improve energy efficiency of existing buildings
 - Build strong relationships and networks
 - Grow the green economy
 - Increase resilience to climate risks
 - Increase renewable energy generation
- 22. The Council Plan 2023-27 set the level of CO₂ emissions from council buildings and operations as a key performance indicator for council delivery.

Implications

Financial

23. The Council has received funding of £243,500 through the Net Zero Fund, from York and North Yorkshire Combined Authority, to support the development of a Strategic Outline Case (SOC), and subsequently an Outline Business Case (OBC), recommending the preferred route to Executive, in relation to the creation of a Green Energy Park on the former landfill site at Harewood Whin. The Net Zero Fund does not require match funding to be provided by the Council, and grant funding has been incorporated into the currently approved revenue budgets. Further funding will be required for the project to proceed to the development and preparation of the Full Business Case (FBC), likely from the Energy Generation Accelerator Programme (EGAP).
24. The level of capital expenditure required to deliver the project will depend on the specific technical option agreed for the project. The project development stages will identify and assess the implications of different financing options and delivery models for the delivery of the project. Guidance will be sought from the council's Finance team to assess the available options and determine the most appropriate financing and commercial structure.
25. The delivery of financial benefits for the Council, through income generation from the resale of surplus electricity, Green Energy Tariff savings and positive cash flows, is dependent on a number of variables, including installation costs, energy generation, Smart Export Guarantee (SEG) rates and borrowing rates.

Human Resources (HR)

26. There are no HR implications contained within this report. Should additional resources be required to progress this business case/project, then these will need to be identified, established and recruited to, in line with council policy.

Equalities

27. No direct impacts identified following completion of an Equalities Impact Assessment.

Legal

28. Regarding the Net Zero Fund revenue funding of £243,500, a subsidy control assessment has been carried out in relation to the activities undertaken in progressing the project to the Outline Business Case stage. The assessment concluded the revenue funding awarded will not be classed as a controlled subsidy under the Subsidy Control Act 2022 for the following reasons:
- a. as between the Combined Authority and the Council, as no economic advantage will be given to the Council because funding will be passed directly to end recipients, with no retention by the Council; and
 - b. as between the Council and the consultants it procures, as no economic advantage will be given so long as all contracts are procured using processes compliant with current procurement legislation and the Council's Contract Procedure Rules, with contracts being entered into at market prices and on market terms.
29. Under Section 1 of the Localism Act 2011, a local authority has the power to do anything an individual can do provided it is not prohibited by other legislation. Given the nature of this project, which could ultimately lead to the generation and onward sale of energy and utilities, this would be classed as a discretionary function.
30. It is noted that new contractual arrangements will be required to facilitate the supply and purchase of electricity for Electricity generation income. Further consideration will need to be given to the level of income generation to ensure the Council is complying with the obligations in the Localism Act 2011 regarding income generation and appropriate delivery models. Guidance will be sought from the council's legal team in assessing the available options and determining the most appropriate delivery model.
31. Although the Council is the freehold owner of the Harewood Whin site ("the Site"), the Site was leased to Yorwaste on 5th May 2004 and is currently occupied by them. The lease was varied by a deed of surrender of part and variation on 2nd June 2020

(“Yorwaste Lease”). The Yorwaste Lease comprises approximately 229 acres consisting of 4 separate parcels of land, each of which are held on different terms. Therefore, any implementation of the proposed GEP project at Harewood Whin will require negotiations with Yorwaste and may necessitate agreed variations to the Yorwaste Lease, including potentially Yorwaste surrendering or handing back possession of part(s) of the site to the council. Part of the land is sublet to another third party who may need to be included in such negotiations if they remain in occupation.

32. Legal Services have carried out a preliminary title review of the Site which revealed the following:
- There are various title issues affecting the Site that will need to be resolved prior to commencing the proposed development. For example, part of the Site appears to be unregistered land which the Council may need to register and part of the land is subject to unknown restrictive covenants meaning there is a risk that a third party could object to the proposed development. This could be mitigated by the Council obtaining indemnity insurance for this title defect.
 - The Site is subject to various incumbrances (including a public bridleway) that may inhibit the proposed development. If this project is to commence to the next stage then Legal Services will need to be provided with more information about the proposed development in order to advise further as to the implications and any required action.
 - There are a number of private rights of way affecting the Site/surrounding roads which need to be reviewed and considered in close detail in order to determine whether or not they are relevant and may affect the proposed use of the site as a solar park.
 - A third party is seeking to claim a right of way in respect of part of Tinker Lane.
33. Further due diligence will be required to address all the matters raised in the preliminary report on title prepared by Legal Services if this project proceeds to full business case. It is also

recommended that a full set of searches is undertaken in respect of the Site as part of the preparation of the Full Business Case to ensure all relevant factors are taken into account when deciding whether to proceed with the proposed development.

Crime and Disorder

34. No implications

Information Technology (IT)

35. No implications

Property

36. Identified implication on the Yorwaste operating lease for the site. Legal and property teams fully engaged in the project. Property and Legal team will need to negotiate revised Yorwaste lease as part of any proposals.

Risk Management

37. The report identifies a number of opportunities that the development may be able to generate to the council. There are however a number of risks that need to be considered when ultimately determining the final business case and recommending a proposed way forward.
- a) Electricity Income Generation Rate – Securing the actual tariff is both complex and difficult to achieve before investing in the solar infrastructure. There is no guarantee that the rate achieved will be sufficient and no guarantee how long or for how many years over the 30-year period that the target rate is achieved.
 - b) Grid Connection – Costs remain estimates. Need to request a further budget cost and estimated timescale.
 - c) Borrowing Approach – Another variable that needs to be secured.
 - d) Ground Conditions – Will the former landfill site have the ability to install the proposed solar installation and will the additional costs allowed for installation on landfill actually be correct. Results of a Ground Investigation are awaited.

- e) Capital costs - We will only know the full value following a competitive tender process. Factors could change between now and that process and the tenders received back might exceed the estimates modelled.

Recommendations

38. Members are asked to consider the content of the report, provide comment and feedback on the delivery of the business case to date.

Reason: To help shape the full business case work to follow.

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Chief Officer Responsible for the report:

Claire Foale
Chief Strategy Officer

Report
Approved



Date 27 June 2025

Wards Affected:

All ☒

For further information please contact the author of the report

Appendices

Appendix 1 - Strategic Outline Business Case (SOC)

Abbreviations

CO₂e – Carbon dioxide equivalent

CYC – City of York Council

EGAP – Energy Generation Accelerator Programme

kWh – Kilowatt Hour

MW – Megawatt

NZF – Net Zero Fund

OBC – Outline Business Case

SEG – Smart Export Guarantee

SOC – Strategic Outline Business Case

YNYCA – York & North Yorkshire Combined Authority

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Appendix 1

Project: Harewood Whin
Green Energy Park

Date: 30/5/25

Title: Strategic Outline
Business Case
Version 4
Final Version

Executive Summary

1. The Strategic Outline Business Case (SOC) reflects the feedback received at the Project Board meeting on 16/4/25, where the decision was made to recommend to Executive a 'Phased' approach to developing the Green Energy Park on the former landfill site at Harewood Whin. A phased set of project stages over time will create the best opportunity for the earliest delivery of benefits and mitigates the risks of one large project.
2. Within the report, a 'Deep Dive' test has taken place into the assumptions used as a base to model the content presented in the SOC and to understand the level of confidence in those assumptions and associated risks. Annex sets out those risks.
3. This version of the business case and the following Outline Business Case is not a definitive position. It is intended to guide how to scope then plan the project ahead. There are many decisions still to be made to develop a Full Business Case (FBC), to start concluding the contractual options of the project and gain further certainty over the modelled numbers.
4. Key points with varying levels of risk are as follows:
 - The recommendation to reduce the solar planning application from 28MW to 16MW and to not explore a direct off taking opportunity at this time, has not removed the possibility for a viable project. How to execute that opportunity depends on CYC's risk appetite and the strategic view it takes on the benefits delivered over a long term roadmap of the site, versus seeing the initial project phases as 'stand alone' in the assessment of their benefits/impact.
 - A viable project can be achieved, creating financial and environmental value over time. The financial value in actual cashflow terms for the approved solar planning amount of 16MW

could range between £7m and £17m, if deciding to model on a 30-year basis. This assumes City of York Council (CYC) take the responsibility for delivery of the project and do not 'outsource' its delivery.

- The delivery of this financial benefit relies though on many variable factors. Such as securing electricity income at a minimum level of nearly 11p per kWh, using the Smart Export Guarantee (SEG) contracting route and ensuring execution of the plan to deliver a maximum scheme of 4.99MW on two separate phasing's/grid connections, to total 10MW. Then finding a solution for the remaining 5MW e.g. delivering that via an agreement with neighbouring developer Solar2. Other variables such as costs of installation, borrowing rates etc all remain a risk.
- Only with an electricity income approaching 11p per kWh and assuming the combination of the other financial variables doesn't move negatively, then an project phase of 5MW can be self-financing, with a delayed initial borrowing payback, until income is generated. This initial phase can deliver between £4m and £7m of the 16MW cashflow possibility stated above.
- Achieving the £7m - £17m financial benefit, really depends on CYC's appetite for risk and how confident they feel in their ability to execute a specialist project of this nature, over a long-term roadmap and how they mitigate the risks of variability during the project.
- An alternative approach may be to accept a much lower level of return for CYC and work with a partner organisation to deliver the solar installation. They would likely need to model a full 16MW scheme and that could prove difficult to deliver financial viability for them, as developers often look for more scale to justify larger grid connection costs and we know that anything over 10MW would likely incur a much longer lead time for grid connection. Continuing discussions with Solar 2, might offer the very low risk opportunity of renting the land to them on a 'per acre' basis, to effectively extend their solar operation and utilise further their grid connection. This could provide the council with an annual income of approximately 50K.
- A further alternative to mitigate risk, would be to agree an upfront PPA deal with for example a city partner institution. This is likely though to return a price per kWh that we know from our financial modelling makes this difficult to deliver a positive return and some

variables still remain as risks with the council during construction and operation.

5. If CYC decide to progress the initial phases of the project and deliver 5MW of solar, this provides the 'first step' on the Roadmap for the delivery of a Green Energy Park, with the possibility of much larger financial/environmental/possible operational benefits unlocked as that Roadmap unfolds. It also puts the Council in control of the pace it delivers the onwards phases/delivery approach within the Roadmap. If any of the variables within the business case are not performing as hoped, the Council can hold at 5MW and assess when, how, if it progresses further phases based on its small scale 5MW learnings.

Project Background

6. On 20/2/24 City of York Council (CYC) approved the initiation of a project to progress a business case, to provide a Green Energy Park (GEP) at the former landfill site at Harewood Whin. Revenue funding of £243,500 had been obtained via the Net Zero Fund, administered by York & North Yorkshire Combined Authority (YNYCA), with the intention of supporting the completion of both a Strategic Outline Business Case and an Outline Business Case no later than 30/6/25.
7. The business case required using the government's Green Book approach
https://assets.publishing.service.gov.uk/media/66449468ae748c43d3793bb8/Project_Business_Case_2018.pdf
Three key stages exist within the Green Book Approach:
Stage 1 – Scoping the scheme and preparing the Strategic Outline Case SOC)
Stage 2 – Planning the scheme and preparing the Outline Business Case (OBC)
Stage 3 – Procuring the solution and preparing the Full Business Case (FBC)

This document provides the key deliverable for Stage 1 above. It summarises progress on the scope of the project and enables the Project Board to make key decisions to direct the project, as it progresses towards Stage 2 and the Outline Business Case.

8. During the project work to date, some key decisions have been made and some significant external events have occurred that have shaped the content of this report:
The decision to remove any further review for a direct 'off taking' opportunity.
Progress with a solar first approach for the Green Energy Park.
Planning approval obtained for a reduced solar installation.
Reducing the current opportunity from 28MW of solar to 16.5MW of solar. These decisions have an implication and make payback against a business case more difficult to achieve.
9. Many variables remain within the high-level business case numbers/short list of options still at this stage. The biggest variable being the rate of income CYC can obtain from electricity generation.
10. Despite these variables a 'roadmap' exists for the Harewood Whin site, where a positive financial business case exists/alongside delivery of key environmental benefits and further project work towards a Full Business Case can progress.
11. Should CYC decide to deliver the project themselves, the risks of variables can be mitigated by starting out with a smaller scheme of 5MW and if the variables prove to work in CYC's favour then the roadmap then exists to continue to maximise further opportunity from the site, or at worst to hold at 5MW until they do improve and accept that the project will, even at a breakeven position, deliver the other environmental benefits that make the project compelling.

Section A) Making the case for change

Strategic Context

12. In 2019 City of York Council (CYC) declared a 'Climate Emergency' and have since set an ambition for York to be a net-zero carbon city by 2030. The impact of climate change within the city, can be visibly seen through regular flooding events and is felt through poor air quality from transport and inefficient domestic energy consumption within a relatively condensed city.
13. CYC working in partnership with the York & North Yorkshire Combined Authority (YNYCA), has the opportunity to provide civic leadership within the city and to find and then progress significant

carbon reduction projects such as Harewood Whin, to demonstrate real progress against the net zero 2030 target and the Local Area Energy Plan actions.

14. The reputation of CYC as a civic leader can be enhanced through delivering a project like Harewood Whin and can help demonstrate to strategic partners in the City of York, that it is possible to achieve both the dual benefit of decarbonisation and real financial returns
15. The site has the potential to deliver up to 32MW of large-scale renewable generation, over time, through ground mounted solar PV and/or onshore wind. This could eventually generate up to 39,000.000 kWh of electricity per annum. This is nearly four times as much electricity, as is consumed at present by City of York Council, who in 2022/2033 consumed 10,344,485 kWh at a cost of £3.6m.
16. It could also contribute towards annual carbon savings of up to 8,125 tCO₂e. Other technologies such as EV charging, hydrogen production, and battery storage could provide additional carbon savings and revenue generation opportunities if developed on site.
17. There is the possibility over time to find innovative ways to use the excess electricity provided at Harewood Whin and CYC could develop mutually beneficial strategic electricity contracting partnership arrangements, to provide financial and environmental benefits to other key city partners.
18. At a national/international level, all of the UK must meet net zero by 2050, in line with the target set out in legislation. The UK has also committed to a 68% reduction in emissions by 2030, as part of its nationally determined contribution towards the Paris Agreement, which commits to hold “the increase in the global average temperature to well below 2°C above pre-industrial levels” and pursue efforts to limit the temperature increase to 1.5°C above pre-industrial levels.

Spending Objectives

Existing Arrangements

19. Revenue funding is in place to provide an Outline Business Case. No revenue funding is in place, to progress the project to a Full Business Case or to develop the roadmap of capital works projects.
20. No capex funding is as yet secured and no indication has been obtained that either CYC or and YNYCA will be able to identify capex contribution towards project costs. Capex would significantly improve the financial returns for the project, reducing the level of interest paid versus 100% borrowing. In future opportunities like this could be more viable, if revenue generated can then be reused to support the next projects and reduce the levels of borrowing needed.
21. It is assumed that the 'preferred way forward' selected will have to be 100% 'self-financing' and to provide the council with two key objectives:
 - To generate revenue for CYC
 - To deliver a significant contribution to the councils own and city wide net zero ambitions for 2030 and beyond.

Council Needs

22. To establish an effective use for the former landfill site at Harewood Whin. In excess of 200 acres exist at the site, with only a small land area used for recycling operations by Yorwaste.
23. To establish a pipeline of 'green infrastructure' projects to help deliver its net zero ambitions for 2030 and beyond.
24. To obtain further revenue funding in the region of £200,000 (£150,000 general project costs, £50000 dedicated Project Management resource) to progress to and complete the next stage of a Full Business Case.

Evolution of the Project Scope

25. A long list of options was presented on 5/2/25 after the initial project work. As part of this review a key decision was made to remove the option of direct off taking at Harewood Whin. At this meeting the short list of options became clearer. A decision was also made by the Project Board to support a reduced sized scheme (16.5MW not 28MW solar), to enable resolution of issues with

planning. This provided further clarity on the short list of options, with a clear reduced solar first approach.

26. The short list of options presented at the Project Board on 16/4/25 is summarised as below:

Criteria	0.5 MW	5 MW	10 MW	28MW
Size (kWp)	500	5,000	10,000	28,000
Cost of Capital + Interest including grid connection	706,943	8,870,579	16,580,522	45,762,241
Grid Connection cost	1370	1,100,000	2,000,000	8,000,000
Opex (total across 25 years)	297,845	2,978,455	5,956,910	16,679,348
Annual Generation (kWh/yr)	492,886	4,629,605	9,222,480	25,679,832
Income	1,945,494	15,924,799	22,621,403	62,988,890
Cash Flow (over 25 yrs) (£)	940,706	4,075,765	842,666	547,301
ROI (25 years)	110%	28%	-8%	-10%
NPV	469,538	1,493,231	-823,455	-2,869,992
Lifetime Carbon Savings (tCO2e)	563	5,294.5	10,546	29,367.93

27. Detailed cash flow modelling was presented at the Project Board on 16/4/25 in support of the above short list of options and was included in the appendix section of the SOC Version 1.

28. From the above short list of options, it was agreed that 'Do Nothing' does not meet the Council needs. This then left two key strategic roadmap routes for the site and a key decision for the Project Board to support in the Outline Business Case.

Strategic Option A) Progress a series of 'Phased' Solar installations.

Strategic Option B) Wait and progress a large 28MW solar installation.

Strategic Option A) was agreed as the approach to recommend to Executive.

Project Approach – Assuming CYC Deliver the project themselves

29. Phase One - Yorwaste solar project

Installing up to 1MW of solar to support their own operations on site. CYC will need to work with Yorwaste to agree the revised conditions of the lease for Yorwaste to enable these works to take place. It should be noted that at this point it would be prudent to also cover the possibility of the future CYC renewable phases on the site and their impact/or mechanisms to change the lease in future.

30. Phase Two – CYC install a solar installation up to 4.99MW.

It is proposed to limit to this level initially, to provide the best risk/reward opportunity of maximising an electricity income via the Smart Export Guarantee Scheme (SEG). [SEG](#). The scheme provides a beneficial income return for small energy generators up to 5MW. As an example, current income rates are in excess of 10p per kWh via the SEG route, versus rates of 7.5p per kWh achieved through normal PPA (Power Purchase Agreements), such as via CYC's existing electricity provider Npower, or through separate contracting arrangements. Also confirmed by Solar 2 as their rate.

Grid connection approach, cost and timing is also more beneficial on schemes up to 5MW. Previously any schemes over 1MW needed to receive national review/approval, but in the near future this will increase to 5MW, enabling local level grid approval. That significantly reduces the time to wait for a grid connection to less than two years. Previously on larger schemes we were expecting in excess of five years wait. Connections up to 10MW can also be made at Gale Lane substation, not the larger substation at Poppleton, which we know has a long waiting list for connections. A revised grid connection cost will be requested shortly, to further assure the numbers in our cash flow modelling.

Specific benefits are detailed in the benefits section to follow, but this phase creates the opportunity to generate enough revenue to be self-financing, with excess cash generated for CYC and additional environmental benefits achieved.

It reduces the risk exposure by limiting borrowing levels to approximately £5m and limiting the size/scope of the installation, to ensure CYC have the opportunity to operate at a smaller scale first and to adjust and learn, before entering into further larger scale project phases.

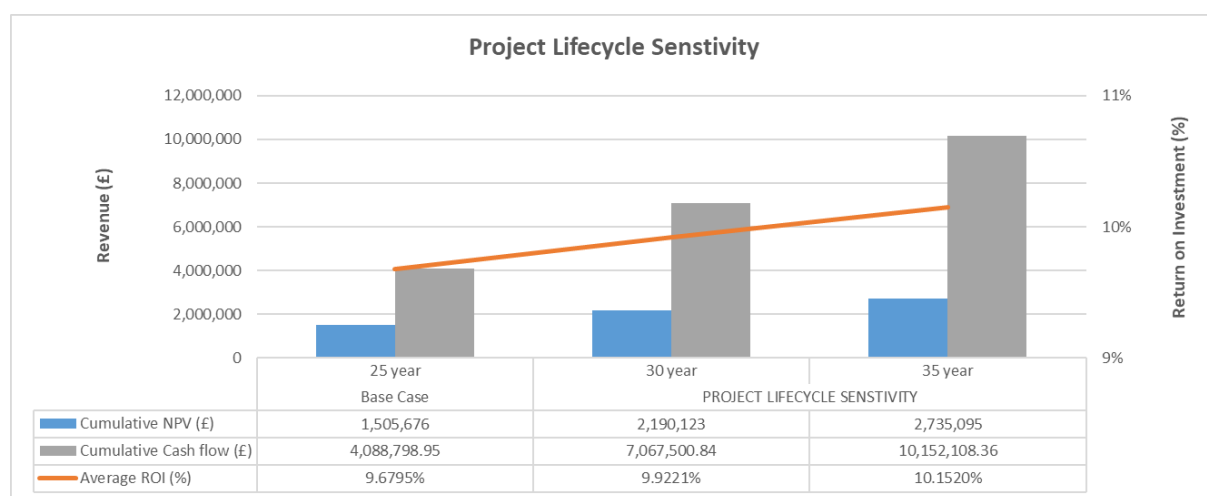
This phase/opportunity is not without risk though.

The cashflow modelling and assumptions provided later in this document evidence the position based on current information/energy markets.

SEG/PPA rates are normally secured at the point that generation is ready. This means that all investment has already been made on solar installation and grid connection. The target rate minimum of 10.8p per kWh may not be achieved if the SEG scheme rates change. SEG contracts are usually 12 months in duration, so risk remains over a 30-year term. There are possible ways to mitigate this and know the rate at the outset e.g. through energy auctions to agree an up front 'strike price'. These can be complex and will only really deliver something closer to the PPA rate of 7.65p per kWh and our cash flow modelling suggests that we don't really want to be settling at that level, as the breakeven point for 5MW suggests we need at least 8p per kWh.

It should be noted that CYC pay 9p per kWh as a commodity price via its contract with NPower. So the SEG income target will be higher than we are paying at present for our basic energy commodity price. The actual cost we pay to NPower though is 26p per kWh, as we have additional charges such as metering costs, broker costs, climate change levy and an additional 1.25p per kWh that we pay as a Council for the green energy tariff, where we receive REGO (Renewable Energy Guarantee of Origin) Certificates and that enables us to have zero reporting for electricity use in our organisational emissions scope reporting.

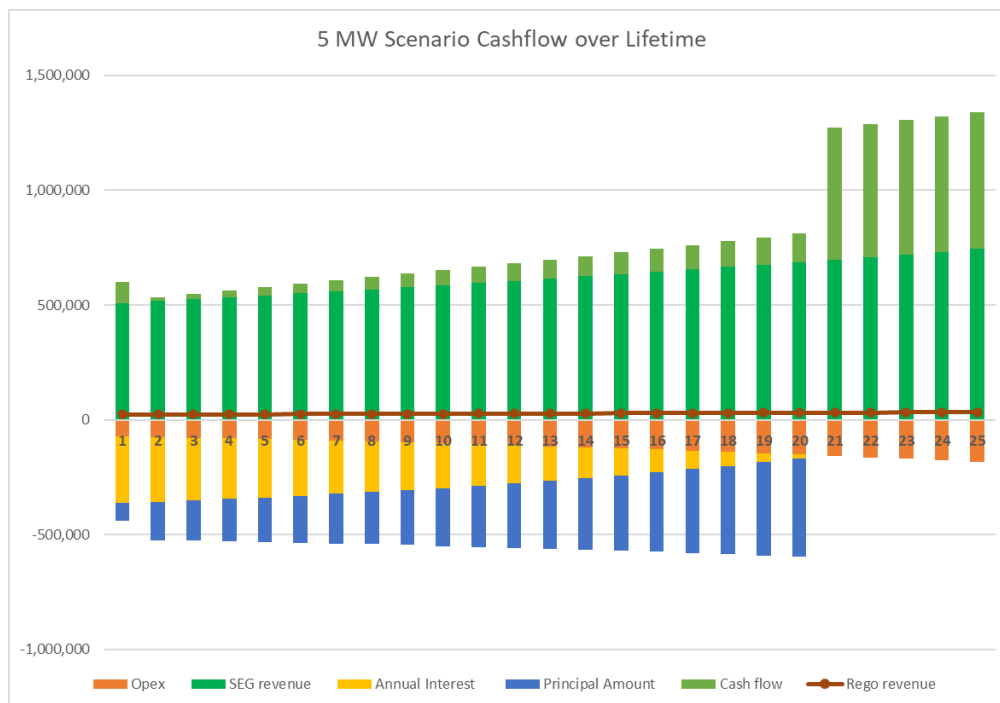
A summary of the opportunity for 5MW SEG solar installation:



This graph shows how the original 25-year 5MW phase was modelled (a small positive change in numbers, since last modelled) and how if CYC increase the period modelled to 30 years, a much larger cash return is possible. If CYC could then repeat this opportunity in phase three, then potentially this doubles the return at 10MW.

The borrowing level used was 5.4% over 20 years, so anything after 20 years becomes mostly cash generated for CYC.

The cashflow from the recent sensitivity analysis shows a target of 11p per kWh (close to the 10.8p per kWh). This demonstrates the opportunity for CYC to execute a 5MW initial project phase. With further upside possible if expanding this modelling to 30 years or beyond.



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	509257	23148	-288108	-79698	93079	93079

Y2	0	- 7437 9	51736 4	23517	- 28314 9	- 16582 3	1752 9	110609
Y3	0	- 7735 4	52560 0	23891	- 27329 4	- 17477 8	2406 5	134673
Y4	0	- 8044 9	53396 8	24271	- 26372 9	- 18421 6	2984 5	164519
Y5	0	- 8366 7	54246 9	24658	- 25364 8	- 19416 3	3564 8	200167
Y6	0	- 8701 3	55110 5	25050	- 24369 6	- 20464 8	4079 8	240964
Y7	0	- 9049 4	55987 8	25449	- 23182 3	- 21569 9	4731 1	288276
Y8	0	- 9411 4	56879 2	25854	- 22001 9	- 22734 7	5316 6	341442
Y9	0	- 9787 8	57784 7	26266	- 20757 7	- 23962 4	5903 3	400475
Y1 0	0	- 1017 93	58704 6	26684	- 19500 6	- 25256 4	6436 8	464843
Y1 1	0	- 1058 65	59639 2	27109	- 18064 2	- 26620 2	7079 2	535635
Y1 2	0	- 1101 00	60588 6	27540	- 16607 4	- 28057 7	7667 6	612311
Y1 3	0	- 1145 04	61553 2	27979	- 15071 9	- 29572 8	8256 0	694871
Y1 4	0	- 1190 84	62533 1	28424	- 13491 6	- 31169 7	8805 9	782930
Y1 5	0	- 1238 47	63528 7	28877	- 11747 8	- 32852 9	9431 0	877239
Y1 6	0	- 1288 01	64540 0	29336	- 99499	- 34627 0	1001 67	977407

Y1 7	0	- 1339 53	65567 5	29803	- 80549	- 36496 8	1060 08	1083415
Y1 8	0	- 1393 11	66611 4	30278	- 60756	- 38467 6	1116 48	1195063
Y1 9	0	- 1448 83	67671 8	30760	- 39525	- 40544 9	1176 21	1312684
Y2 0	0	- 1506 79	68749 2	31250	- 17336	- 42734 3	1233 83	1436066
Y2 1	0	- 1567 06	69843 6	31747			5734 78	2009544
Y2 2	0	- 1629 74	70955 5	32253			5788 34	2588378
Y2 3	0	- 1694 93	72085 2	32766			5841 24	3172502
Y2 4	0	- 1762 73	73232 8	33288			5893 42	3761844
Y2 5	0	- 1833 24	74398 6	33818			5944 80	4356324

31. Phase Three – Further Options for additional 10MW
(planning approval in place)

Option a) Progress another 5MW solar SEG installation – repeat the phase two SEG project and secure a new grid connection.

Option b) Progress another 5MW – 10MW and explore the possibility of connection via the neighbouring solar developer Solar 2 and agree a mutually beneficial commercial arrangement.

Option c) Progress a 10MW solar installation, with a PPA rate. Some economy of scale with grid connection/installation costs might possible at the time this is considered and make the current business case numbers improve.

32. Phase Four Onwards – Explore opportunities for further planning application beyond 16MW, for an additional 12MW solar, to take the site to the original 28MW solar target and explore further renewable technology and off taking opportunities in addition to just the solar installation.

Benefits to City of York Council

33. Financial Benefits

- a) On a 5MW solar scheme over 30 years CYC could achieve cashflow of in excess of £7m, with Net present value of in excess of £2m.
- b) Further phases up to 10MW could add an additional £10m of cashflow to the Council.
- c) The Council currently pays an additional amount for a Green Energy Tariff of £195K per year. This offsets electricity use in its emissions reporting. Approximately half of this would be saved at 5MW and all of this could be saved once we achieve 10MW, as we demonstrate that at this point we are producing enough renewable energy to offset the Councils annual electricity consumption. This is based on the current contracted rate and this could reduce when the next electricity contract is negotiated for March 2027.

34. Environmental Benefits

- a) 5MW of electricity generation is approximately 50% of the Councils annual generation. Once a total of 10MW is delivered from Harewood Whin CYC will achieve an electricity neutral position. CYC can then stop buying any Green Energy Tariff and obtaining the Renewable Energy Guarantee of Origin (REGO) certificates that cost us 195K p/a. CYC can use evidence of the renewable generation to achieve a zero electricity score in the emissions reporting.
- b) Beyond 10MW the opportunity is then created from the additional electricity produced than the council consumes, to offset further scope 1 and scope 2 emissions (mainly caused by fleet and heating emissions). As an example its estimated that each additional 5MW can offset 25% of the scope 1 and scope 2 emissions that remain. So if CYC achieve solar installation on all the area allowed by planning approval, it provides 25% more

electricity than CYC consume and CYC can achieve a 25% reduction in scope reporting. On future phases (that don't currently have planning approval), there is a further 12MW available and at that point, we would be close to the point that CYC would fully offset all carbon emissions produced and with other council wide renewable projects we would create the possibility of carbon neutral status for the Council.

- c) There are wider indirect benefits achieved through civic leadership to deliver green energy. CYC can demonstrate the possibility of success to others in the city and that opens up more renewable projects in the city that support the wider city drive to net zero. York as a city becomes a greener/cleaner place to live and the council will have taken an active leadership role in making that new future a reality in support of the newly adopted Local Plan.
- d) Politically the elected Council in York will be aligned with the Labour national government on the drive towards net zero 2050 and the drive to grow the economy through green infrastructure projects. The project will support the businesses in the region who are required to deliver this green economic growth.

Key Risks

- a) Electricity Income Generation Rate – Securing the actual tariff is both complex and difficult to achieve before investing in the solar infrastructure. There is no guarantee that the rate achieved will be sufficient and no guarantee how long or for how many years over the 30-year period that the target rate is achieved.
- b) Grid Connection – Costs remain estimates. Need to request a further budget cost and estimated timescale.
- c) Borrowing Approach – Another variable that needs to be secured.
- d) Ground Conditions – Will the former landfill site have the ability to install the proposed solar installation and will the additional costs allowed for installation on landfill actually be correct. Results of a Ground Investigation are awaited.
- e) Capital costs - We will only know the full value following a competitive tender process. Factors could change between now and that process and the tenders received back might exceed the estimates modelled.

Commercial Case

35. It is difficult to approach and involve potential suppliers directly in the scheme, due to CYC's procurement guidance, however with the appointment of Arcadis CYC have been able to gain industry supported information and therefore confidence in the approach/costs to delivery and ongoing operational aspects of the project. Within initial financial modelling for this stage, we have tried to be relatively conservative, rather than too ambitious.

Financial Case

36. There is confidence that the phased approach can be self-financing with 100% debt. Example borrowing costs have been supplied by the National Wealth Fund (Formerly UK Investment Bank). They operate at gilt rate plus margin of 0.4%. With the recent tariff related economic turbulence, this rate is currently high at 5.4%. There is upside should this reduce and as such we have shown that significant upside can occur, as the borrowing rate reduces towards 4%. Timing and fixing any capital costs of borrowing will be a significant success factor for the project. Alternative borrowing approaches are also under review. Public Works Loans are currently more expensive than the National Wealth Fund and Abundance Climate Change Bonds have also been explored. CYC Treasury team have been engaged.

Management Case

37. Following the preferred way forward recommendation, funding and resources already exist to complete the Outline Business Case (OBC) by 30/6/25. This work, subject to further direction of this SOC scope, is on track and the OBC will then progress through CYC governance processes, with approval targeted by 30/9/25.
38. Work on the Full Business case is hoped to commence from 1/10/25, subject to CYC approvals. This work, and subsequent approvals are expected to take an estimated 12 months in duration. An agreed revenue funding amount of £150,000 via the Local Area Net Zero Accelerator Fund (LENZA) is currently in the final stages of approval for this purpose.

39. Project Management resource to progress the Full Business Case will require additional funding. It is expected that this funding will be made available via the Energy Generation Accelerator Programme (EGAP). This funding may also provide the opportunity to deliver Project Management to other EGAP funded projects within CYC, creating wider benefit from this Project Management resource.
40. Within the Full Business Case work, it is expected that the appropriate route is explored and agreed for any capital delivery works. Options such as adding the project to any potential pipeline of low carbon infrastructure projects to be delivered by the City Leap programme will be explored, or if City Leap is not sufficiently progressed to deliver these capital works, then we will explore other established CYC delivery mechanisms with a requirement for dedicated Project Management resource.

41. The key work between 1/7/25 & 30/9/25 / From OBC to FBC

- Scrutiny early July
- Final accounts/payments to reconcile in July
- YNYCA – final claim in July
- Payment of claim/reconciliation of X037 CYC Budget code – July/August
- Ground Investigation Results/Assessment of any impact on the project – July/August
- Submission papers and support for the Exec Approval review on 2/9/25
- Funding for FBC - TBC
- Resourcing of PM for FBC – TBC

42. The Critical Path Roadmap Ahead

Roadmap	Q2 2025	Q3 2025	Q4 2025	H1 2026	H2 2026	H1 2027	H2 2027	H1 2028	H2 2028	H1 2029	H2 2029	2030	Onwards
Planning 3 Yr Period	Starts 28/4/25	Discharge Pre Start Conditions			Discharge All Conditions			Ends 28/4/28		Further Planning needed to utilise the full solar site and technologies beyond solar			
Ground Investigation	Mobilise	Test/Results											
Yorwaste Lease	Lease lapsed/needs revisions before any works on site												
Yorwaste Phase One 1MW	Agree Approach		Procure & Mobilise		On Site Installation Phase One								
CYC Phase Two	OBC Completed	OBC Approved	Full Business Case /Approval										
Revenue Funding for FBC	Secured with YNYCA												
Grid Connection	Budget Quote			Full Quote/Secure Start				Grid Connection Phase Two		Grid Connection Phase Three			
Borrowing			Deal Secured										
CYC Installations								Procure & Mobilise	Phase Two Installation	Procure & Mobilise	Phase Three Installation		
Current CYC Electricity Purchase Contract				Negotiation (PPA needed ?)		Contract Signed							
CYC Electricity Income Contract			Negotiation		Contract Signed								
CYC Fleet Electrification / Possible Direct Offtaker								Next Decision point					
CYC Future Installations / Possible Offtakers on site or locally or Solar 2												Phase Four	
Mound 3/Other technologies - Utilise the full site													Phase Five

From 1/10/25 - Full Business Case – The Work Required

43. Assuming the recommended way forward Strategic Option a) phased approach, is agreed/CYC want to continue to develop a project, then the known work for the Full Business Case will be as follows below. These will become a series of work packages (mini projects), where we deep dive further into these subjects and progress the project viability/knowledge on assumptions. There will inevitably be other areas of work to explore but, these specific areas give a good understanding of the key work, as known at this time:

44. Project Management - resource required.

45. Consultant Appointment – Assuming CYC procurement rules do not allow a direct appointment of current consultants, then a competitive procurement process will be required. Specifications for the work will be needed and management of the process with procurement colleagues. There may be risk to manage around the budget and if quotes received fall within the maximum budget amount.

46. Ground Investigation – This is now procured and underway. Results will be received over the summer and then actions taken as appropriate against the plans ahead.

47. Solar Installation – Further work following ground investigation will be needed to revisit the technical solution required, its cost and to firm up operating/maintenance costs that are assumed within the SOC.

48. Grid Connection – A full quote will be needed, a provisional place in the grid secured and a contractual negotiation with Northern Powergrid about the phasing of payments to then be needed. A solution will be needed regarding timings of payments, as it is likely that some money will be needed ‘at risk’ to progress grid connection, before the full business case is approved. If not the cost and queue place are likely to slip further.

49. Electricity – Further work in the absence of a CYC Energy Manager will be needed to verify the council’s consumption, likely demands ahead and carbon neutrality point. Via Yorkshire Purchasing Organisation (YPO) during 2026 there will be contractual negotiations for the future electricity contract, which ends in March 2027. We need to ensure the PPA rates are included/agreed in advance of this, as an option. We also need to progress a solution for the additional cost (approx. 200K p/a) we are incurring now to procure green energy tariff as supported by REGO (Renewable Energy Guarantees of Origin). We need to continue to explore how and at what cost could CYC produce their own REGO certification for the energy produced at Harewood Whin. Potentially this 200K p/a saving. Need to ensure that no double carbon accounting within PPA agreements though, but to ensure we maximise the position for CYC regardless.

50. Yorwaste – Phase 1 is likely to involve Yorwaste executing their own on site solar for up to 1MW to supply their own on-site needs. Supporting this phase and ensure it aligns to the future roadmap work on the site is vital. In support of this work and future roadmap work, the lease with Yorwaste will need to be revisited and concluded.

51. Planning – Discharging the planning conditions before Phase 1 begins and ensuring they remain delivered as part of any CYC works planned ahead.

52. Phase 3 options – having used only a maximum of 6MW on phase 1 and phase 2, the options remain under review for phase 3 to utilise the rest of what is approved by planning/continue to create a roadmap of delivery. Options for a further CYC scheme with SEG/PPA/new grid connection, connection via Solar 2 or direct off taking opportunity/ies. All future options/opportunities will need to remain under review.

53. Future Site Possibilities – Phase 4 – The possibilities for Mound 3 (e.g. a local residents energy scheme) should we wish to revisit planning Phase 5 – the possibilities for additional technologies wind,

battery, possibly hydrogen in future. Remain focused on the longer-term opportunities for the Green Energy Park and possible ongoing pipeline of opportunity.

54. Consultation/Communication – Now planning has been approved for the 16.5MW scheme, there needs to be more proactive communication and consultation as the Full Business Case develops.

55. Borrowing – A secured way forward and solution for capex funding is required. This is likely to be 100% funding requirement and the outcome of this rate and approach will be vital to the success of the project.

56. Management Case/Delivery Model for Capex Delivery – Agree on the operational/commercial approach to delivery and make arrangements for the project delivery phase prior to the conclusion of the FBC.

57. Project Management Tasks – Deliver/maintain a project plan, organise Project Board/Governance, manage all financial aspects of budget and quarterly funding claim, manage accounts reconciliation and close all final accounts.

58. Produce the Full Business Case – Manage the delivery of all requirements that are needed during the project as the components to then completing the eventual full business case, pulling together all the work of the project, completing/presenting the FBC and managing all CYC approvals.

Decision Required

59. Project Board are asked to approve the recommended scope direction and how they want the Outline Business Case to be presented.

Annexes

A) Sensitivity Analysis

B) Risk Summary -The work undertaken/level of risk for the assumptions we have within our business case.

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Harewood Whin Green Energy Park

Annex - Financial Models and Cashflow for 100% Debt Scenarios Sensitivity Analysis

MAY 2025

1 Sensitivity Analysis

Arcadis has conducted a sensitivity analysis on the base case scenario of a 5MW solar PV plant. This analysis aims to understand the impact of variations in key parameters i.e. the Rate of Return, cumulative cash flow, and cumulative Net Present Value (NPV).

Arcadis has performed a sensitivity analysis on key variables, which is energy generation, capital expenditure (Capex), income, Renewable Energy Guarantees of Origin (REGO), interest rates, and project lifecycle. Each parameter was evaluated against the base case scenario to determine its impact on the project's financial outcomes. It should be noted that the sensitivity analysis for the project lifecycle does not incorporate replacement expenditure (REPEX), which is expected to represent an additional cost.

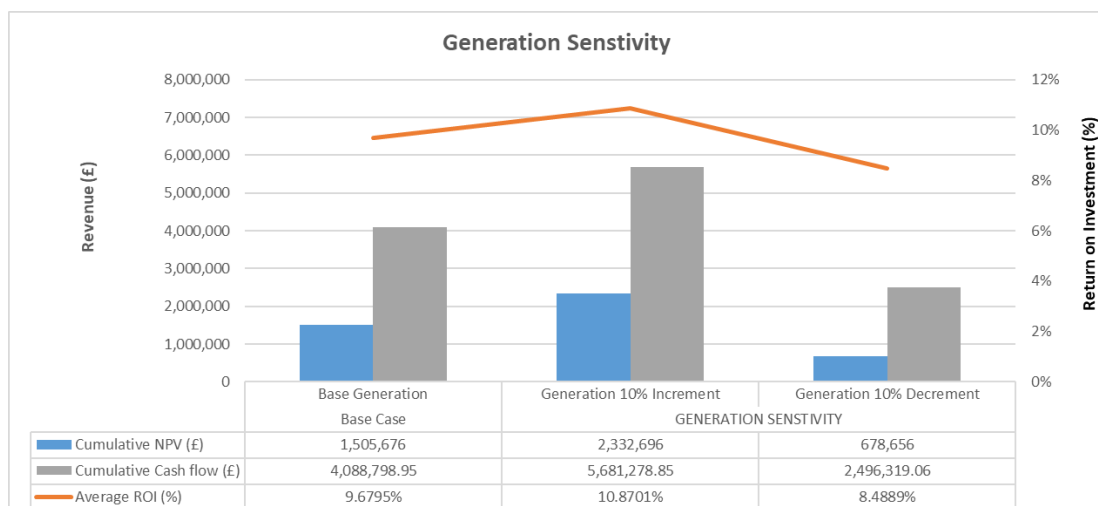
In addition to the base case analysis, Arcadis conducted a comparative assessment between 5MW and 10MW solar PV plants under different revenue models. The scenarios compared include:

- 5MW solar PV plant (SEG) vs 10MW solar PV plant (PPA)
- 5MW solar PV plant (PPA) vs 10MW solar PV plant (PPA)
- 5MW solar PV plant (SEG) vs 10MW solar PV plant (SEG)
- 5MW solar PV plant (SEG) vs 5MW solar PV plant (PPA)

1.1 Generation Sensitivity Analysis

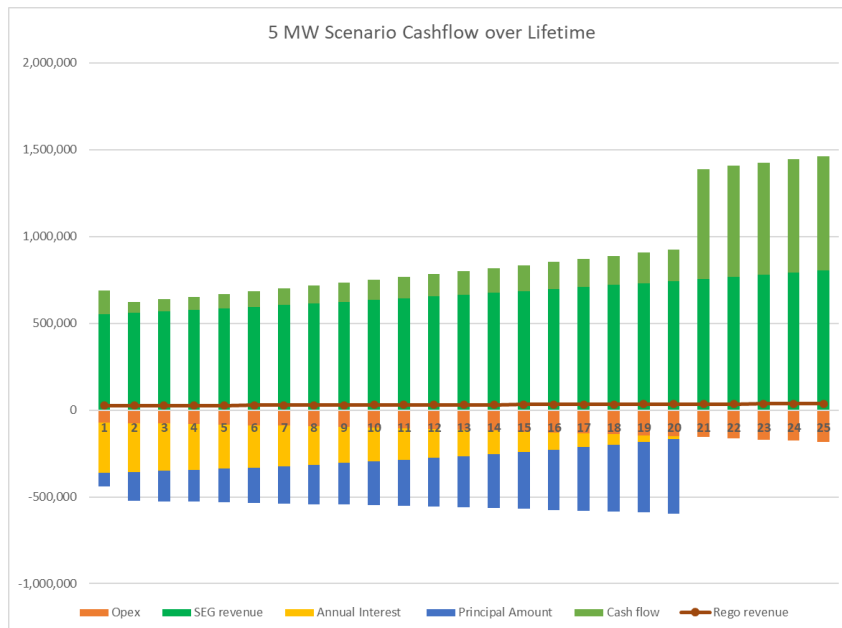
Arcadis has conducted a sensitivity analysis on the energy generation output of the solar PV plant. Two scenarios were considered to assess the potential impact on financial performance:

- 10% increase in energy generation
- 10% decrease in energy generation



Cashflow over Lifespan

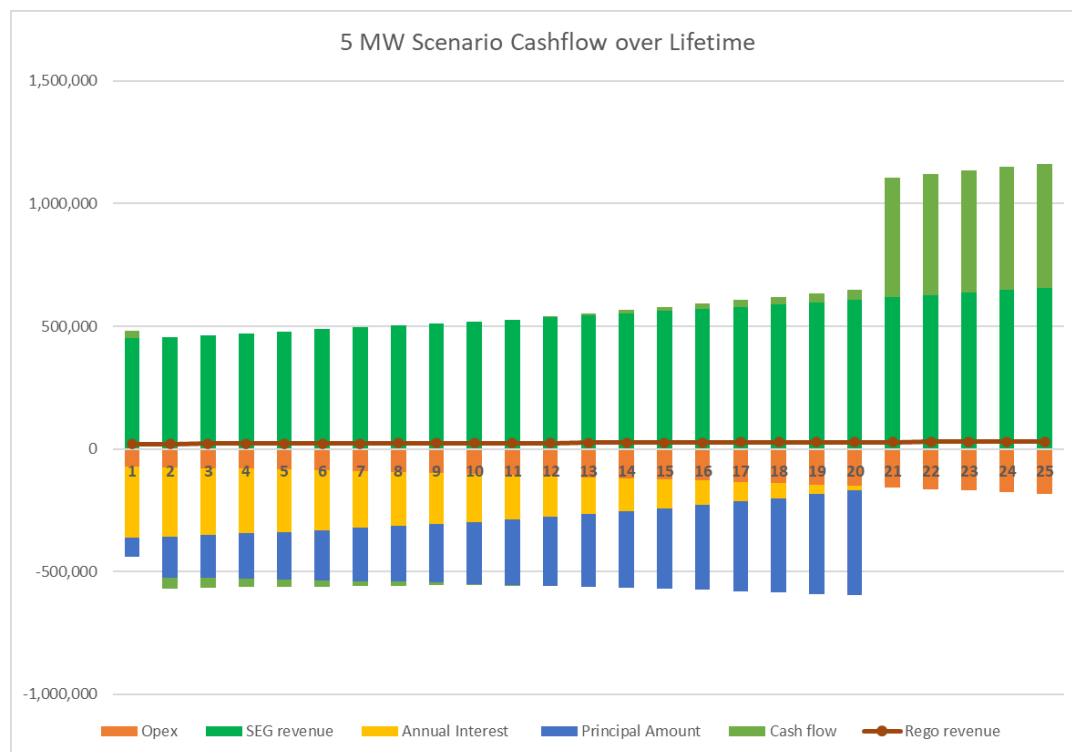
- 10% increase in energy generation



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	550506	25463	-288108	-79698	136644	136644
Y2	0	-74379	559270	25868	-283149	-165823	61787	198431
Y3	0	-77354	568174	26280	-273294	-174778	69027	267459
Y4	0	-80449	577219	26698	-263729	-184216	75524	342983
Y5	0	-83667	586409	27123	-253648	-194163	82054	425036
Y6	0	-87013	595744	27555	-243696	-204648	87942	512979
Y7	0	-90494	605229	27994	-231823	-215699	95206	608185
Y8	0	-94114	614864	28440	-220019	-227347	101824	710009
Y9	0	-97878	624652	28892	-207577	-239624	108466	818474
Y10	0	-101793	634597	29352	-195006	-252564	114587	933061
Y11	0	-105865	644700	29820	-180642	-266202	121810	1054871
Y12	0	-110100	654963	30294	-166074	-280577	128507	1183378
Y13	0	-114504	665390	30777	-150719	-295728	135216	1318594
Y14	0	-119084	675983	31267	-134916	-311697	141553	1460147
Y15	0	-123847	686745	31764	-117478	-328529	148655	1608803
Y16	0	-128801	697678	32270	-99499	-346270	155379	1764181
Y17	0	-133953	708785	32784	-80549	-364968	162098	1926280

Y18	0	-139311	720069	33306	-60756	-384676	168631	2094910
Y19	0	-144883	731532	33836	-39525	-405449	175511	2270422
Y20	0	-150679	743178	34375	-17336	-427343	182194	2452616
Y21	0	-156706	755010	34922			633226	3085842
Y22	0	-162974	767029	35478			639533	3725375
Y23	0	-169493	779241	36043			645790	4371165
Y24	0	-176273	791646	36616			651990	5023154
Y25	0	-183324	804249	37199			658125	5681279

➤ **10% Decrease in energy generation**

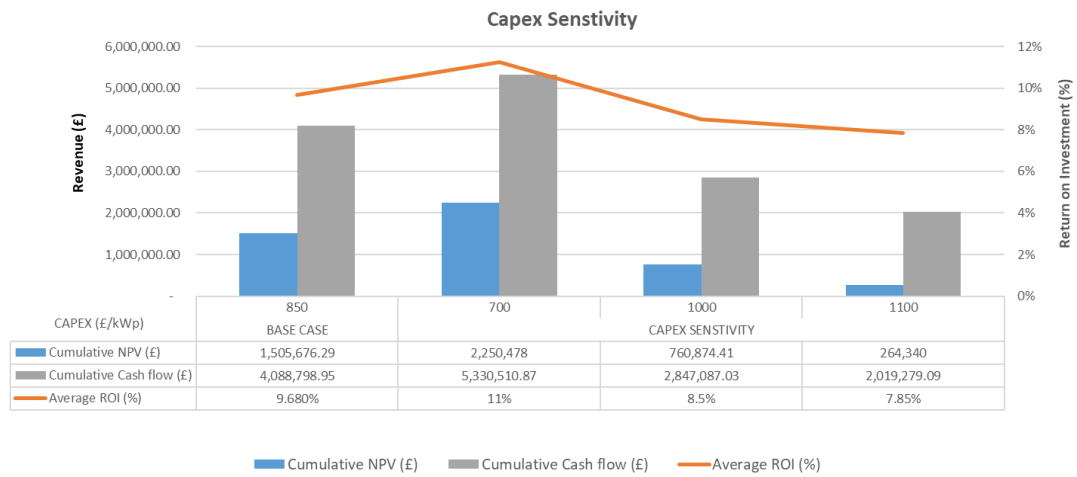


Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	450414	20833	-288108	-79698	31922	31922
Y2	0	-74379	457585	21165	-283149	-165823	-44602	-12679
Y3	0	-77354	464870	21502	-273294	-174778	-39055	-51734
Y4	0	-80449	472270	21844	-263729	-184216	-34279	-86014
Y5	0	-83667	479789	22192	-253648	-194163	-29497	-115511

Y6	0	-87013	487427	22545	-243696	-204648	-25385	-140896
Y7	0	-90494	495187	22904	-231823	-215699	-19925	-160821
Y8	0	-94114	503070	23269	-220019	-227347	-15140	-175962
Y9	0	-97878	511079	23639	-207577	-239624	-10361	-186322
Y10	0	-101793	519216	24016	-195006	-252564	-6131	-192454
Y11	0	-105865	527482	24398	-180642	-266202	-830	-193283
Y12	0	-110100	535879	24786	-166074	-280577	3915	-189369
Y13	0	-114504	544410	25181	-150719	-295728	8640	-180728
Y14	0	-119084	553077	25582	-134916	-311697	12962	-167766
Y15	0	-123847	561882	25989	-117478	-328529	18017	-149749
Y16	0	-128801	570827	26403	-99499	-346270	22661	-127088
Y17	0	-133953	579915	26823	-80549	-364968	27268	-99820
Y18	0	-139311	589147	27250	-60756	-384676	31653	-68167
Y19	0	-144883	598526	27684	-39525	-405449	36353	-31814
Y20	0	-150679	608055	28125	-17336	-427343	40821	9008
Y21	0	-156706	617735	28572			489602	498609
Y22	0	-162974	627570	29027			493623	992232
Y23	0	-169493	637560	29489			497557	1489789
Y24	0	-176273	647710	29959			501396	1991185
Y25	0	-183324	658022	30436			505134	2496319

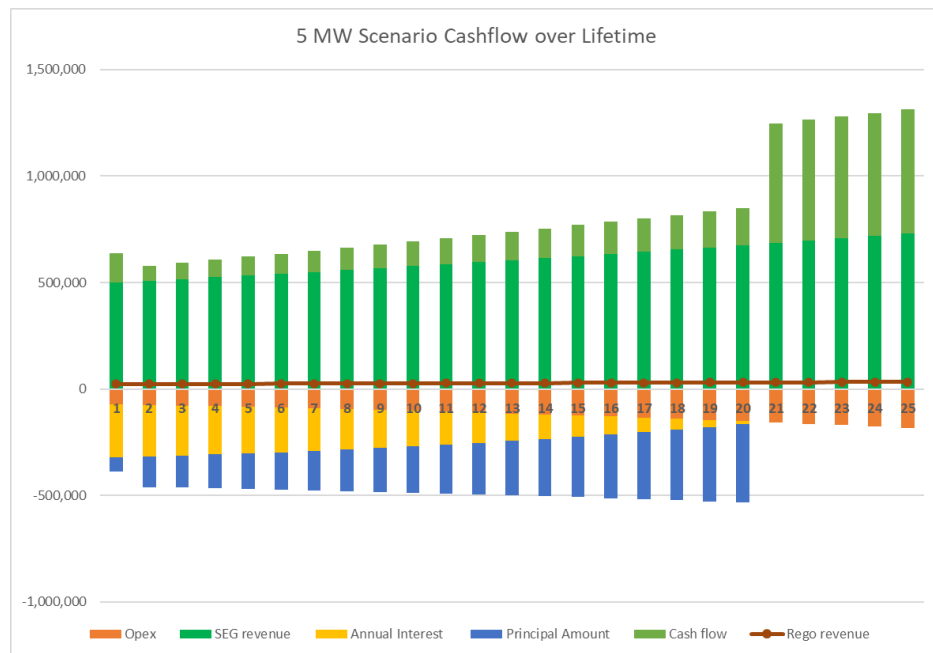
1.2 CAPEX Sensitivity Analysis

A sensitivity analysis on capital expenditure (Capex) was carried out using three alternative Capex values: £700/ kWp, £1,000/ kWp, and £1,100/ kWp. These were compared against the base case scenario, which assumes a Capex of £850/ kWp.



Cashflow over Lifespan

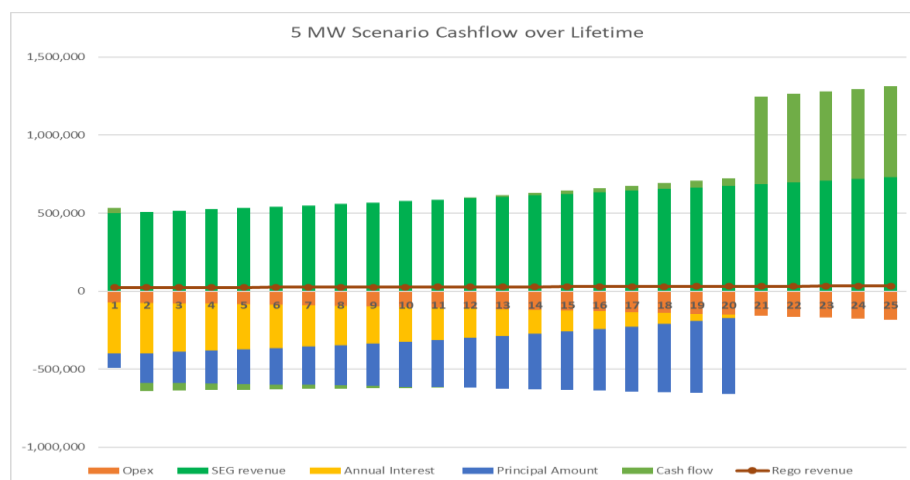
➤ £700 per KWp



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71518.6	500460.3	23148.03	-247719	-68525.4	135844.9	135844.9
Y2	0	-74379.3	508427.6	23516.54	-243455	-142577	71532.85	207377.8
Y3	0	-77354.5	516521.8	23890.93	-234982	-150276	77800.06	285177.8
Y4	0	-80448.6	524744.8	24271.27	-226758	-158391	83418.25	368596.1
Y5	0	-83666.6	533098.8	24657.67	-218090	-166944	89055.52	457651.6
Y6	0	-87013.3	541585.7	25050.22	-209533	-175959	94130.48	551782.1

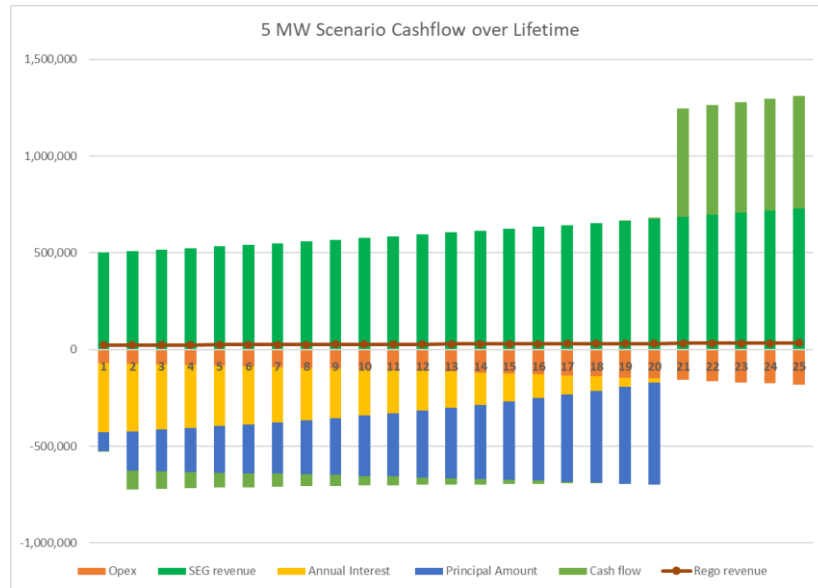
Y7	0	-90493.8	550207.8	25449.02	-199325	-185461	100377.4	652159.4
Y8	0	-94113.5	558967.1	25854.17	-189175	-195476	106056.6	758216
Y9	0	-97878.1	567865.8	26265.76	-178478	-206032	111744.2	869960.2
Y10	0	-101793	576906.2	26683.92	-167669	-217157	116971	986931.3
Y11	0	-105865	586090.6	27108.72	-155318	-228884	123132	1110063
Y12	0	-110100	595421.2	27540.29	-142793	-241244	128825.6	1238889
Y13	0	-114504	604900.3	27978.74	-129591	-254271	134514.1	1373403
Y14	0	-119084	614530.3	28424.16	-116002	-268001	139867.1	1513270
Y15	0	-123847	624313.6	28876.67	-101009	-282474	145860.7	1659131
Y16	0	-128801	634252.7	29336.39	-85550.6	-297727	151510.5	1810641
Y17	0	-133953	644350	29803.42	-69257.4	-313804	157138.8	1967780
Y18	0	-139311	654608	30277.89	-52239.2	-330750	162585.9	2130366
Y19	0	-144883	665029.4	30759.92	-33983.9	-348610	168311.6	2298678
Y20	0	-150679	675616.6	31249.61	-14906.1	-367435	173846.1	2472524
Y21	0	-156706	686372.5	31747.11			561413.6	3033937
Y22	0	-162974	697299.5	32252.52			566577.8	3600515
Y23	0	-169493	708400.5	32765.98			571673.3	4172189
Y24	0	-176273	719678.3	33287.62			576693	4748882
Y25	0	-183324	731135.5	33817.55			581629.3	5330511

➤ **£1000 per KWp**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71,519	500,460	23,148	-328498	-90871	32,722	32,722
Y2	0	-74379	508,428	23,517	-322842	-189070	-54,347	-21626
Y3	0	-77354	516,522	23,891	-311606	-199279	-47,828	-69453
Y4	0	-80449	524,745	24,271	-300701	-210040	-42,174	-111627
Y5	0	-83667	533,099	24,658	-289206	-221383	-36,499	-148126
Y6	0	-87013	541,586	25,050	-277859	-233337	-31,573	-179700
Y7	0	-90494	550,208	25,449	-264322	-245938	-25,096	-204796
Y8	0	-94114	558,967	25,854	-250863	-259218	-19,373	-224169
Y9	0	-97878	567,866	26,266	-236677	-273216	-13,639	-237808
Y10	0	-101793	576,906	26,684	-222343	-287970	-8,516	-246324
Y11	0	-105865	586,091	27,109	-205966	-303520	-2,151	-248475
Y12	0	-110100	595,421	27,540	-189356	-319910	3,596	-244879
Y13	0	-114504	604,900	27,979	-171848	-337185	9,342	-235537
Y14	0	-119084	614,530	28,424	-153829	-355393	14,648	-220889
Y15	0	-123847	624,314	28,877	-133947	-374584	20,812	-200077
Y16	0	-128801	634,253	29,336	-113447	-394812	26,529	-173548
Y17	0	-133953	644,350	29,803	-91841	-416132	32,227	-141321
Y18	0	-139311	654,608	30,278	-69274	-438603	37,698	-103622
Y19	0	-144883	665,029	30,760	-45066	-462288	43,553	-60070
Y20	0	-150679	675,617	31,250	-19767	-487251	49,170	-10900
Y21	0	-156706	686,372	31,747			561,414	550514
Y22	0	-162974	697,300	32,253			566,578	1117091
Y23	0	-169493	708,401	32,766			571,673	1688765
Y24	0	-176273	719,678	33,288			576,693	2265458
Y25	0	-183324	731,136	33,818			581,629	2847087

➤ £1100 per KWp

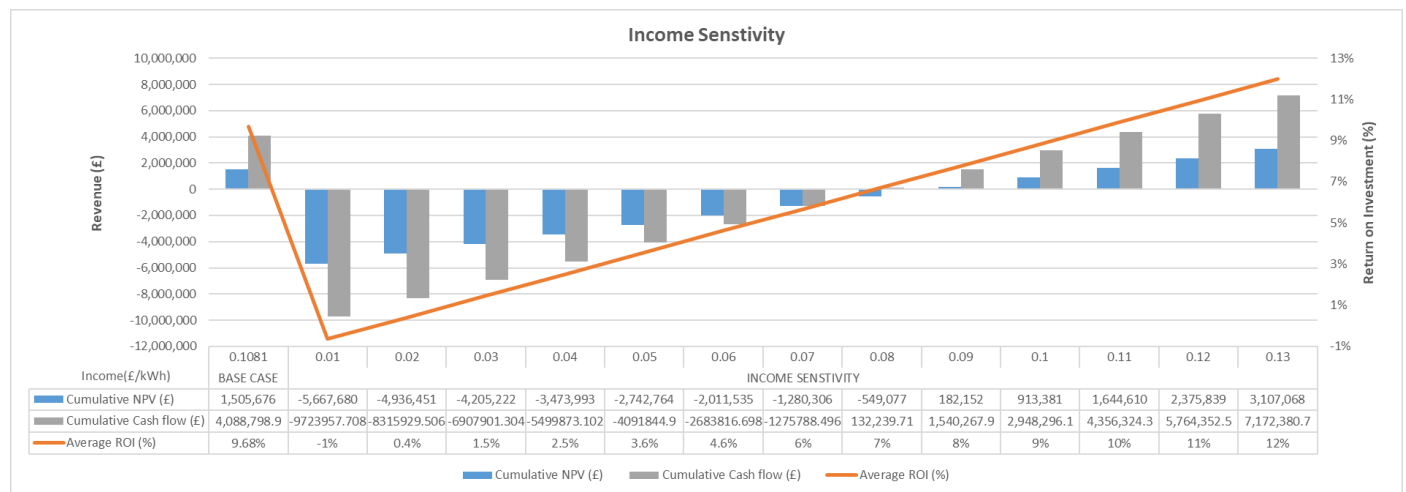


Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-355424	-98319	-1653	-1653
Y2	0	-74379	508428	23517	-349305	-204567	-96307	-97960
Y3	0	-77354	516522	23891	-337148	-215614	-89704	-187664
Y4	0	-80449	524745	24271	-325348	-227257	-84038	-271701
Y5	0	-83667	533099	24658	-312912	-239529	-78351	-350052
Y6	0	-87013	541586	25050	-300634	-252463	-73475	-423527
Y7	0	-90494	550208	25449	-285987	-266096	-66921	-490448
Y8	0	-94114	558967	25854	-271425	-280466	-61183	-551631
Y9	0	-97878	567866	26266	-256077	-295611	-55434	-607065
Y10	0	-101793	576906	26684	-240568	-311574	-50345	-657409
Y11	0	-105865	586091	27109	-222848	-328399	-43912	-701322
Y12	0	-110100	595421	27540	-204876	-346132	-38147	-739468
Y13	0	-114504	604900	27979	-185934	-364823	-32382	-771850
Y14	0	-119084	614530	28424	-166438	-384524	-27091	-798942
Y15	0	-123847	624314	28877	-144926	-405288	-20871	-819812
Y16	0	-128801	634253	29336	-122746	-427174	-15132	-834944

Y17	0	-133953	644350	29803	-99369	-450241	-9410	-844354
Y18	0	-139311	654608	30278	-74952	-474554	-3931	-848285
Y19	0	-144883	665029	30760	-48760	-500180	1966	-846319
Y20	0	-150679	675617	31250	-21387	-527190	7611	-838708
Y21	0	-156706	686372	31747			561414	-277294
Y22	0	-162974	697300	32253			566578	289283
Y23	0	-169493	708401	32766			571673	860957
Y24	0	-176273	719678	33288			576693	1437650
Y25	0	-183324	731136	33818			581629	2019279

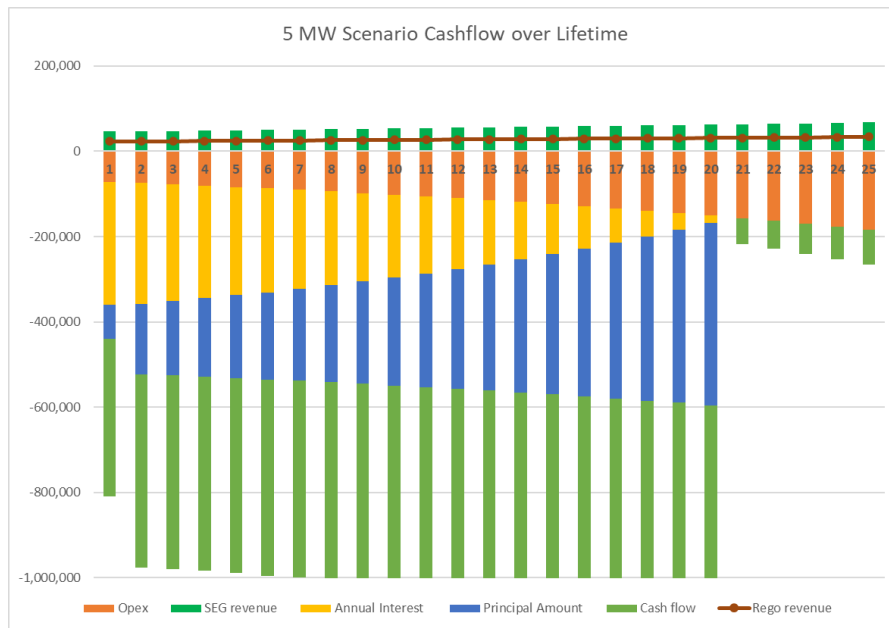
1.3 Income Sensitivity Analysis

Arcadis has conducted a sensitivity analysis on income assumptions, evaluating a range of tariff values from £0.01/kWh to £0.13/kWh.



Cashflow over Lifespan

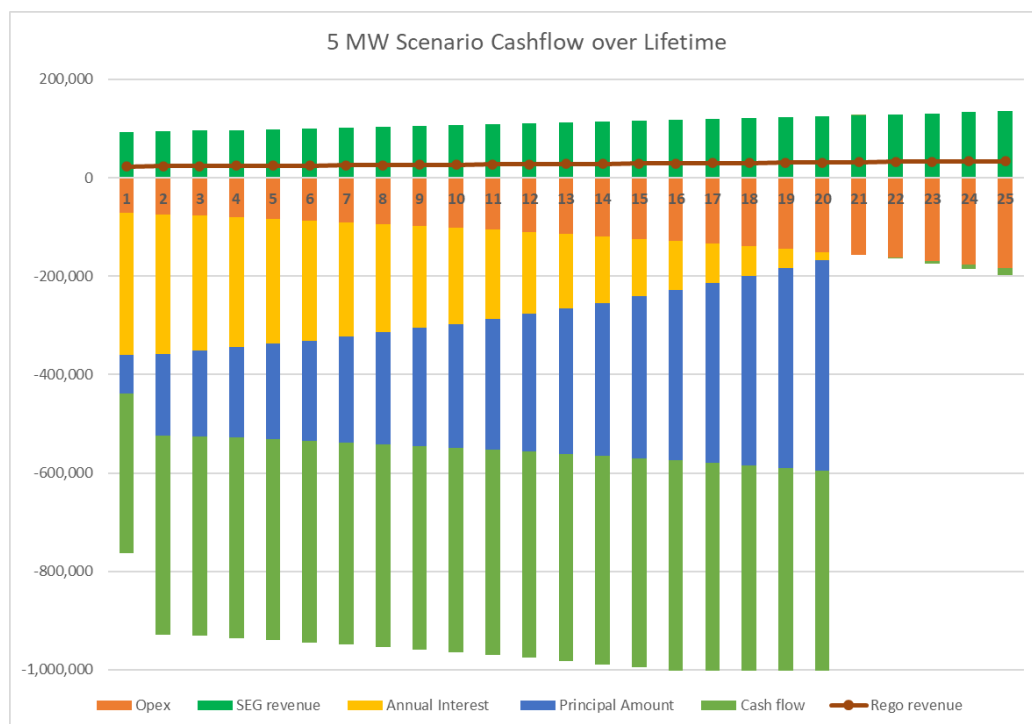
➤ **£0.01 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	46296	23148	-288108	-79698	-369881	-369881
Y2	0	-74379	47033	23517	-283149	-165823	-452802	-822683
Y3	0	-77354	47782	23891	-273294	-174778	-453754	-1276436
Y4	0	-80449	48543	24271	-263729	-184216	-455580	-1732017
Y5	0	-83667	49315	24658	-253648	-194163	-457505	-2189522
Y6	0	-87013	50100	25050	-243696	-204648	-460207	-2649729
Y7	0	-90494	50898	25449	-231823	-215699	-461669	-3111398
Y8	0	-94114	51708	25854	-220019	-227347	-463917	-3575315
Y9	0	-97878	52532	26266	-207577	-239624	-466282	-4041597
Y10	0	-101793	53368	26684	-195006	-252564	-469311	-4510907
Y11	0	-105865	54217	27109	-180642	-266202	-471383	-4982290
Y12	0	-110100	55081	27540	-166074	-280577	-474130	-5456420
Y13	0	-114504	55957	27979	-150719	-295728	-477015	-5933435
Y14	0	-119084	56848	28424	-134916	-311697	-480424	-6413859
Y15	0	-123847	57753	28877	-117478	-328529	-483224	-6897083
Y16	0	-128801	58673	29336	-99499	-346270	-486560	-7383643
Y17	0	-133953	59607	29803	-80549	-364968	-490060	-7873703

Y18	0	-139311	60556	30278	-60756	-384676	-493910	-8367613
Y19	0	-144883	61520	30760	-39525	-405449	-497577	-8865191
Y20	0	-150679	62499	31250	-17336	-427343	-501610	-9366800
Y21	0	-156706	63494	31747			-61465	-9428265
Y22	0	-162974	64505	32253			-66217	-9494481
Y23	0	-169493	65532	32766			-71195	-9565677
Y24	0	-176273	66575	33288			-76410	-9642087
Y25	0	-183324	67635	33818			-81871	-9723958

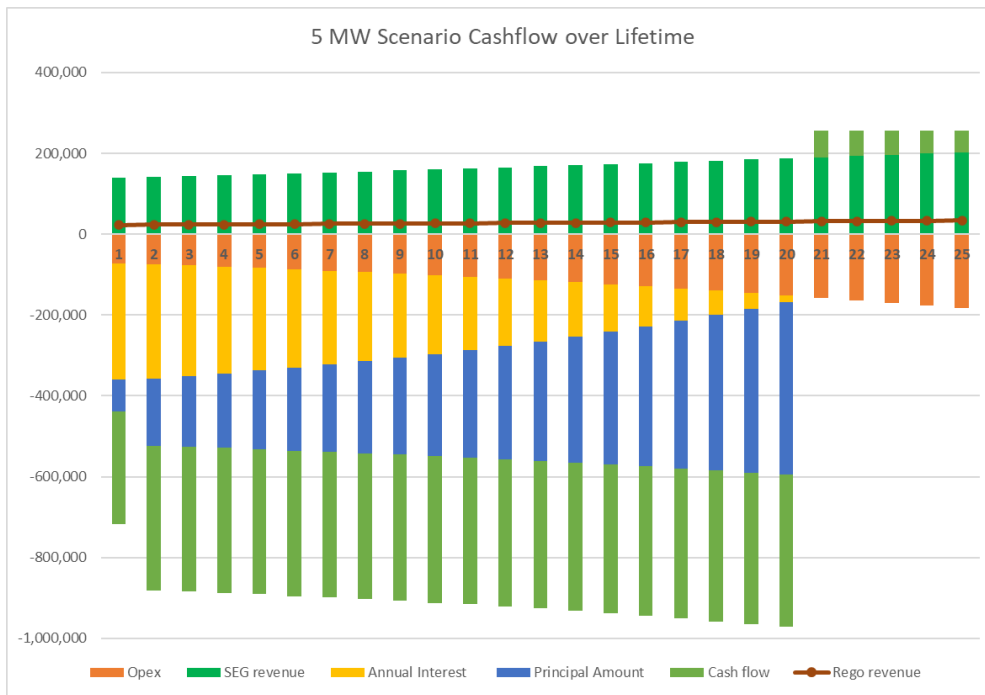
➤ **£0.02 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71,519	92,592	23,148	-288,108	-79,698	-323,585	-323,585
Y2	0	-74,379	94,066	23,517	-283,149	-165,823	-405,769	-729,354
Y3	0	-77,354	95,564	23,891	-273,294	-174,778	-405,972	-1,135,326
Y4	0	-80,449	97,085	24,271	-263,729	-184,216	-407,038	-1,542,363

Y5	0	-83,667	98,631	24,658	-253,648	-194,163	-408,190	-1,950,553
Y6	0	-87,013	100,201	25,050	-243,696	-204,648	-410,106	-2,360,659
Y7	0	-90,494	101,796	25,449	-231,823	-215,699	-410,771	-2,771,430
Y8	0	-94,114	103,417	25,854	-220,019	-227,347	-412,209	-3,183,639
Y9	0	-97,878	105,063	26,266	-207,577	-239,624	-413,750	-3,597,389
Y10	0	-101,793	106,736	26,684	-195,006	-252,564	-415,943	-4,013,332
Y11	0	-105,865	108,435	27,109	-180,642	-266,202	-417,165	-4,430,498
Y12	0	-110,100	110,161	27,540	-166,074	-280,577	-419,049	-4,849,547
Y13	0	-114,504	111,915	27,979	-150,719	-295,728	-421,057	-5,270,604
Y14	0	-119,084	113,697	28,424	-134,916	-311,697	-423,576	-5,694,180
Y15	0	-123,847	115,507	28,877	-117,478	-328,529	-425,471	-6,119,650
Y16	0	-128,801	117,346	29,336	-99,499	-346,270	-427,888	-6,547,538
Y17	0	-133,953	119,214	29,803	-80,549	-364,968	-430,453	-6,977,991
Y18	0	-139,311	121,112	30,278	-60,756	-384,676	-433,354	-7,411,346
Y19	0	-144,883	123,040	30,760	-39,525	-405,449	-436,058	-7,847,403
Y20	0	-150,679	124,998	31,250	-17,336	-427,343	-439,110	-8,286,513
Y21	0	-156,706	126,988	31,747			2,030	-8,284,484
Y22	0	-162,974	129,010	32,253			-1,712	-8,286,195
Y23	0	-169,493	131,064	32,766			-5,663	-8,291,859
Y24	0	-176,273	133,150	33,288			-9,835	-8,301,693
Y25	0	-183,324	135,270	33,818			-14,236	-8,315,930

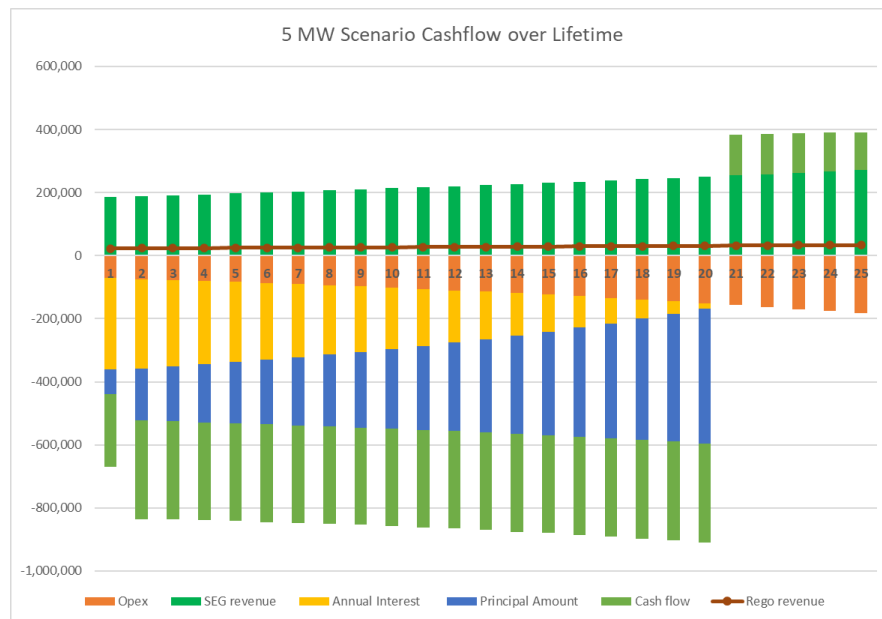
➤ **£0.03 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	138888	23148	-288108	-79698	-277289	-277289
Y2	0	-74379	141099	23517	-283149	-165823	-358736	-636024
Y3	0	-77354	143346	23891	-273294	-174778	-358190	-994215
Y4	0	-80449	145628	24271	-263729	-184216	-358495	-1352710
Y5	0	-83667	147946	24658	-253648	-194163	-358875	-1711584
Y6	0	-87013	150301	25050	-243696	-204648	-360006	-2071590
Y7	0	-90494	152694	25449	-231823	-215699	-359873	-2431463
Y8	0	-94114	155125	25854	-220019	-227347	-360500	-2791963
Y9	0	-97878	157595	26266	-207577	-239624	-361219	-3153182
Y10	0	-101793	160103	26684	-195006	-252564	-362575	-3515757
Y11	0	-105865	162652	27109	-180642	-266202	-362948	-3878705
Y12	0	-110100	165242	27540	-166074	-280577	-363968	-4242674
Y13	0	-114504	167872	27979	-150719	-295728	-365100	-4607773
Y14	0	-119084	170545	28424	-134916	-311697	-366728	-4974501
Y15	0	-123847	173260	28877	-117478	-328529	-367717	-5342218
Y16	0	-128801	176018	29336	-99499	-346270	-369215	-5711433

Y17	0	-133953	178821	29803	-80549	-364968	-370846	-6082279
Y18	0	-139311	181667	30278	-60756	-384676	-372799	-6455078
Y19	0	-144883	184559	30760	-39525	-405449	-374538	-6829616
Y20	0	-150679	187498	31250	-17336	-427343	-376611	-7206227
Y21	0	-156706	190483	31747			65524	-7140703
Y22	0	-162974	193515	32253			62793	-7077910
Y23	0	-169493	196596	32766			59869	-7018041
Y24	0	-176273	199726	33288			56740	-6961300
Y25	0	-183324	202905	33818			53399	-6907901

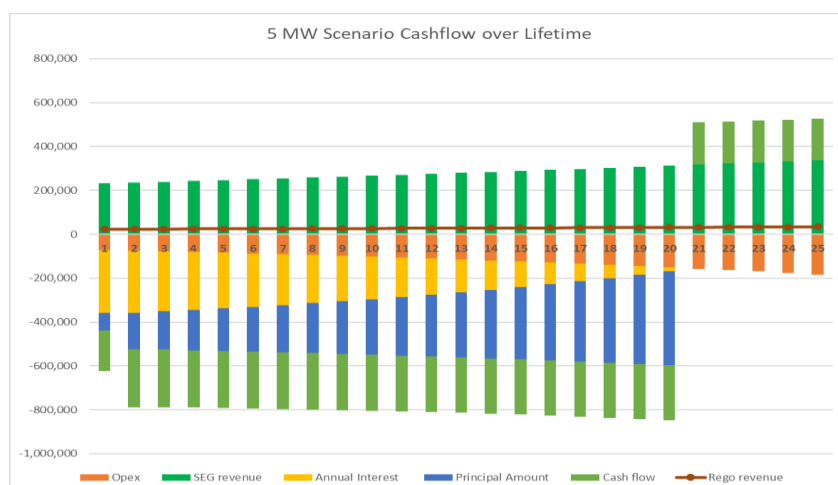
➤ **£0.04 per KWh**



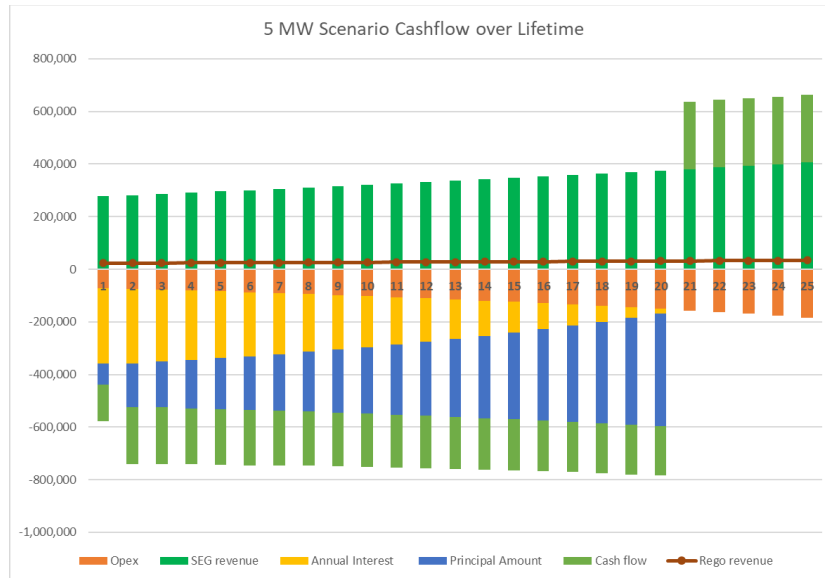
Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71518.6	185184.2	23148.03	-288108	-79698.1	-230993	-230993
Y2	0	-74379.3	188132.3	23516.54	-283149	-165823	-311702	-542695
Y3	0	-77354.5	191127.4	23890.93	-273294	-174778	-310408	-853104
Y4	0	-80448.6	194170.2	24271.27	-263729	-184216	-309953	-1163056
Y5	0	-83666.6	197261.3	24657.67	-253648	-194163	-309559	-1472615
Y6	0	-87013.3	200401.7	25050.22	-243696	-204648	-309905	-1782521

Y7	0	-90493.8	203592.1	25449.02	-231823	-215699	-308975	-2091496
Y8	0	-94113.5	206833.3	25854.17	-220019	-227347	-308792	-2400288
Y9	0	-97878.1	210126.1	26265.76	-207577	-239624	-308687	-2708975
Y10	0	-101793	213471.3	26683.92	-195006	-252564	-309207	-3018182
Y11	0	-105865	216869.8	27108.72	-180642	-266202	-308730	-3326913
Y12	0	-110100	220322.4	27540.29	-166074	-280577	-308888	-3635801
Y13	0	-114504	223829.9	27978.74	-150719	-295728	-309142	-3944943
Y14	0	-119084	227393.3	28424.16	-134916	-311697	-309879	-4254822
Y15	0	-123847	231013.4	28876.67	-117478	-328529	-309964	-4564786
Y16	0	-128801	234691.1	29336.39	-99499	-346270	-310542	-4875328
Y17	0	-133953	238427.4	29803.42	-80549.3	-364968	-311240	-5186568
Y18	0	-139311	242223.1	30277.89	-60756.4	-384676	-312243	-5498810
Y19	0	-144883	246079.3	30759.92	-39524.8	-405449	-313018	-5811828
Y20	0	-150679	249996.9	31249.61	-17336.5	-427343	-314112	-6125940
Y21	0	-156706	253976.9	31747.11			129018	-5996922
Y22	0	-162974	258020.2	32252.52			127298.5	-5869624
Y23	0	-169493	262127.9	32765.98			125400.7	-5744223
Y24	0	-176273	266300.9	33287.62			123315.7	-5620907
Y25	0	-183324	270540.4	33817.55			121034.2	-5499873

➤ £0.05 per KWh



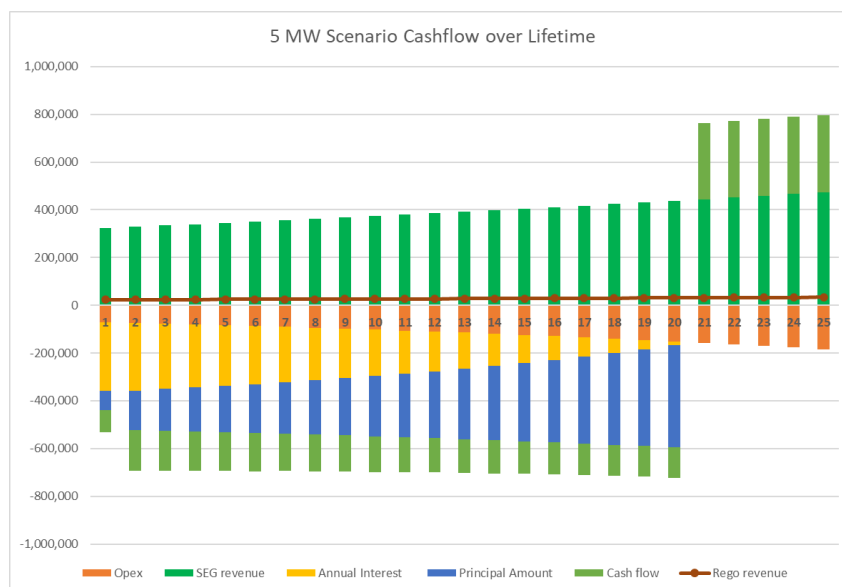
Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	231480	23148	-288108	-79698	-184697	-184697
Y2	0	-74379	235165	23517	-283149	-165823	-264669	-449366
Y3	0	-77354	238909	23891	-273294	-174778	-262626	-711993
Y4	0	-80449	242713	24271	-263729	-184216	-261410	-973403
Y5	0	-83667	246577	24658	-253648	-194163	-260244	-1233646
Y6	0	-87013	250502	25050	-243696	-204648	-259805	-1493451
Y7	0	-90494	254490	25449	-231823	-215699	-258077	-1751528
Y8	0	-94114	258542	25854	-220019	-227347	-257084	-2008612
Y9	0	-97878	262658	26266	-207577	-239624	-256156	-2264768
Y10	0	-101793	266839	26684	-195006	-252564	-255839	-2520607
Y11	0	-105865	271087	27109	-180642	-266202	-254513	-2775120
Y12	0	-110100	275403	27540	-166074	-280577	-253807	-3028928
Y13	0	-114504	279787	27979	-150719	-295728	-253185	-3282112
Y14	0	-119084	284242	28424	-134916	-311697	-253031	-3535143
Y15	0	-123847	288767	28877	-117478	-328529	-252210	-3787354
Y16	0	-128801	293364	29336	-99499	-346270	-251869	-4039223
Y17	0	-133953	298034	29803	-80549	-364968	-251633	-4290856
Y18	0	-139311	302779	30278	-60756	-384676	-251687	-4542543
Y19	0	-144883	307599	30760	-39525	-405449	-251498	-4794041
Y20	0	-150679	312496	31250	-17336	-427343	-251613	-5045654
Y21	0	-156706	317471	31747			192512	-4853141
Y22	0	-162974	322525	32253			191804	-4661338
Y23	0	-169493	327660	32766			190933	-4470405
Y24	0	-176273	332876	33288			189891	-4280514
Y25	0	-183324	338176	33818			188669	-4091845

➤ **£0.06 per KWh**

Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	277776	23148	-288108	-79698	-138401	-138401
Y2	0	-74379	282199	23517	-283149	-165823	-217636	-356037
Y3	0	-77354	286691	23891	-273294	-174778	-214844	-570882
Y4	0	-80449	291255	24271	-263729	-184216	-212867	-783749
Y5	0	-83667	295892	24658	-253648	-194163	-210929	-994678
Y6	0	-87013	300603	25050	-243696	-204648	-209705	-1204382
Y7	0	-90494	305388	25449	-231823	-215699	-207179	-1411561
Y8	0	-94114	310250	25854	-220019	-227347	-205375	-1616936
Y9	0	-97878	315189	26266	-207577	-239624	-203624	-1820561
Y10	0	-101793	320207	26684	-195006	-252564	-202472	-2023032
Y11	0	-105865	325305	27109	-180642	-266202	-200296	-2223328
Y12	0	-110100	330484	27540	-166074	-280577	-198727	-2422055
Y13	0	-114504	335745	27979	-150719	-295728	-197227	-2619282
Y14	0	-119084	341090	28424	-134916	-311697	-196183	-2815465
Y15	0	-123847	346520	28877	-117478	-328529	-194457	-3009922
Y16	0	-128801	352037	29336	-99499	-346270	-193196	-3203118

Y17	0	-133953	357641	29803	-80549	-364968	-192026	-3395144
Y18	0	-139311	363335	30278	-60756	-384676	-191131	-3586275
Y19	0	-144883	369119	30760	-39525	-405449	-189978	-3776253
Y20	0	-150679	374995	31250	-17336	-427343	-189113	-3965367
Y21	0	-156706	380965	31747			256006	-3709360
Y22	0	-162974	387030	32253			256309	-3453052
Y23	0	-169493	393192	32766			256465	-3196587
Y24	0	-176273	399451	33288			256466	-2940121
Y25	0	-183324	405811	33818			256304	-2683817

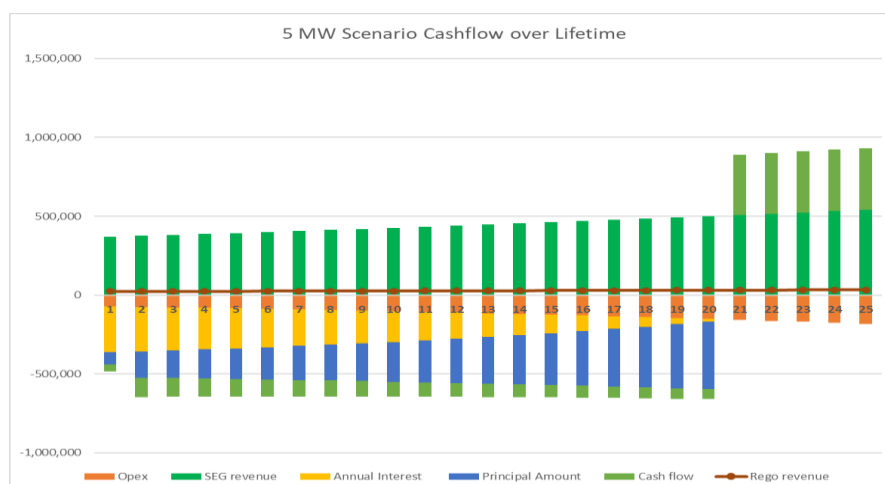
➤ **£0.07 per KWh**



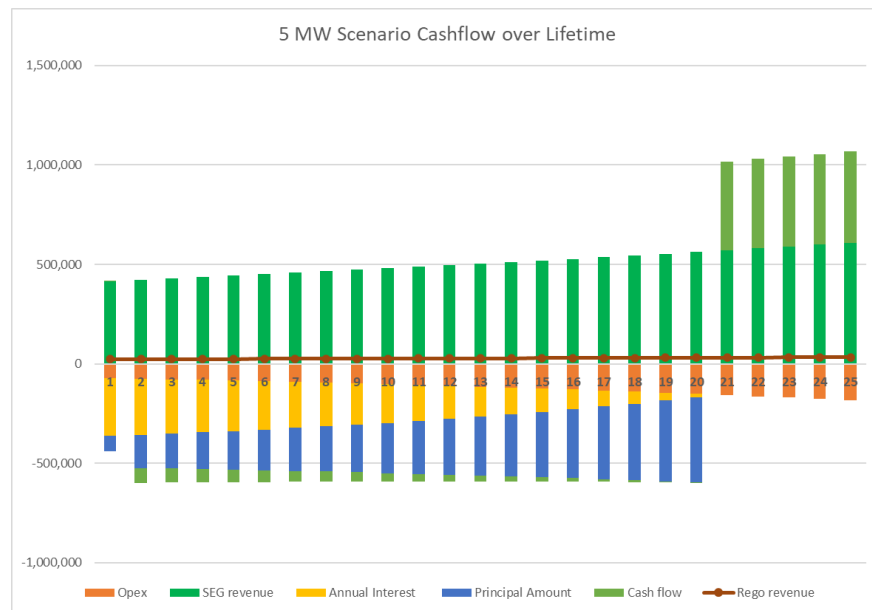
Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71518.6	324072.4	23148.03	-288108	-79698.1	-92104.7	-92104.7
Y2	0	-74379.3	329231.6	23516.54	-283149	-165823	-170603	-262708
Y3	0	-77354.5	334473	23890.93	-273294	-174778	-167063	-429771
Y4	0	-80448.6	339797.8	24271.27	-263729	-184216	-164325	-594095
Y5	0	-83666.6	345207.4	24657.67	-253648	-194163	-161613	-755709
Y6	0	-87013.3	350703.1	25050.22	-243696	-204648	-159604	-915313

Y7	0	-90493.8	356286.2	25449.02	-231823	-215699	-156281	-1071594
Y8	0	-94113.5	361958.3	25854.17	-220019	-227347	-153667	-1225261
Y9	0	-97878.1	367720.7	26265.76	-207577	-239624	-151093	-1376353
Y10	0	-101793	373574.8	26683.92	-195006	-252564	-149104	-1525457
Y11	0	-105865	379522.1	27108.72	-180642	-266202	-146078	-1671535
Y12	0	-110100	385564.1	27540.29	-166074	-280577	-143646	-1815181
Y13	0	-114504	391702.3	27978.74	-150719	-295728	-141270	-1956451
Y14	0	-119084	397938.2	28424.16	-134916	-311697	-139334	-2095786
Y15	0	-123847	404273.4	28876.67	-117478	-328529	-136704	-2232490
Y16	0	-128801	410709.4	29336.39	-99499	-346270	-134524	-2367013
Y17	0	-133953	417247.9	29803.42	-80549.3	-364968	-132419	-2499432
Y18	0	-139311	423890.5	30277.89	-60756.4	-384676	-130575	-2630008
Y19	0	-144883	430638.8	30759.92	-39524.8	-405449	-128458	-2758466
Y20	0	-150679	437494.6	31249.61	-17336.5	-427343	-126614	-2885080
Y21	0	-156706	444459.5	31747.11			319500.7	-2565580
Y22	0	-162974	451535.3	32252.52			320813.6	-2244766
Y23	0	-169493	458723.7	32765.98			321996.6	-1922769
Y24	0	-176273	466026.6	33287.62			323041.4	-1599728
Y25	0	-183324	473445.8	33817.55			323939.5	-1275788

➤ **£0.08 per KWh**



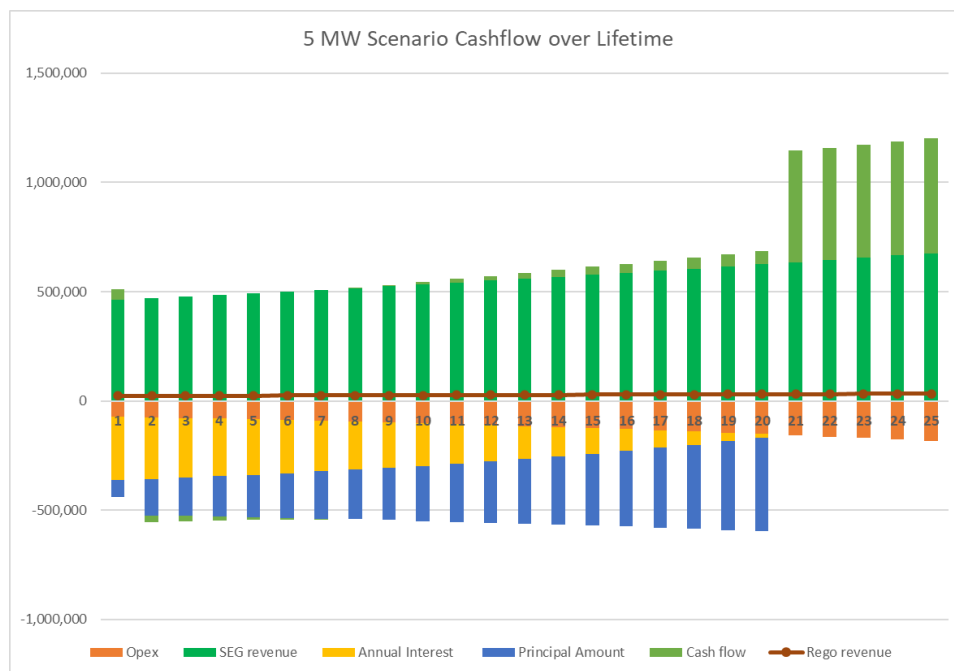
Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	370368	23148	-288108	-79698	-45809	-45809
Y2	0	-74379	376265	23517	-283149	-165823	-123570	-169379
Y3	0	-77354	382255	23891	-273294	-174778	-119281	-288660
Y4	0	-80449	388340	24271	-263729	-184216	-115782	-404442
Y5	0	-83667	394523	24658	-253648	-194163	-112298	-516740
Y6	0	-87013	400803	25050	-243696	-204648	-109504	-626244
Y7	0	-90494	407184	25449	-231823	-215699	-105383	-731626
Y8	0	-94114	413667	25854	-220019	-227347	-101959	-833585
Y9	0	-97878	420252	26266	-207577	-239624	-98561	-932146
Y10	0	-101793	426943	26684	-195006	-252564	-95736	-1027882
Y11	0	-105865	433740	27109	-180642	-266202	-91861	-1119743
Y12	0	-110100	440645	27540	-166074	-280577	-88565	-1208308
Y13	0	-114504	447660	27979	-150719	-295728	-85312	-1293621
Y14	0	-119084	454787	28424	-134916	-311697	-82486	-1376107
Y15	0	-123847	462027	28877	-117478	-328529	-78950	-1455057
Y16	0	-128801	469382	29336	-99499	-346270	-75851	-1530908
Y17	0	-133953	476855	29803	-80549	-364968	-72812	-1603720
Y18	0	-139311	484446	30278	-60756	-384676	-70020	-1673740
Y19	0	-144883	492159	30760	-39525	-405449	-66939	-1740679
Y20	0	-150679	499994	31250	-17336	-427343	-64115	-1804794
Y21	0	-156706	507954	31747			382995	-1421799
Y22	0	-162974	516040	32253			385319	-1036480
Y23	0	-169493	524256	32766			387529	-648952
Y24	0	-176273	532602	33288			389617	-259335
Y25	0	-183324	541081	33818			391575	132240

➤ **£0.09 per KWh**

Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	416664	23148	-288108	-79698	487	487
Y2	0	-74379	423298	23517	-283149	-165823	-76537	-76050
Y3	0	-77354	430037	23891	-273294	-174778	-71499	-147549
Y4	0	-80449	436883	24271	-263729	-184216	-67240	-214788
Y5	0	-83667	443838	24658	-253648	-194163	-62983	-277771
Y6	0	-87013	450904	25050	-243696	-204648	-59403	-337174
Y7	0	-90494	458082	25449	-231823	-215699	-54485	-391659
Y8	0	-94114	465375	25854	-220019	-227347	-50250	-441909
Y9	0	-97878	472784	26266	-207577	-239624	-46030	-487939
Y10	0	-101793	480310	26684	-195006	-252564	-42368	-530307
Y11	0	-105865	487957	27109	-180642	-266202	-37643	-567950
Y12	0	-110100	495725	27540	-166074	-280577	-33485	-601435
Y13	0	-114504	503617	27979	-150719	-295728	-29355	-630790
Y14	0	-119084	511635	28424	-134916	-311697	-25638	-656428

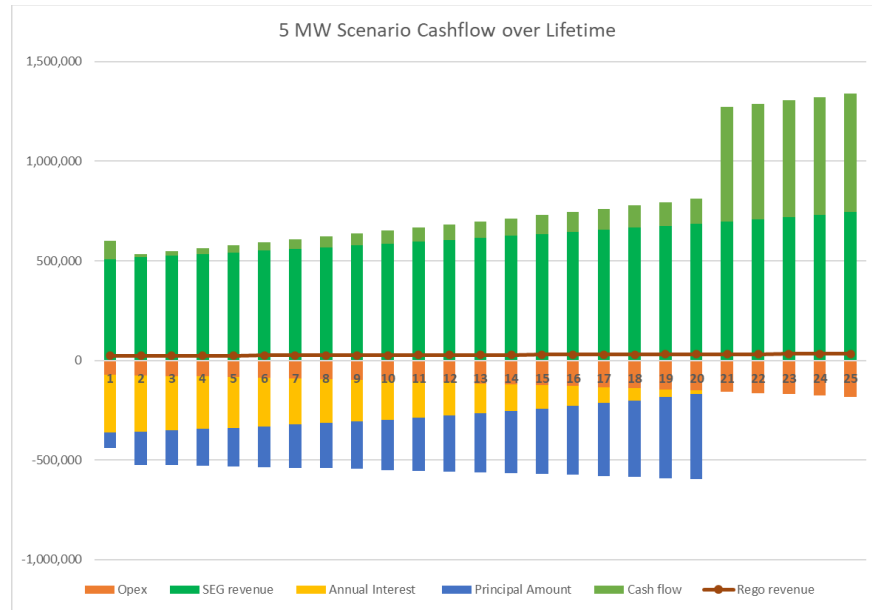
Y15	0	-123847	519780	28877	-117478	-328529	-21197	-677625
Y16	0	-128801	528055	29336	-99499	-346270	-17178	-694803
Y17	0	-133953	536462	29803	-80549	-364968	-13205	-708009
Y18	0	-139311	545002	30278	-60756	-384676	-9464	-717472
Y19	0	-144883	553678	30760	-39525	-405449	-5419	-722891
Y20	0	-150679	562493	31250	-17336	-427343	-1616	-724507
Y21	0	-156706	571448	31747			446489	-278018
Y22	0	-162974	580545	32253			449824	171806
Y23	0	-169493	589788	32766			453060	624866
Y24	0	-176273	599177	33288			456192	1081058
Y25	0	-183324	608716	33818			459210	1540268

➤ **£0.1 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	462961	23148	-288108	-79698	46783	46783
Y2	0	-74379	470331	23517	-283149	-165823	-29504	17279
Y3	0	-77354	477819	23891	-273294	-174778	-23717	-6438
Y4	0	-80449	485425	24271	-263729	-184216	-18697	-25135
Y5	0	-83667	493153	24658	-253648	-194163	-13667	-38802
Y6	0	-87013	501004	25050	-243696	-204648	-9303	-48105
Y7	0	-90494	508980	25449	-231823	-215699	-3587	-51692
Y8	0	-94114	517083	25854	-220019	-227347	1458	-50234
Y9	0	-97878	525315	26266	-207577	-239624	6502	-43732
Y10	0	-101793	533678	26684	-195006	-252564	11000	-32732
Y11	0	-105865	542174	27109	-180642	-266202	16574	-16158
Y12	0	-110100	550806	27540	-166074	-280577	21596	5438
Y13	0	-114504	559575	27979	-150719	-295728	26602	32040
Y14	0	-119084	568483	28424	-134916	-311697	31211	63251
Y15	0	-123847	577533	28877	-117478	-328529	36556	99807
Y16	0	-128801	586728	29336	-99499	-346270	41495	141302
Y17	0	-133953	596068	29803	-80549	-364968	46402	187703
Y18	0	-139311	605558	30278	-60756	-384676	51092	238795
Y19	0	-144883	615198	30760	-39525	-405449	56101	294896
Y20	0	-150679	624992	31250	-17336	-427343	60883	355780
Y21	0	-156706	634942	31747			509983	865763
Y22	0	-162974	645050	32253			514329	1380092
Y23	0	-169493	655320	32766			518592	1898684
Y24	0	-176273	665752	33288			522767	2421451
Y25	0	-183324	676351	33818			526845	2948296

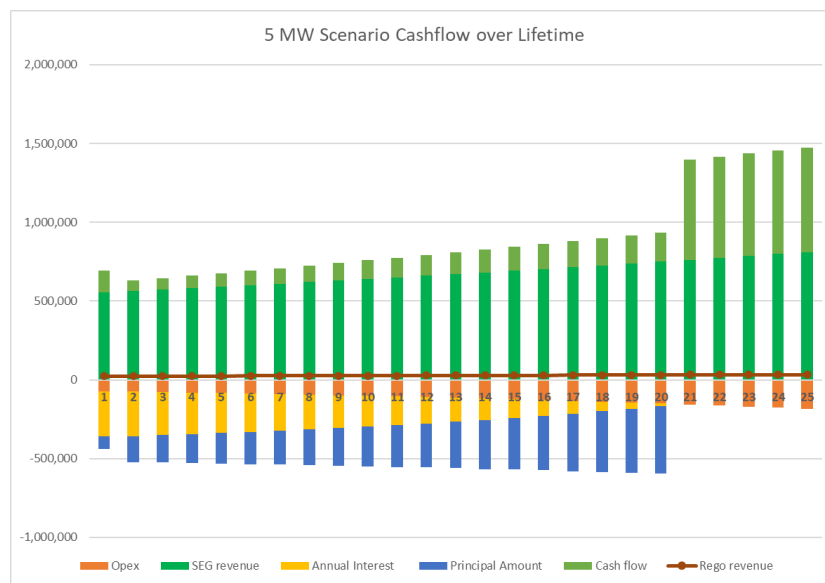
➤ £0.11 per KWh



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	509257	23148	-288108	-79698	93079	93079
Y2	0	-74379	517364	23517	-283149	-165823	17529	110609
Y3	0	-77354	525600	23891	-273294	-174778	24065	134673
Y4	0	-80449	533968	24271	-263729	-184216	29845	164519
Y5	0	-83667	542469	24658	-253648	-194163	35648	200167
Y6	0	-87013	551105	25050	-243696	-204648	40798	240964
Y7	0	-90494	559878	25449	-231823	-215699	47311	288276
Y8	0	-94114	568792	25854	-220019	-227347	53166	341442
Y9	0	-97878	577847	26266	-207577	-239624	59033	400475
Y10	0	-101793	587046	26684	-195006	-252564	64368	464843
Y11	0	-105865	596392	27109	-180642	-266202	70792	535635
Y12	0	-110100	605886	27540	-166074	-280577	76676	612311
Y13	0	-114504	615532	27979	-150719	-295728	82560	694871
Y14	0	-119084	625331	28424	-134916	-311697	88059	782930
Y15	0	-123847	635287	28877	-117478	-328529	94310	877239

Y16	0	-128801	645400	29336	-99499	-346270	100167	977407
Y17	0	-133953	655675	29803	-80549	-364968	106008	1083415
Y18	0	-139311	666114	30278	-60756	-384676	111648	1195063
Y19	0	-144883	676718	30760	-39525	-405449	117621	1312684
Y20	0	-150679	687492	31250	-17336	-427343	123383	1436066
Y21	0	-156706	698436	31747			573478	2009544
Y22	0	-162974	709555	32253			578834	2588378
Y23	0	-169493	720852	32766			584124	3172502
Y24	0	-176273	732328	33288			589342	3761844
Y25	0	-183324	743986	33818			594480	4356324

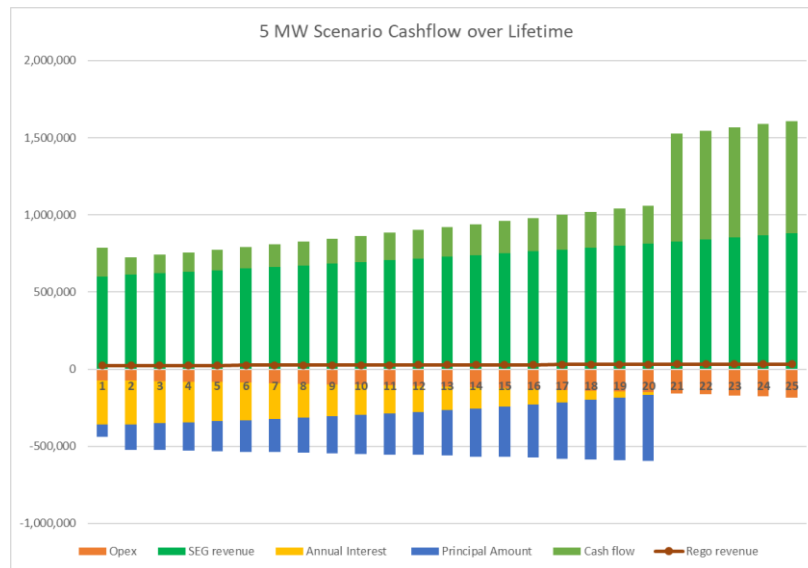
➤ **£0.12 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	555553	23148	-288108	-79698	139376	139376
Y2	0	-74379	564397	23517	-283149	-165823	64562	203938
Y3	0	-77354	573382	23891	-273294	-174778	71847	275784
Y4	0	-80449	582510	24271	-263729	-184216	78388	354172
Y5	0	-83667	591784	24658	-253648	-194163	84963	439136

Y6	0	-87013	601205	25050	-243696	-204648	90898	530034
Y7	0	-90494	610776	25449	-231823	-215699	98209	628243
Y8	0	-94114	620500	25854	-220019	-227347	104875	733118
Y9	0	-97878	630378	26266	-207577	-239624	111565	844683
Y10	0	-101793	640414	26684	-195006	-252564	117735	962418
Y11	0	-105865	650609	27109	-180642	-266202	125009	1087427
Y12	0	-110100	660967	27540	-166074	-280577	131757	1219184
Y13	0	-114504	671490	27979	-150719	-295728	138517	1357701
Y14	0	-119084	682180	28424	-134916	-311697	144907	1502609
Y15	0	-123847	693040	28877	-117478	-328529	152063	1654671
Y16	0	-128801	704073	29336	-99499	-346270	158840	1813512
Y17	0	-133953	715282	29803	-80549	-364968	165615	1979127
Y18	0	-139311	726669	30278	-60756	-384676	172203	2151330
Y19	0	-144883	738238	30760	-39525	-405449	179141	2330471
Y20	0	-150679	749991	31250	-17336	-427343	185882	2516353
Y21	0	-156706	761931	31747			636972	3153325
Y22	0	-162974	774061	32253			643339	3796664
Y23	0	-169493	786384	32766			649656	4446320
Y24	0	-176273	798903	33288			655918	5102237
Y25	0	-183324	811621	33818			662115	5764353

➤ **£0.13 per KWh**

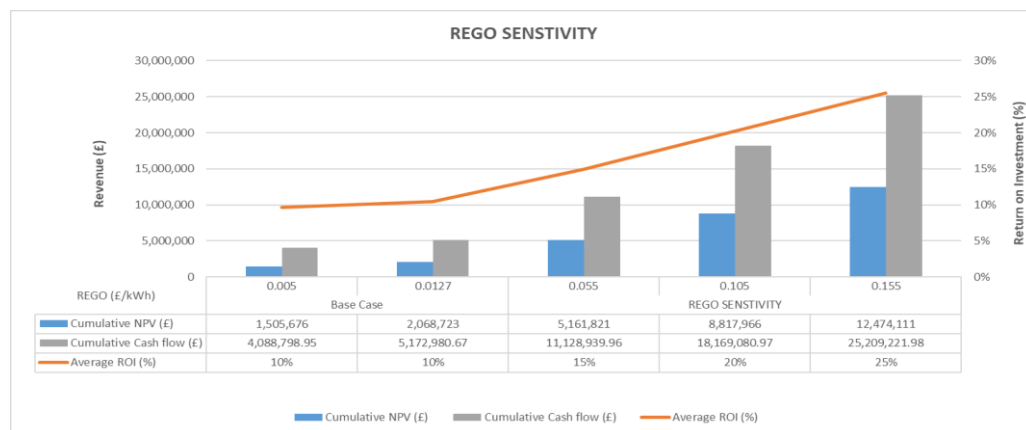


Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	601849	23148	-288108	-79698	185672	185672
Y2	0	-74379	611430	23517	-283149	-165823	111595	297267
Y3	0	-77354	621164	23891	-273294	-174778	119628	416895
Y4	0	-80449	631053	24271	-263729	-184216	126930	543826
Y5	0	-83667	641099	24658	-253648	-194163	134279	678104
Y6	0	-87013	651306	25050	-243696	-204648	140998	819103
Y7	0	-90494	661674	25449	-231823	-215699	149107	968210
Y8	0	-94114	672208	25854	-220019	-227347	156583	1124793
Y9	0	-97878	682910	26266	-207577	-239624	164097	1288890
Y10	0	-101793	693782	26684	-195006	-252564	171103	1459993
Y11	0	-105865	704827	27109	-180642	-266202	179227	1639219
Y12	0	-110100	716048	27540	-166074	-280577	186837	1826057
Y13	0	-114504	727447	27979	-150719	-295728	194475	2020532
Y14	0	-119084	739028	28424	-134916	-311697	201756	2222287
Y15	0	-123847	750793	28877	-117478	-328529	209816	2432104
Y16	0	-128801	762746	29336	-99499	-346270	217513	2649617

Y17	0	-133953	774889	29803	-80549	-364968	225222	2874839
Y18	0	-139311	787225	30278	-60756	-384676	232759	3107598
Y19	0	-144883	799758	30760	-39525	-405449	240661	3348258
Y20	0	-150679	812490	31250	-17336	-427343	248381	3596640
Y21	0	-156706	825425	31747			700466	4297106
Y22	0	-162974	838566	32253			707844	5004949
Y23	0	-169493	851916	32766			715188	5720138
Y24	0	-176273	865478	33288			722493	6442631
Y25	0	-183324	879256	33818			729750	7172381

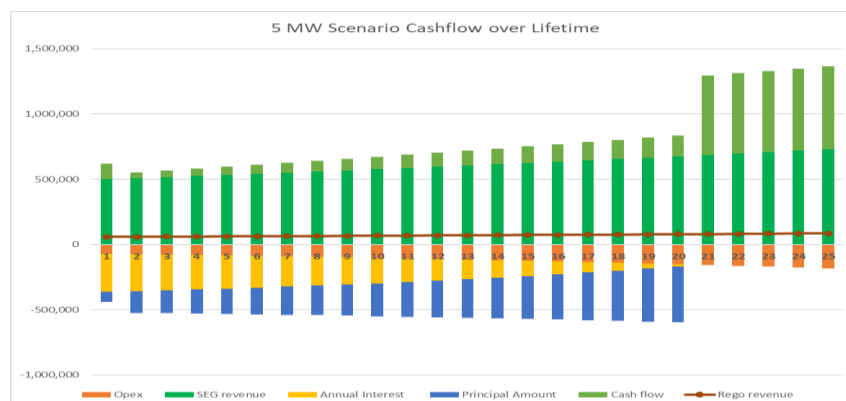
1.4 REGO Sensitivity Analysis

Arcadis conducted a sensitivity analysis on the REGO price assumptions, assessing a range from the base case value of £0.05/kWh up to £0.155/kWh. Additionally, a REGO value of £0.0127/kWh was included in the analysis to evaluate its impact on key financial parameters.



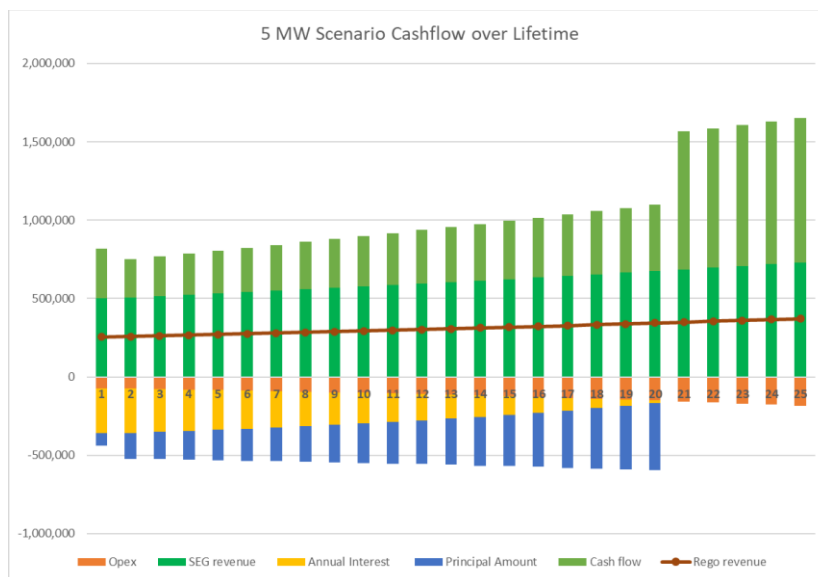
Cashflow over Lifespan

➤ £0.0127 per KWh



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	58796	-288108	-79698	119931	119931
Y2	0	-74379	508428	59732	-283149	-165823	44808	164740
Y3	0	-77354	516522	60683	-273294	-174778	51778	216518
Y4	0	-80449	524745	61649	-263729	-184216	58000	274518
Y5	0	-83667	533099	62630	-253648	-194163	64251	338769
Y6	0	-87013	541586	63628	-243696	-204648	69856	408625
Y7	0	-90494	550208	64641	-231823	-215699	76832	485457
Y8	0	-94114	558967	65670	-220019	-227347	83157	568614
Y9	0	-97878	567866	66715	-207577	-239624	89502	658115
Y10	0	-101793	576906	67777	-195006	-252564	95321	753436
Y11	0	-105865	586091	68856	-180642	-266202	102238	855674
Y12	0	-110100	595421	69952	-166074	-280577	108623	964297
Y13	0	-114504	604900	71066	-150719	-295728	115015	1079312
Y14	0	-119084	614530	72197	-134916	-311697	121031	1200343
Y15	0	-123847	624314	73347	-117478	-328529	127806	1328150
Y16	0	-128801	634253	74514	-99499	-346270	134198	1462348
Y17	0	-133953	644350	75701	-80549	-364968	140580	1602928
Y18	0	-139311	654608	76906	-60756	-384676	146770	1749698
Y19	0	-144883	665029	78130	-39525	-405449	153302	1903000
Y20	0	-150679	675617	79374	-17336	-427343	159632	2062633
Y21	0	-156706	686372	80638			610304	2672937
Y22	0	-162974	697300	81921			616247	3289183
Y23	0	-169493	708401	83226			622133	3911316
Y24	0	-176273	719678	84551			627956	4539272
Y25	0	-183324	731136	85897			633708	5172981

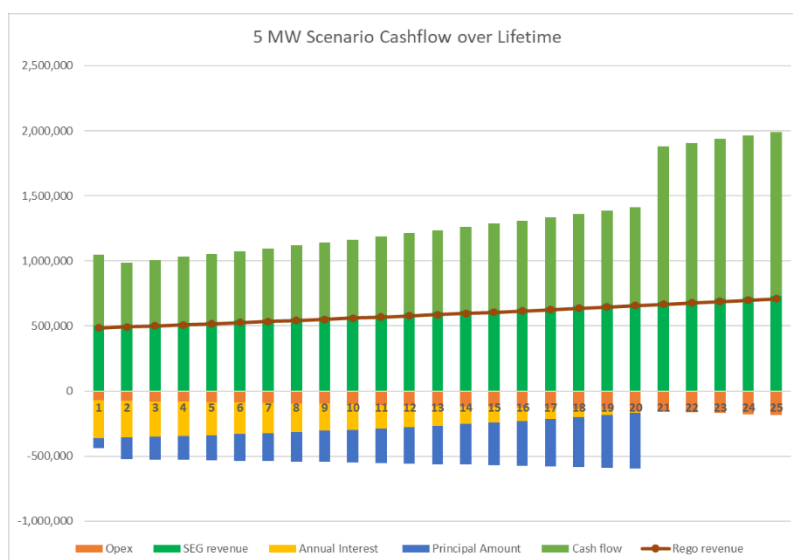
➤ £0.055 per KWh



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	254628	-288108	-79698	315763	315763
Y2	0	-74379	508428	258682	-283149	-165823	243758	559522
Y3	0	-77354	516522	262800	-273294	-174778	253895	813417
Y4	0	-80449	524745	266984	-263729	-184216	263335	1076752
Y5	0	-83667	533099	271234	-253648	-194163	272855	1349607
Y6	0	-87013	541586	275552	-243696	-204648	281781	1631388
Y7	0	-90494	550208	279939	-231823	-215699	292131	1923518
Y8	0	-94114	558967	284396	-220019	-227347	301883	2225402
Y9	0	-97878	567866	288923	-207577	-239624	311710	2537112
Y10	0	-101793	576906	293523	-195006	-252564	321067	2858179
Y11	0	-105865	586091	298196	-180642	-266202	331578	3189756
Y12	0	-110100	595421	302943	-166074	-280577	341614	3531370
Y13	0	-114504	604900	307766	-150719	-295728	351715	3883086
Y14	0	-119084	614530	312666	-134916	-311697	361499	4244585
Y15	0	-123847	624314	317643	-117478	-328529	372103	4616688
Y16	0	-128801	634253	322700	-99499	-346270	382383	4999071

Y17	0	-133953	644350	327838	-80549	-364968	392717	5391789
Y18	0	-139311	654608	333057	-60756	-384676	402921	5794710
Y19	0	-144883	665029	338359	-39525	-405449	413531	6208241
Y20	0	-150679	675617	343746	-17336	-427343	424004	6632245
Y21	0	-156706	686372	349218			878885	7511130
Y22	0	-162974	697300	354778			889103	8400233
Y23	0	-169493	708401	360426			899333	9299566
Y24	0	-176273	719678	366164			909569	10209135
Y25	0	-183324	731136	371993			919805	11128940

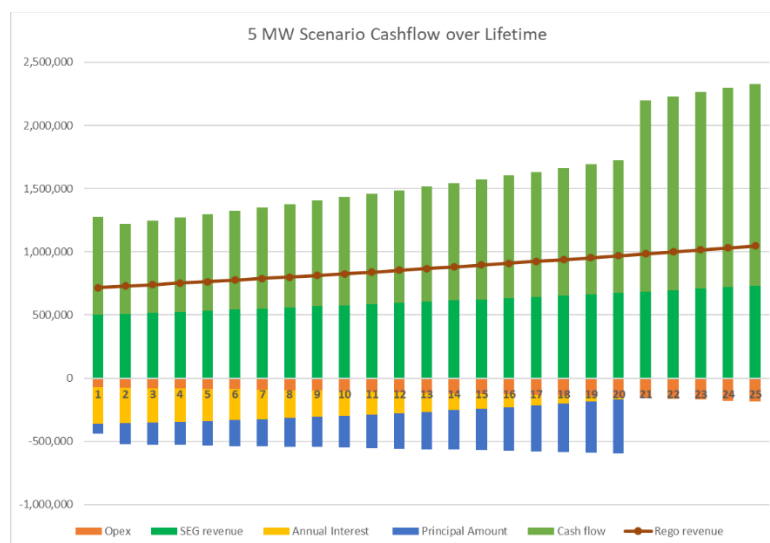
➤ **£0.105 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	486109	-288108	-79698	547244	547244
Y2	0	-74379	508428	493847	-283149	-165823	478924	1026167
Y3	0	-77354	516522	501709	-273294	-174778	492805	1518972
Y4	0	-80449	524745	509697	-263729	-184216	506048	2025020
Y5	0	-83667	533099	517811	-253648	-194163	519432	2544451
Y6	0	-87013	541586	526055	-243696	-204648	532283	3076734

Y7	0	-90494	550208	534429	-231823	-215699	546621	3623355
Y8	0	-94114	558967	542937	-220019	-227347	560425	4183780
Y9	0	-97878	567866	551581	-207577	-239624	574368	4758148
Y10	0	-101793	576906	560362	-195006	-252564	587906	5346054
Y11	0	-105865	586091	569283	-180642	-266202	602665	5948719
Y12	0	-110100	595421	578346	-166074	-280577	617017	6565735
Y13	0	-114504	604900	587553	-150719	-295728	631503	7197238
Y14	0	-119084	614530	596907	-134916	-311697	645741	7842979
Y15	0	-123847	624314	606410	-117478	-328529	660870	8503849
Y16	0	-128801	634253	616064	-99499	-346270	675747	9179596
Y17	0	-133953	644350	625872	-80549	-364968	690751	9870348
Y18	0	-139311	654608	635836	-60756	-384676	705700	10576048
Y19	0	-144883	665029	645958	-39525	-405449	721130	11297178
Y20	0	-150679	675617	656242	-17336	-427343	736500	12033678
Y21	0	-156706	686372	666689			1196356	13230034
Y22	0	-162974	697300	677303			1211628	14441662
Y23	0	-169493	708401	688086			1226993	15668655
Y24	0	-176273	719678	699040			1242445	16911101
Y25	0	-183324	731136	710169			1257980	18169081

➤ £0.155 per KWh

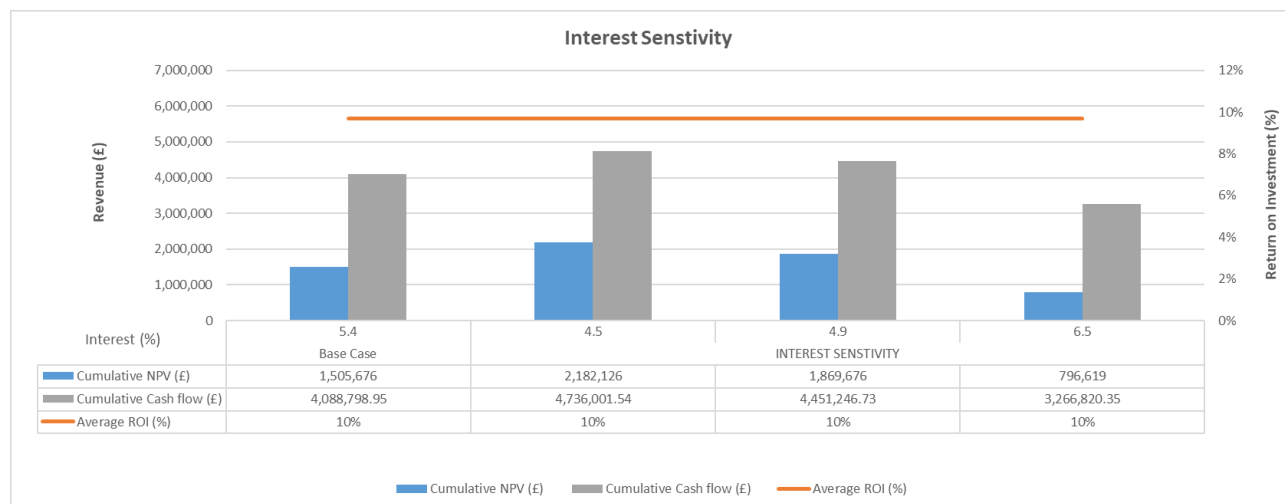


Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	717589	-288108	-79698	778724	778724
Y2	0	-74379	508428	729013	-283149	-165823	714089	1492813
Y3	0	-77354	516522	740619	-273294	-174778	731714	2224527
Y4	0	-80449	524745	752409	-263729	-184216	748760	2973287
Y5	0	-83667	533099	764388	-253648	-194163	766008	3739296
Y6	0	-87013	541586	776557	-243696	-204648	782785	4522081
Y7	0	-90494	550208	788920	-231823	-215699	801111	5323192
Y8	0	-94114	558967	801479	-220019	-227347	818967	6142158
Y9	0	-97878	567866	814239	-207577	-239624	837025	6979184
Y10	0	-101793	576906	827201	-195006	-252564	854745	7833929
Y11	0	-105865	586091	840370	-180642	-266202	873752	8707681
Y12	0	-110100	595421	853749	-166074	-280577	892420	9600101
Y13	0	-114504	604900	867341	-150719	-295728	911290	10511391
Y14	0	-119084	614530	881149	-134916	-311697	929982	11441373
Y15	0	-123847	624314	895177	-117478	-328529	949636	12391010
Y16	0	-128801	634253	909428	-99499	-346270	969111	13360121
Y17	0	-133953	644350	923906	-80549	-364968	988786	14348907

Y18	0	-139311	654608	938615	-60756	-384676	1008479	15357386
Y19	0	-144883	665029	953557	-39525	-405449	1028730	16386115
Y20	0	-150679	675617	968738	-17336	-427343	1048996	17435111
Y21	0	-156706	686372	984160			1513827	18948938
Y22	0	-162974	697300	999828			1534153	20483092
Y23	0	-169493	708401	1015745			1554653	22037745
Y24	0	-176273	719678	1031916			1575321	23613066
Y25	0	-183324	731136	1048344			1596156	25209222

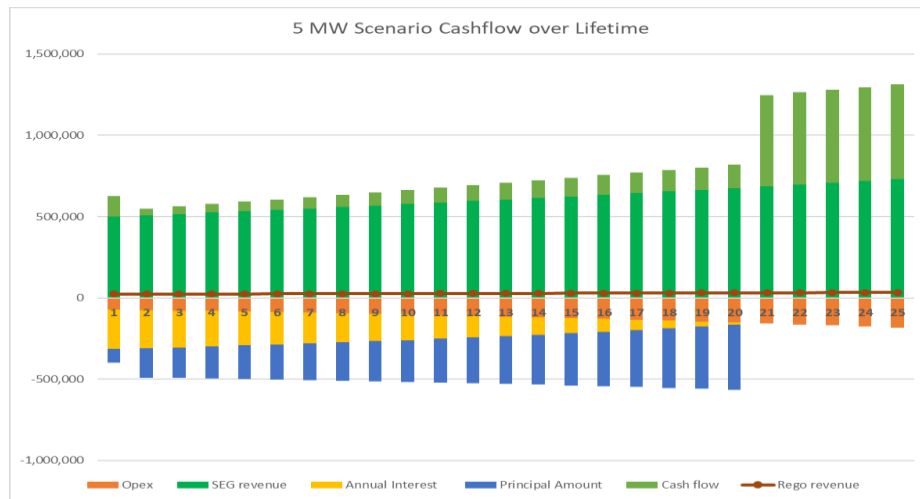
1.5 Interest Rate Sensitivity Analysis

To understand the impact of interest rate fluctuations on key financial model parameters, Arcadis conducted a sensitivity analysis using interest rates of 4.5%, 4.9%, and 6.5%. These scenarios were compared against the base case assumption of 5.4%.



Cashflow over Lifespan

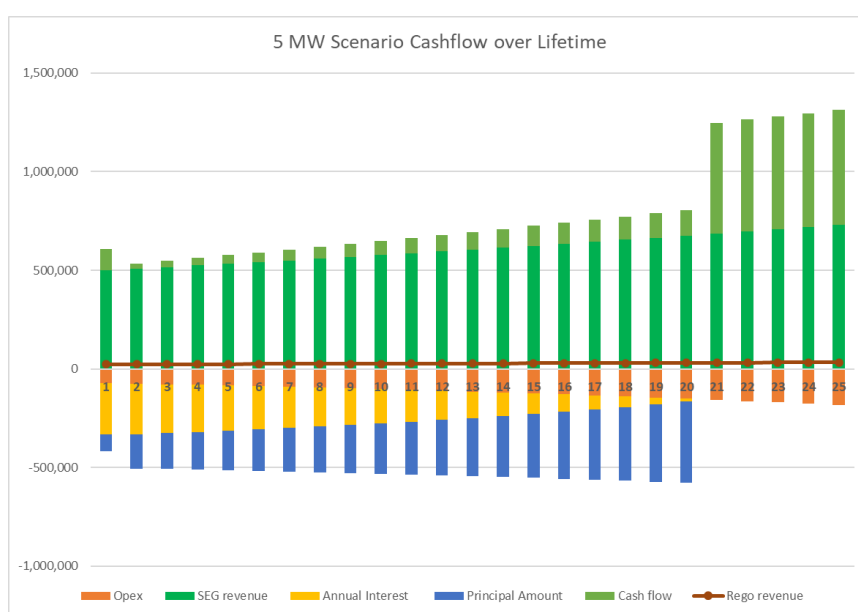
➤ Interest 4.5%



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-240090	-87588	124412	124412
Y2	0	-74379	508428	23517	-235426	-181066	41073	165485
Y3	0	-77354	516522	23891	-226538	-189214	47307	212791
Y4	0	-80449	524745	24271	-217928	-197728	52911	265703
Y5	0	-83667	533099	24658	-208930	-206626	58534	324236
Y6	0	-87013	541586	25050	-200081	-215924	63617	387854
Y7	0	-90494	550208	25449	-189702	-225641	69820	457674
Y8	0	-94114	558967	25854	-179435	-235795	75479	533152
Y9	0	-97878	567866	26266	-168705	-246405	81143	614296
Y10	0	-101793	576906	26684	-157932	-257494	86372	700667
Y11	0	-105865	586091	27109	-145775	-269081	92479	793146
Y12	0	-110100	595421	27540	-133531	-281189	98142	891288
Y13	0	-114504	604900	27979	-120735	-293843	103798	995086
Y14	0	-119084	614530	28424	-107667	-307066	109138	1104223
Y15	0	-123847	624314	28877	-93391	-320884	115069	1219292
Y16	0	-128801	634253	29336	-78789	-335324	120676	1339967
Y17	0	-133953	644350	29803	-63530	-350413	126257	1466224
Y18	0	-139311	654608	30278	-47726	-366182	131667	1597891
Y19	0	-144883	665029	30760	-30922	-382660	137324	1735215

Y20	0	-150679	675617	31250	-13509	-399880	142799	1878014
Y21	0	-156706	686372	31747			561414	2439428
Y22	0	-162974	697300	32253			566578	3006006
Y23	0	-169493	708401	32766			571673	3577679
Y24	0	-176273	719678	33288			576693	4154372
Y25	0	-183324	731136	33818			581629	4736002

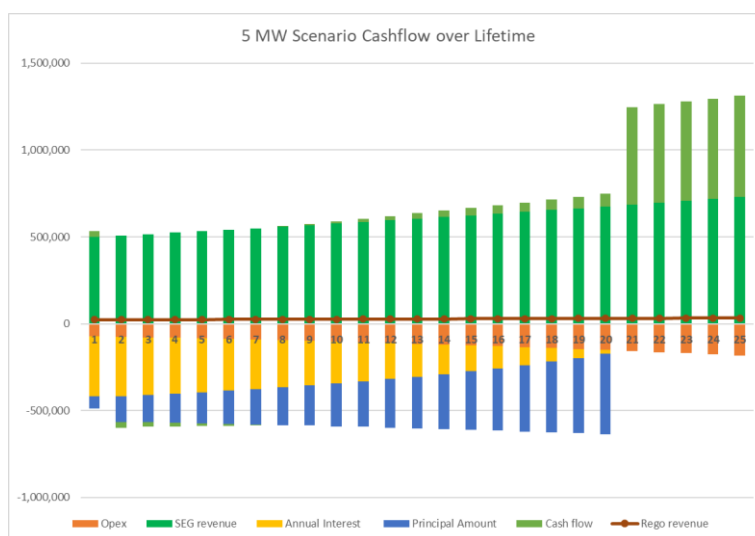
➤ **Interest 4.9%**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-261432	-84004	106654	106654
Y2	0	-74379	508428	23517	-256616	-174157	26792	133446
Y3	0	-77354	516522	23891	-247271	-182691	33097	166543
Y4	0	-80449	524745	24271	-238210	-191643	38715	205258
Y5	0	-83667	533099	24658	-228705	-201033	44352	249610
Y6	0	-87013	541586	25050	-219340	-210884	49399	299009
Y7	0	-90494	550208	25449	-208274	-221217	55671	354680
Y8	0	-94114	558967	25854	-197302	-232057	61348	416029

Y9	0	-97878	567866	26266	-185793	-243428	67033	483062
Y10	0	-101793	576906	26684	-174204	-255356	72238	555299
Y11	0	-105865	586091	27109	-161054	-267868	78412	633712
Y12	0	-110100	595421	27540	-147769	-280994	84100	717811
Y13	0	-114504	604900	27979	-133832	-294762	89781	807593
Y14	0	-119084	614530	28424	-119549	-309206	95116	902709
Y15	0	-123847	624314	28877	-103876	-324357	101110	1003819
Y16	0	-128801	634253	29336	-87789	-340250	106749	1110568
Y17	0	-133953	644350	29803	-70913	-356922	112365	1222933
Y18	0	-139311	654608	30278	-53369	-374412	117795	1340728
Y19	0	-144883	665029	30760	-34640	-392758	123508	1464236
Y20	0	-150679	675617	31250	-15160	-412003	129024	1593260
Y21	0	-156706	686372	31747			561414	2154673
Y22	0	-162974	697300	32253			566578	2721251
Y23	0	-169493	708401	32766			571673	3292924
Y24	0	-176273	719678	33288			576693	3869617
Y25	0	-183324	731136	33818			581629	4451247

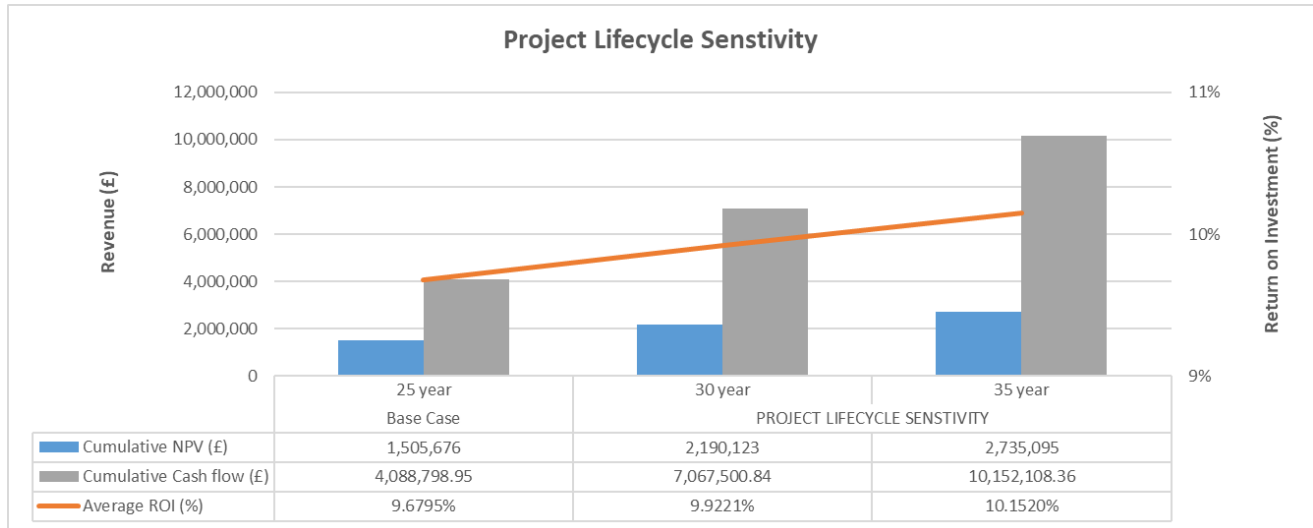
➤ **Interest 6.5%**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-346797	-70881	34411	34411
Y2	0	-74379	508428	23517	-341686	-148638	-32759	1652
Y3	0	-77354	516522	23891	-330929	-158299	-26169	-24517
Y4	0	-80449	524745	24271	-320473	-168588	-20494	-45011
Y5	0	-83667	533099	24658	-309338	-179547	-14795	-59806
Y6	0	-87013	541586	25050	-298303	-191217	-9898	-69704
Y7	0	-90494	550208	25449	-284850	-203646	-3333	-73037
Y8	0	-94114	558967	25854	-271400	-216883	2425	-70612
Y9	0	-97878	567866	26266	-257075	-230981	8198	-62414
Y10	0	-101793	576906	26684	-242492	-245995	13310	-49104
Y11	0	-105865	586091	27109	-225571	-261984	19779	-29325
Y12	0	-110100	595421	27540	-208268	-279013	25581	-3744
Y13	0	-114504	604900	27979	-189840	-297149	31387	27643
Y14	0	-119084	614530	28424	-170694	-316464	36713	64356
Y15	0	-123847	624314	28877	-149312	-337034	42998	107354
Y16	0	-128801	634253	29336	-127051	-358941	48796	156150
Y17	0	-133953	644350	29803	-103344	-382272	54585	210735
Y18	0	-139311	654608	30278	-78327	-407120	60128	270862
Y19	0	-144883	665029	30760	-51206	-433583	66117	336980
Y20	0	-150679	675617	31250	-22568	-461766	71853	408833
Y21	0	-156706	686372	31747			561414	970247
Y22	0	-162974	697300	32253			566578	1536825
Y23	0	-169493	708401	32766			571673	2108498
Y24	0	-176273	719678	33288			576693	2685191
Y25	0	-183324	731136	33818			581629	3266820

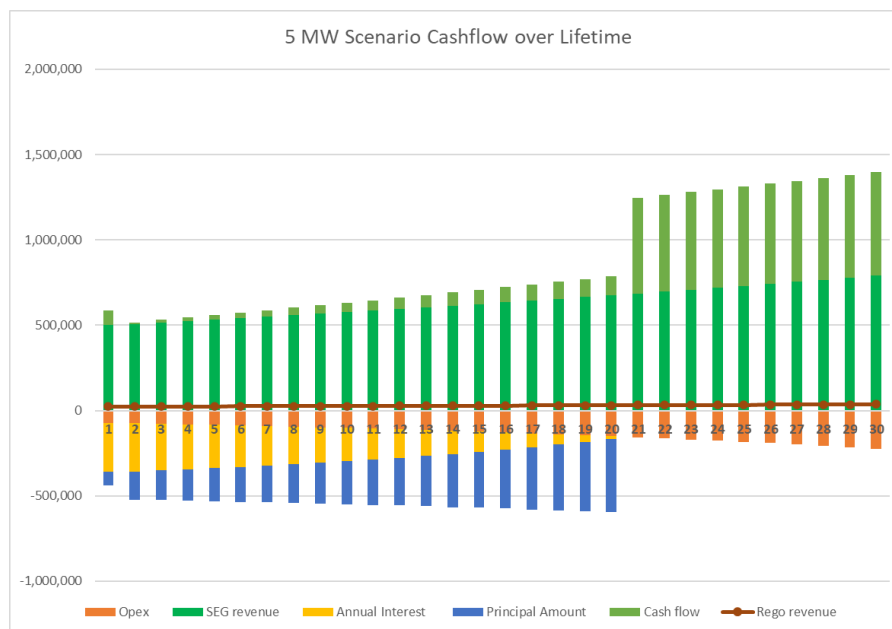
1.6 Project Lifecycle Sensitivity Analysis

Arcadis conducted a sensitivity analysis on the project lifecycle by evaluating extended durations of 30 and 35 years, in comparison to the base case scenario of 25 years. It is important to note that the analysis for extended lifecycles does not include replacement expenditure (REPEX).



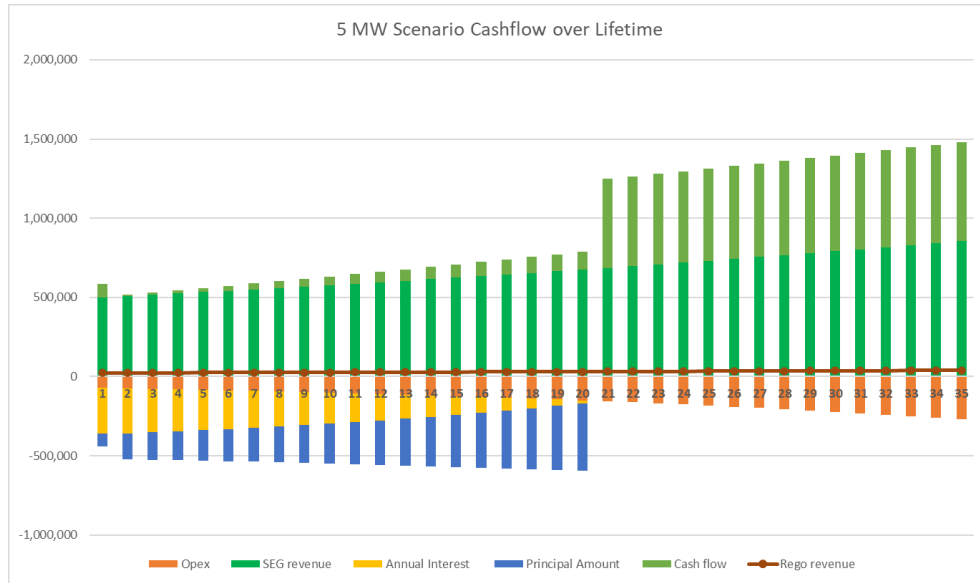
Cashflow over Lifespan

➤ Project Lifecycle 30 years



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-288108	-79698	84283	84283
Y2	0	-74379	508428	23517	-283149	-165823	8593	92876

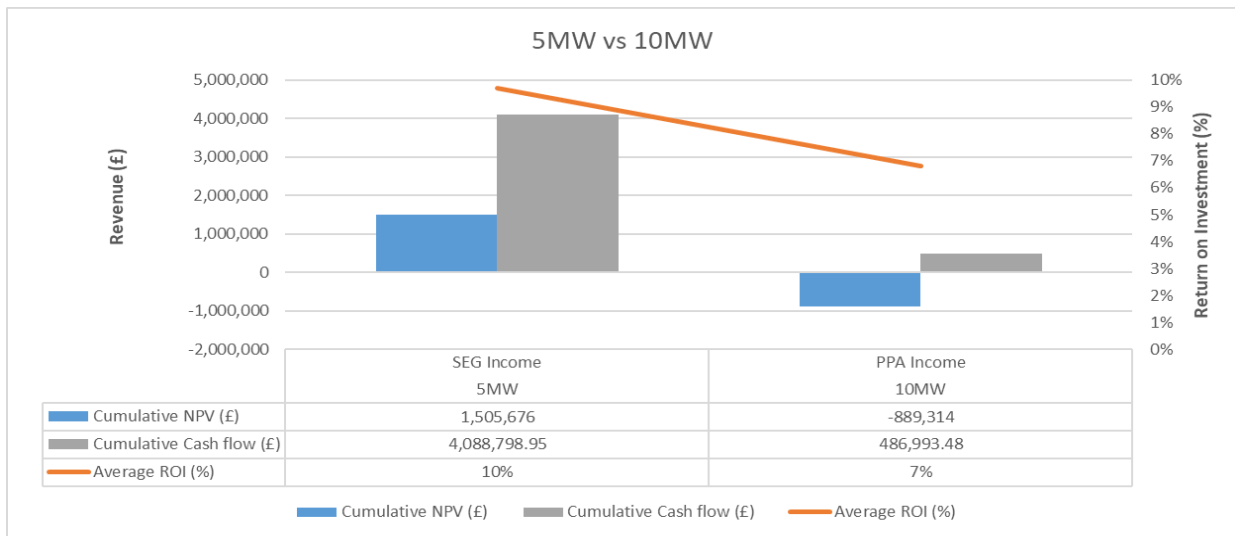
Y3	0	-77354	516522	23891	-273294	-174778	14986	107862
Y4	0	-80449	524745	24271	-263729	-184216	20622	128484
Y5	0	-83667	533099	24658	-253648	-194163	26278	154763
Y6	0	-87013	541586	25050	-243696	-204648	31278	186041
Y7	0	-90494	550208	25449	-231823	-215699	37641	223682
Y8	0	-94114	558967	25854	-220019	-227347	43342	267023
Y9	0	-97878	567866	26266	-207577	-239624	49052	316076
Y10	0	-101793	576906	26684	-195006	-252564	54228	370304
Y11	0	-105865	586091	27109	-180642	-266202	60490	430794
Y12	0	-110100	595421	27540	-166074	-280577	66211	497005
Y13	0	-114504	604900	27979	-150719	-295728	71928	568933
Y14	0	-119084	614530	28424	-134916	-311697	77258	646191
Y15	0	-123847	624314	28877	-117478	-328529	83336	729527
Y16	0	-128801	634253	29336	-99499	-346270	89020	818547
Y17	0	-133953	644350	29803	-80549	-364968	94683	913230
Y18	0	-139311	654608	30278	-60756	-384676	100142	1013372
Y19	0	-144883	665029	30760	-39525	-405449	105932	1119304
Y20	0	-150679	675617	31250	-17336	-427343	111508	1230812
Y21	0	-156706	686372	31747			561414	1792225
Y22	0	-162974	697300	32253			566578	2358803
Y23	0	-169493	708401	32766			571673	2930477
Y24	0	-176273	719678	33288			576693	3507170
Y25	0	-183324	731136	33818			581629	4088799
Y26	0	-190657	742775	34356			586474	4675273
Y27	0	-198283	754600	34903			591220	5266493
Y28	0	-206214	766613	35459			595858	5862351
Y29	0	-214463	778818	36023			600378	6462729
Y30	0	-223041	791217	36597			604772	7067501

➤ **Project Lifecycle 35 years**

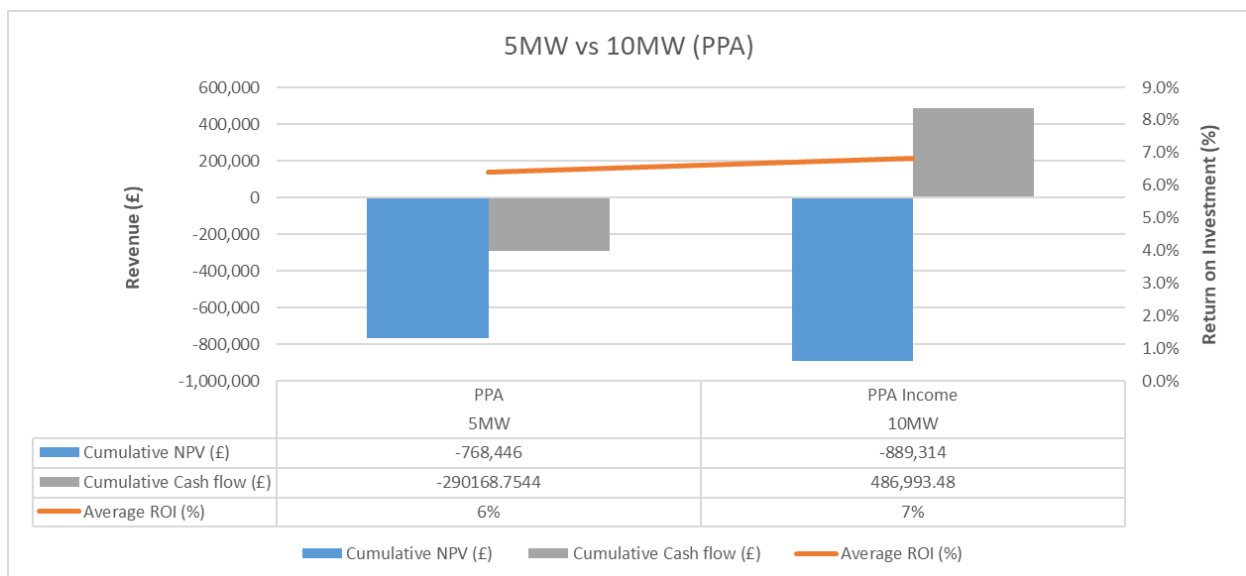
Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-288108	-79698	84283	84283
Y2	0	-74379	508428	23517	-283149	-165823	8593	92876
Y3	0	-77354	516522	23891	-273294	-174778	14986	107862
Y4	0	-80449	524745	24271	-263729	-184216	20622	128484
Y5	0	-83667	533099	24658	-253648	-194163	26278	154763
Y6	0	-87013	541586	25050	-243696	-204648	31278	186041
Y7	0	-90494	550208	25449	-231823	-215699	37641	223682
Y8	0	-94114	558967	25854	-220019	-227347	43342	267023
Y9	0	-97878	567866	26266	-207577	-239624	49052	316076
Y10	0	-101793	576906	26684	-195006	-252564	54228	370304
Y11	0	-105865	586091	27109	-180642	-266202	60490	430794
Y12	0	-110100	595421	27540	-166074	-280577	66211	497005
Y13	0	-114504	604900	27979	-150719	-295728	71928	568933
Y14	0	-119084	614530	28424	-134916	-311697	77258	646191
Y15	0	-123847	624314	28877	-117478	-328529	83336	729527
Y16	0	-128801	634253	29336	-99499	-346270	89020	818547
Y17	0	-133953	644350	29803	-80549	-364968	94683	913230

Y18	0	-139311	654608	30278	-60756	-384676	100142	1013372
Y19	0	-144883	665029	30760	-39525	-405449	105932	1119304
Y20	0	-150679	675617	31250	-17336	-427343	111508	1230812
Y21	0	-156706	686372	31747			561414	1792225
Y22	0	-162974	697300	32253			566578	2358803
Y23	0	-169493	708401	32766			571673	2930477
Y24	0	-176273	719678	33288			576693	3507170
Y25	0	-183324	731136	33818			581629	4088799
Y26	0	-190657	742775	34356			586474	4675273
Y27	0	-198283	754600	34903			591220	5266493
Y28	0	-206214	766613	35459			595858	5862351
Y29	0	-214463	778818	36023			600378	6462729
Y30	0	-223041	791217	36597			604772	7067501
Y31	0	-231963	803813	37179			609029	7676530
Y32	0	-241242	816610	37771			613139	8289669
Y33	0	-250891	829610	38372			617091	8906760
Y34	0	-260927	842817	38983			620874	9527633
Y35	0	-271364	856235	39604			624475	10152108

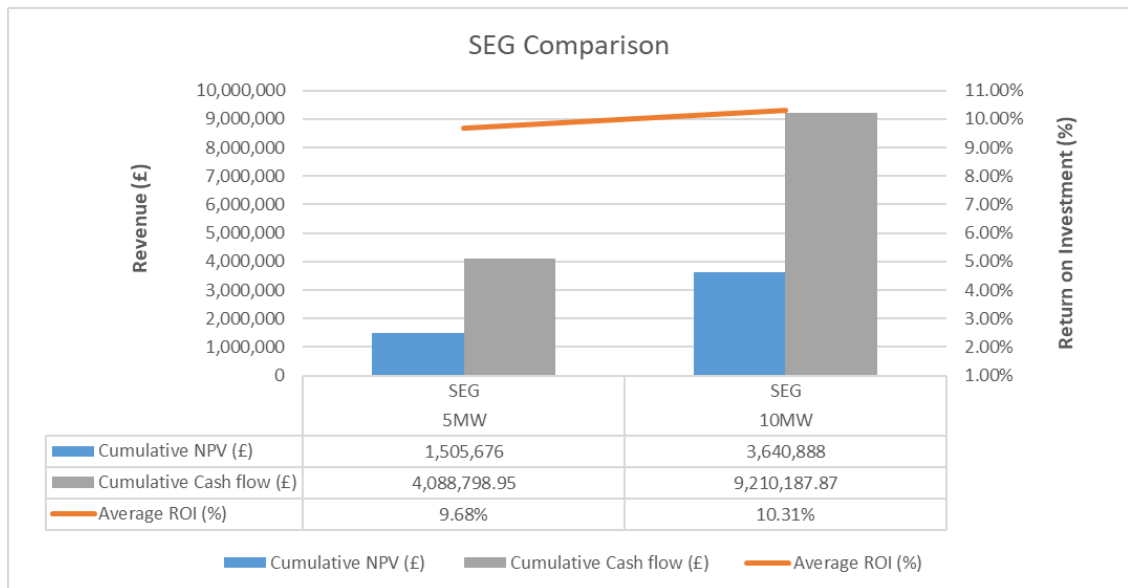
1.7 5 MW (SEG) vs 10 MW (PPA)



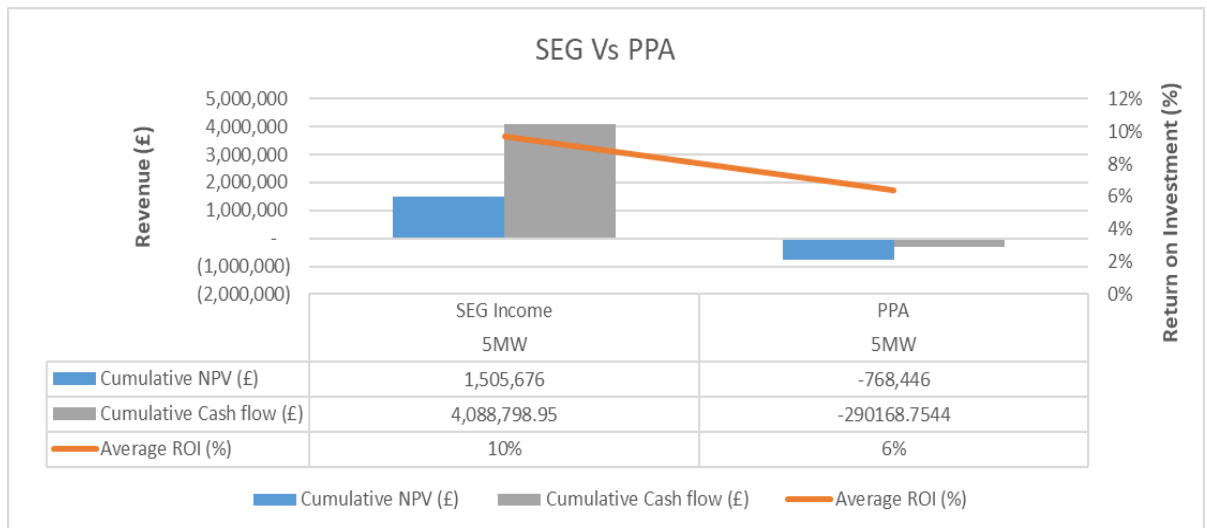
1.8 5 MW (PPA) vs 10 MW (PPA)



1.9 5 MW (SEG) vs 10 MW (SEG)



1.10 5 MW (SEG) vs 5 MW (PPA)



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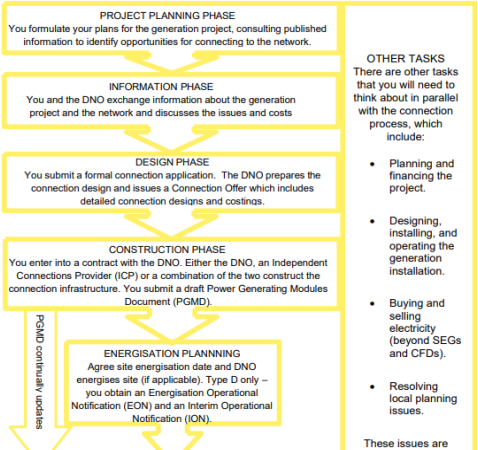
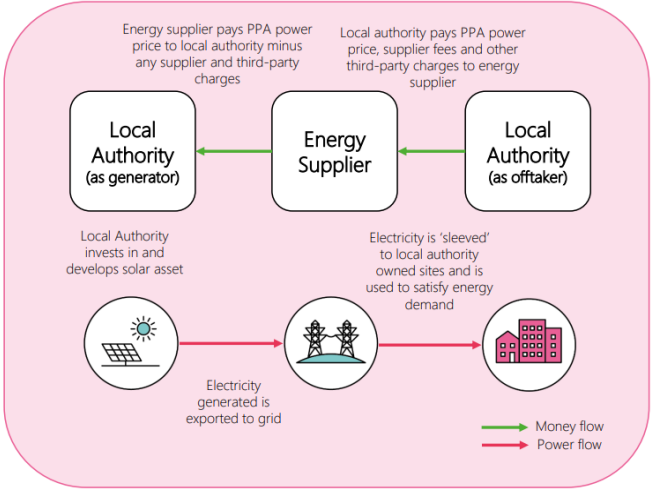
Component	Section	Current Assumptions / Sources	Certainty RAG Rating	Notes on Certainty and Next Steps to Mitigate Risk	Project Risk RAG Rating	Notes on Risk to Project
Lifetime	Cashflow	<p>25 yrs - used as a baseline, conservative approach for the solar project lifetime.</p> <p>https://ratedpower.com/blog/lifecycle-analysis-pv-plant/#:~:text=The%20useful%20life%20of%20a%20PV%20system%20is,equipment%20through%20to%20the%20disposal%20of%20the%20panels.</p>	Amber	<p>Typical solar project lifetime between 25-40 years. Further details and engagement with developers required to gain certainty on lifetime. The model can be updated when informed by further details. Lifetimes greater than 30 years will require a REPEX cost</p> <p>Performing sensitivity on lifetime currently from 25-35 years</p> <p>At the moment plan is that after 25 years, sweating asset with no additional REPEX Reached out to suppliers to confirm lifetime range - 22/05/25</p> <p>REPEX is the expenditure related to replacement of capital assets on completion of their useful life that is not covered under the Repairs and Maintenance expenses/contracts</p>	Amber	<p>Longer lifetime represents greater returns, however the asset will require repx costs. Our current assumption is conservative and will be altered for sensitivity.</p>
CAPEX	Cashflow	Assumed that the solar arrays are installed using a ballast approach using an industry average figure based on Arcadis' experience and published literature	Amber	<p>Costs reduce as the scale of array increases. Zero for 100% debt scenarios, instead represented in Principal Amount</p> <p>CAPEX estimates will depend on ground investigation results</p> <p>Sensitivity being performed of 700 - 1100 £/kWp. Baseline used 850</p> <p>Spoken to three solar providers to test our assumptions - current responses demonstrate our assumptions are in right ballpark at this stage of development - all remains subject to mounting systems feasible (ground investigation). The developers engaged have made solar on landfill work before, and provided confidence on our assumptions</p>	Red	CAPEX must be >£5m to get access to NWF loan
OPEX	Cashflow	<p>14,304 £/MWp/annum - industry average figure based on Arcadis' experience and published literature.</p> <p>https://assets.publishing.service.gov.uk/media/6556027d046ed400148b99fe/electricity-generation-costs-2023.pdf</p> <p>https://www.solarpowerportal.co.uk/uk_solar_costs_plummeting_beyond_forecasts_as_cheap_as_40_mwh_by_2030/</p> <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1150221/onshore-wind-and-solar-pv-costs-review.pdf</p> <p>CPI inflation (%/yr) set at 4% - Inflation and price indices - Office for National Statistics</p>	Amber	<p>OPEX includes insurance, inventory, maintenance, marketing, payroll, security and equipment used for less than a year.</p> <p>Current costs assumed based on Arcadis benchmarking and experience. Engagement with suppliers, certainty of type of mounting solution will inform OPEX value further.</p> <p>O&M contract required for lifetime of the array; to maintain equipment, area - needs to align with yorwaste site operation on timing, ground conditions , output specification - aim is to maintain performance within set parameters</p>	Amber	<p>OPEX not expected to be a critical risk to project viability, and are expected to decrease over the next decade.</p>
Export Revenue	Cashflow	<p>Options are PPA or SEG for the 5 MW solar arrays: 7.565p/kWh (£0.076/kWh) without REGO. Sourced from PPA forecasts. Assumes CYC will use a sleeved PPA to directly sell energy from HW to CYC.</p> <p>Export PPA rate received from engagement with Good Energy: 7.77p/kWh (£0.078/kWh)- from May 2025</p> <p>1- https://www.statista.com/statistics/1482367/solar-pv-price-ppas-european-countries-forecast/</p> <p>2- go.leveltenenergy.com/I/816793/2020-02-19/2p83/816793/5044/LevelTen_Energy_Q4_2018_PPA_Price_Index_1.pdf</p> <p>3- https://www.solarpowerportal.co.uk/solar-ppa-prices-stable-after-extended-european-decline/</p>	Red	<p>Retail Electricity Price Inflation (%/yr) set at 2% - ONS.</p> <p>Annual output informed by solar degradation of 0.4% as per PV Module datasheet</p> <p>Retail Electricity Price Inflation: https://www.ons.gov.uk/economy/inflationandpriceindices/timeseries/czcz</p>	Red	<p>High risk until PPA offer received.</p> <p>Options for Harewood Whin include BTM use onsite, private wire to local offtaker (currently not modelled), utility PPA to export to grid, and sleeved PPA to CYC. In the sleeved option, the DNO would deliver the electricity generated by the solar farm to the council's point of consumption, and the council would pay the utility for the service, in addition to the strike price agreed with the generator (also CYC)</p> <p>Sleeved PPAs are agreements where an offtaker agrees to purchase electricity directly from a renewable energy generator under a PPA. Instead of the energy being delivered directly to the offtaker, the electricity purchased by the offtaker under PPA 1 is then sold by the offtaker to a licensed supplier at the point of distribution on the National Grid under a second PPA (PPA 2). The offtaker and the licensed supplier then enter into a separate supply agreement. The supply agreement contains sleeving arrangement terms, whereby the licensed supplier acts as an intermediary company (in HW's case the DNO) to 'sleeve' the power through the grid to the offtaker. In our case, CYC is both generator and offtaker, but the process remains the same.</p>
Annual Interest	Cashflow	Modelled at 5.4% following preliminary conversations with National Wealth Fund, which offers 20 year Loan Tenure for up to 100% capital outlay at 5.4%	Amber	<p>Rate is indicative and subject to change until a contract is signed. Impacted by world events.</p> <p>The review of the Public Works Loan Board's offer of 4.9% (lower than the NWF value used in model) revealed that it was not flexible enough for project/length of loan - estimates for HW loan are currently: 25 years - 6.4% 30 years - 6.42%</p>	Red	High risk until contract offer received. National Wealth Fund and Public Works Loan Board both engaged to estimate rates.
Principal Amount	Cashflow	Includes construction (etc.) capex costs and connection costs at ~£1 – 2 million to Gale Lane 11kV, and ~£7 – 8 million to Poppleton 33kV. Costs taken from previous grid connection offer made by npower, dated May 2023. Using Arcadis benchmarks with % increase to account for ballast system	Red	Assumed that this cost is not linear with capacity. Further applications will be made at the next stage of this assessment to understand sensitivity to scale	Green	Option to borrow amounts over £5m, subject to interest rate changes, through NWF - looking into public works loans
Cash Flow	Cashflow	Calculated by balancing the above inflows and outflows each year. Uses inflation at 4% - sourced from "Inflation and price indices - Office for National Statistics"	Red	N/A	Red	Cashflow is positive for 5MW scenario over 25 years - changes to other components can impact this for better or worse
SEG	Electricity	<p>PPA Forecasts - Tariff provided for export below 5MW ~£108.10/MWh = 10.8p/kWh</p> <p>https://solarenergyuk.org/resource/smart-export-guarantee/</p>	Red	<p>Retail Electricity Price Inflation (%/yr) set at 2% - ONS.</p> <p>Next steps are to research SEG opportunity further and set up calls with SEG Licensees.</p> <p>Large variability found in SEG rates offered, engaging with suppliers to increase certainty.</p> <p>Currently modelling sensitivity of 0.01 to 0.2 £/kWh</p> <p>Have now reached out to SEG licensees to get more realistic range of rates; it's a risk that some providers won't provide higher SEG rates for large developments as the SEG licensees lose out, so they typically reserve higher rates for smaller (~15kW) developments</p> <p>Key step at appropriate time (when array is constructed) is to make an application to a SEG licensee and having this approved - and comparing this to PPA rates to decide way forward</p>	Red	<p>Key to viability of 5MW scenario - must be firmed up with supplier and rates vary drastically from 1p/kWh to 20p/kWh</p> <p>We have engaged suppliers to get a broad range of market rates, however larger developments could have difficulty getting access to the higher rates, as the mandated limit is >0p/kWh for SEG Licensees currently.</p> <p>Another key risk is feasibility of two 4.99MW SEG developments adjacent onsite - these would need to be separate developments with their own MPANs, areas etc. which would add cost to be explored further to reduce risk to project finances.</p> <p>SEG licensees need to be engaged further prior to gauge forecasted rates and plan next steps.</p> <p>To apply to SEG we'll need to have the site energised and have a smart meter (high risk, as this means there's no guarantee until the CAPEX is spent and array constructed) engage a SEG licensee (an electricity supplier that offers SEG tariffs) directly and provide information about the renewable energy, smart meter, and MPAN. Installation must be certified under the Microgeneration Certification Scheme (MCS) or an equivalent scheme.</p>

Key for: Certainty RAG Status:

- Red: Assumed based on industry experience
- Amber: Indicative numbers provided by a strong source or stakeholder
- Green: Certain (e.g. a solid offer of a price)

Key for Risk RAG Status:

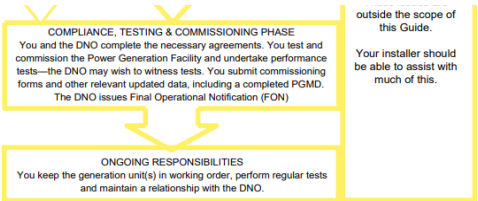
- Red: Significant issues with this component or high risk
- Amber: Components with potential issues or moderate risks
- Green: On track and performing well



REGO	Electricity	Assumed £5/MWh - subject to change this week as values are separated within model and refined - 1) https://c-zeromarkets.com/monthly-report-december-2024	Red	stated in report: 1.25 p/kWh (£12.50/kWh) paid by CYC currently - this is higher than is currently seen on the market, therefore we are exploring sensitivity around lower prices Researching REGO opportunity and requirements, setting up meetings to explore exact values include 1.25p/kWh in sensitivities	Red	Necessary for profitable solar farm - discussion with REGO suppliers planned
Grid Connection	Electricity	Model assumes grid connection to Gale Lane under 5MW and to Poppleton over 5MW, with costs obtained from now outdated communication and connection offer. Assumed connection is possible in 18-24 months from acceptance of the quotation following engagement with NPG	Red	Prices and timelines used are now outdated, and the grid is going through a volatile period (covered in Grid Policy section). Currently progressing with budget quotation at £840.00 + VAT. Firm quotation cost is £5,050.00 + VAT with 90-day validation period. Neil actioning this 13/05/25 Ofgem's changes to statement of works process would allow NPG to connect immediately subject to local connection conditions, likely 18-24 months for a new Circuit Breaker and cable installation, assuming no upstream reinforcement to the EHV network is required. NPG stated that "for 5MW we would install a 300 Aluminium Triplex cable which is capable of 8.5MW." Budget application to be made to increase certainty 18-24 months from acceptance of the quotation is a more optimistic response than the view at the start of the project, but is not a firm offer.	Red	Key aspect of project viability. Grid constrained area and changeable grid regulations Option of funding larger more expensive cable at initial installation (8.5MW) and using an interim customer subject to a second comer payment to CYC for using connection Possibility to use IDNO, engaging during May to assess - next step is to confirm size of point of connection onsite - Vattenfall can only be involved if this is >22kV, which would only apply if connection was made to Poppleton (33kV). Potential to stall project significantly if grid reform slows/area becomes more congested. Grid is in a period where grid reform has been approved with particular focus on the connection queue, with future queueing streamlined for projects with funding - need to explore the criteria for this. Ofgem's approval a modification to the Connection and Use of System Code (CUSC) that raises the capacity threshold which determines when a Transmission Impact Assessment (TIA) is required from 1 MW to 5 MW.
Solar2	Electricity	Solar 2 has confirmed it has a Feed in Tariff of 32 MW with a strike price of £74/MW	Red	Further engagement with solar2 required to gain certainty. Meeting set for 23/05/25 to catch up on progress	Green	No risk to 5 MW scenario High risk to scenarios utilising solar2 connection. Risk reduced by signing contract
Ground Conditions	Planning and Environmental	Environmental picture of site through desktop study. Model assumes ballast approach is preferable onsite	Red	Environmental investigation being progressed to inform best method for solar installation onsite. Currently no certainty that solar can feasibly be installed onsite	Amber	Investigation planned in June to assess viability of solar onsite and inform the mounting approach, construction etc.
Planning	Planning and Environmental	Planning approved with conditions - it is assumed that Yorwaste will begin construction within 3 years, and that they will include the 5MW scenario in any submitted responses to conditions	Amber	Yorwaste agreed on 08/05/2025 to include CYC in planning condition requirements, and to create plan in next 3 months for development of 0.5MW	Red	Primary risk from planning is if Yorwaste don't break ground within 3 years, the approval is void. Need to keep in touch with Yorwaste and manage this risk.
Council Electricity	Benefits	Baseline report: The Council's annual electricity demand in 22/23 was 10,344,485 kWh. The council spent £3.6m on electricity in this period, with an average unit price of 0.31 £/kWh, increasing to 0.40 £/kWh for the 23/24 period.	Amber	Greater certainty will inform the savings the scheme makes and therefore increase certainty of benefit to the council. Bills provided by CYC show an average rate of £/kWh	Amber	Risk to project depends on the benefits case - the 5MW will not offset the total CYC demand

Summary of bills shared by Phil:
0.244 lights, £/kWh
0.254 housing, £/kWh
0.246 west offices, £/kWh
0.248 avg without VAT

Grid Policy Context	Assumed connection is possible in 18-24 months from acceptance of the quotation following engagement with npower	Amber	18-24 months from acceptance of the quotation is a more optimistic response than the view at the start of the project	Red	Potential to stall project significantly if grid reform slows/area becomes
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Corporate Scrutiny Committee**7 July 2025**

Report of the Director of Governance

Budget and Medium Term Financial Strategy Scrutiny, Task and Finish Group**Summary**

1. This report presents the information in relation to a planned Task and Finish Group into the Budget and Medium-Term Financial Strategy (MTFS) Scrutiny. Members should consider and decide whether or not to endorse the proposal contained at Annex A.

Background

2. Following a budget proposal report which was brought to Corporate Scrutiny in June 2025, Members resolved to instigate a Task and Finish Group.
3. The group is to provide financial scrutiny of both budget setting and the MTFS.
4. Membership of the Task and Finish Group is yet to be determined.

Aim

5. The aim of the review is to make recommendations as to how the council and partners can most effectively make use of limited financial resources.

Objectives

6. It is proposed that the Task & Finish Group seeks to scrutinise the Council's finances from budget development and planning to the delivery and oversight of that budget in year to:
 - Ensure there are clear links between budget setting and strategic plans
 - Challenge how resources are allocated, used and their impact.

- Identify evidence-based options for reducing costs, generating income or introducing new models of delivery.
- Evaluate how the budget is allocated to achieve strategic and operational objectives and service planning.
- Ensure targets on performance are aligned within the budget available to deliver them.
- Provide additional and transparent challenge to the Executive's management of Council's finances.

Consultation and Methods

7. There will be some initial desk-based research to ensure that members of the Task & Finish Group are familiar with financial scrutiny best practice.
8. This will be followed by interviews with officers and relevant Executive Members.
9. There will need to be engagement with residents.

Timeframe

10. A review of the outcomes of the public consultation and recommendations to Executive should be completed by the Corporate Scrutiny meeting, 17 January 2026.

Options

11. Members should consider the following options:
 - a. Endorse the draft remit, objectives and timeframe as proposed;
 - b. Amend the draft remit, objectives or timeframe;
 - c. Add further objectives the Committee agrees are relevant.

Analysis

12. There is no analysis at this stage.

Council Plan

13. The MTFS aims to ensure that, as far as possible, resources are aligned to the Council's priorities.

Implications

14. There are no implications to be addressed at this stage in the process. Any relevant implications will be identified by the Task & Finish Group during their review.

Risk Management

15. Any identified risks associated with the findings from this review will be included in the draft final report arising from this review.

Recommendations

16. The Committee is asked to:
- i. To consider and agree the membership of the Task and Finish Group.
 - ii. Consider and endorse the proposed remit, objectives, and timeframe for a Task and Finish scrutiny review of the budget setting process and MTFS.

Reason: To enable the Task and Finish Group to proceed with work on the agreed review in line with scrutiny procedures.

Contact Details

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Chief Officer Responsible for the report:

Bryn Roberts
Director of Governance and Monitoring
Officer

**Report
Approved**



Date 27 June 2025

Wards Affected:

All



For further information please contact the author of the report

Background Papers: [Report to Corporate Scrutiny, 09 June 2025, Budget Setting Process and Scrutiny](#)

Annexes: Annex A: Task and Finish Group proposal for the budget setting process and MTFS.

City of York Council Task and Finish Group Proposal

Corporate Scrutiny Committee

7 July 2025

Budget setting process and Medium-Term Financial Strategy

Members: To be confirmed

1. Summary and Rationale

At the June meeting of Corporate Scrutiny, it was resolved to establish a Task and Finish Group to provide financial scrutiny of the budget setting process and the MTFS, to add value to the process by reviewing and challenging the assumptions and choices behind the figures.

2. Aims and Objectives

It is proposed that the Task & Finish Group seeks to scrutinise the Council's finances from budget development and planning to the delivery and oversight of that budget in year to:

- Ensure there are clear links between budget setting and strategic plans
- Challenge how resources are allocated, used and their impact.
- Identify evidence-based options for reducing costs, generating income or introducing new models of delivery.
- Evaluate how the budget is allocated to achieve strategic and operational objectives and service planning.
- Ensure targets on performance are aligned within the budget available to deliver them.
- Provide additional and transparent challenge to the Executive's management of Council's finances.

3. Methods

- Desk-based research to ensure that members of the Task & Finish Group are familiar with financial scrutiny best practice.
- Interviews with officers / Executive Members.
- Resident engagement.

4. Impact on Resources

- Member time and commitment

- Director of Finance, Assistant Director of Finance and related officer time required
- Executive Member(s) time.
- Scrutiny Officer / Democracy Officer time

5. Proposed Timescale

- Review the MTFS and the budget process by 30 September 2025.
- Review budget proposals prior to public consultation.
- Following the public consultation, review the outcomes and make suggestions to Executive about how to proceed, for the Corporate Scrutiny meeting 17 January 2026.



Corporate Scrutiny Committee**7 July 2025**

Report of the Director of Governance

Boundary Commission Electoral Review – Council Size, Task and Finish Group**Summary**

1. This report presents the information in relation to a planned Task and Finish Group to consider the Boundary Commission Electoral Review into Council Size. Members should decide whether or not to endorse the proposal contained at Annex A.

Background

2. The Boundary Commission for England has announced its intention to undertake an Electoral Review to examine and propose new electoral arrangements for the City of York Council. These are:
 - The total number of councillors to be elected to the council.
 - The names, number and boundaries of wards.
 - The number of councillors to be elected from each ward.

The first part of the review will determine the total number of councillors to be elected to the council in the future - 'council size'. Ward boundaries will not be considered until this phase is completed.

The Commission will make its judgment on council size by considering three broad areas:

- Governance arrangements of the council and how it takes decisions across the broad range of its responsibilities.
- The council's scrutiny functions relating to its own decision making and the council's responsibilities to outside bodies.
- The representational role of councillors in the local community and how they engage with people, conduct casework and represent the council on local partner organisations.

3. Membership of the Task and Finish Group is yet to be determined, it will be comprised of two Labour, two Liberal Democrat and one Conservative.

Aim

4. The aim of the Task and Finish Group (TFG) is to gather residents' views and seek cross-party agreement for a proposal on council size.

Consultation and Methods

5. The Local Government Boundary Commission England (LGBCE) will work with officers to provide demographic data on electors projecting out to 2031 for the TFG to consider. TFG members will need to demonstrate how they have taken into account the areas listed above on which the Commission will make its judgement on council size. They should examine the evidence on council size provided as part of Electoral Reviews conducted for other local authorities and take into consideration the number of electors per councillor in York compared with similar local authorities.

Timeframe

6. The timescales are as follows:
 - 29 September 2025, draft recommendation to Corporate Scrutiny Committee.
 - 7 October 2025, agreed recommendation to Executive.
 - 16 October 2025, Executive recommendation to Extraordinary Council meeting.
 - 17 October 2025, the proposal must be submitted by the council to the Boundary Commission.

Options

7. Members should consider the following options:
 - a. Endorse the draft remit, objectives and timeframe as proposed;
 - b. Amend the draft remit, objectives or timeframe;
 - c. Add further objectives the Committee agrees are relevant.

Analysis

8. There is no analysis at this stage.

Council Plan

9. Not applicable.

Implications

10. There are no implications to be addressed at this stage in the process. Any relevant implications will be identified by the Task & Finish Group during their review.

Risk Management

11. Any identified risks associated with the findings from this review will be included in the draft final report arising from this review.

Recommendations

12. The Committee is asked to:

Consider and endorse the proposed remit, aim, and timeframe for a Task and Finish scrutiny review of the Boundary Commission Electoral Review – Council Size.

Reason: To enable the Task and Finish Group to proceed with work on the agreed review in line with scrutiny procedures.

Contact Details

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Chief Officer Responsible for the report:

Bryn Roberts
Director of Governance and Monitoring
Officer

Report
Approved



Date 27 June 2025

Wards Affected:

All



For further information please contact the author of the report

Annexes: Annex A: Task and Finish Group proposal for the Boundary Commission Electoral Review – Council Size

City of York Council Task and Finish Group Proposal

Corporate Scrutiny Committee

7 July 2025

Boundary Commission Electoral Review – Council size

Members: To be confirmed (two Labour, two Liberal Democrat, one Conservative)

1. Summary and Rationale

The Local Government Boundary Commission for England (LGBCE) has announced its intention to undertake an Electoral Review to examine and propose new electoral arrangements for the City of York Council. These are:

- The total number of councillors to be elected to the council.
- The names, number and boundaries of wards.
- The number of councillors to be elected from each ward.

The first part of the review will determine the total number of councillors to be elected to the council in the future - 'council size'. Ward boundaries will not be considered until this phase is completed.

By 17 October 2025 the council and/or its political groups can present the Commission with a case for a council size that they believe is right for the authority. The Commission will make its judgment on council size by considering three broad areas:

- Governance arrangements of the council and how it takes decisions across the broad range of its responsibilities
- The council's scrutiny functions relating to its own decision making and the council's responsibilities to outside bodies
- The representational role of councillors in the local community and how they engage with people, conduct casework and represent the council on local partner organisations

2. Aims and Objectives

It is proposed that a Task & Finish Group (TFG) is formed in order to gather residents' views and seek cross-party agreement for a recommendation on council size to be submitted to Executive for

consideration. Executive will then make a recommendation to Council.

3. Methods

The Local Government Boundary Commission England (LGBCE) will work with officers to provide demographic data on electors projecting out to 2031 for the TFG to consider. In coming to their recommendation, TFG members will need to demonstrate how they have taken into account the areas listed above on which the LGBCE will make its judgement on council size, in the context of the evidence on council size provided as part of Electoral Reviews conducted for other local authorities, and considering the number of electors per councillor in York compared with similar local authorities.

4. Impact on Resources

- Member time and commitment
- Officer and partner time will be required
- Scrutiny Officer / Democracy Officer time will be essential to support the group's work
- There will be a need to organise public information-gathering or engagement sessions in order for residents' views to be taken into account

5. Proposed Timescale

- Draft recommendation to be discussed at a Corporate Scrutiny Committee meeting on 29 September 2025
- Agreed recommendation to be considered by Executive at its meeting on 7 October 2025
- Executive's recommended submission to the LGBCE to be considered at an Extraordinary Council meeting on 16 October 2025

**Corporate Scrutiny Committee
Work Plan 2025/26**

Theme	Item	Lead Officer / Exec Member	Scope
9 June 2025			
	YORR, Castle Gateway and Station Gateway	Garry Taylor Julie Burns Cllr Lomas	Pre-decision Scrutiny
	2026/27 outline budget process	Debbie Mitchell	
7 July 2025			
	Harewood Whin Green Energy Park Business Case	Neil Fletcher, Shaun Gibbons Cllr Kent	Pre-decision Scrutiny
	Finance Task and Finish Proposal	Debbie Mitchell Cllr Lomas	
	Boundary Review Task and Finish Proposal	Bryn Roberts Cllr Douglas	
8 September 2025			
	10 year Anti-poverty strategy	Pauline Stuchfield	
10 November 2025			
	Complaints/Compliments annual report	Lorraine Lunt	
	Petitions Schedule Council Motions	Bryn Roberts	Standing item, November / May
	Local Nature Recovery Strategy	Shaun Gibbons / Guy Hanson / Alison Cooke Cllr Kent	

Theme	Item	Lead Officer / Exec Member	Scope
	Local Net Zero Accelerator Programme	Shaun Gibbons Cllr Kent	
19 January 2026			
2 March 2026			

Theme	Item	Lead Officer / Exec Member	Scope
11 May 2026			

Unallocated items

Item	Origin	Lead Officer and Exec Member	Notes
Community Woodland update from Forestry England	Cllr Kent	Shaun Gibbons Cllr Kent	
Digital Switchover		Roy Grant / Helen Whiting	Briefing, joint with People?
York's pipeline of investible projects	To return in 12 mths (Previously discussed June 2024)	Sam Blyth Cllr Douglas	

Item	Origin	Lead Officer and Exec Member	Notes
Customer Services		Pauline Stuchfield, Eilidh Carricker	
Castle Gateway		Garry Taylor Julie Burns Cllr Lomas	September
Emissions Reporting Climate Change Action Plan		Shaun Gibbons Cllr Kent	November?
F&P Q1	Regular Report	Debbie Mitchell, Ian Cunningham Cllr Lomas	November
F&P Q2	Regular Report	Debbie Mitchell, Ian Cunningham Cllr Lomas	January
F&P Q3	Regular Report	Debbie Mitchell, Ian Cunningham Cllr Lomas	March

Possible Task & Finish Groups

Topic	Aims and objectives	Membership
Finance	Budget and Medium Term Financial Strategy	
Boundary Review	To seek cross-party agreement for a proposal on council size.	
Procurement		

Community Infrastructure Levy	Better understand the approach to implementation of the CIL in parished and unparished areas, and in particular, what advantages parished areas might have.	
Council Communications with Residents		

Agreed Task and Finish Groups

Topic	Aims and objectives	Membership
Preparing for proposed changes to long-term sickness and disability benefits.	<p>It is proposed that the Task & Finish Group seeks to:</p> <ul style="list-style-type: none"> • Acquire a detailed understanding of the scope of the proposed changes and the likely direct and indirect impacts • Establish the number of York residents likely to be affected by the changes if they are implemented as currently proposed • Identify what additional financial or other support affected residents may seek to access from the council and partners • Identify how affected residents can best be supported to access help, such as applying for other benefits for which they may be eligible 	<p>Cllr Fenton Cllr Runciman Cllr Steward Cllr Coles Cllr J Burton</p> <p>People Scrutiny?</p>

	<ul style="list-style-type: none">• Establish whether capacity exists to meet a potential increase in demand for services or support• Make recommendations as to how the council and partners can most effectively allocate resources to support affected residents	
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Scrutiny Overview Work Plan

Meeting Date	Committee	Agenda Item
07/07/25	Corporate	<ul style="list-style-type: none"> • Harewood Whin Green Energy Park Business Case • Finance Task and Finish Group Proposal • Boundary Review, Council Seats, Task and Finish Group Proposal
09/07/25	People	<ul style="list-style-type: none"> • SEND Strategy Update • Neighbourhood Model Update
08/09/25	Corporate	<ul style="list-style-type: none"> • 10 year Anti-Poverty Strategy

The Forward Plan can be found [here](#).

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