

Executive

Thursday, 9 February 2023

Decisions

Set out below is a summary of the decisions taken at the Executive meeting held on Thursday, 9 February 2023. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

Members are reminded that, should they wish to call in a decision, notice must be given to Democracy Support Group no later than 4pm on the second working day after this meeting. Please note that the recommendations to Council at items 8-12 on the list cannot be called in.

If you have any queries about any matters referred to in this decision sheet please contact Fiona Young.

4. Housing Delivery Programme Update

Resolved: (i) That the use of the One Public Estate (OPE) grant funding of £2.43m to carry out enabling works at the Ordnance Lane site be approved.

(ii) That approval be given to carry out a procurement process to procure an enabling works contractor for the Ordnance Lane scheme, and that authority be delegated to the Corporate Director of Place (in consultation with the Executive Member for Housing and Safer Neighbourhoods, the Chief Finance Officer and the Director of Governance or their delegated officers) to take such steps as are necessary to procure, award and enter into the resulting contract.

(iii) That approval be given to carry out a procurement process to procure a main works contractor for the Ordnance Lane site, and that authority be delegated to the Corporate Director of Place (in consultation with the Executive Member for Housing and Safer Neighbourhoods the Chief Finance Officer and the Director of Governance or

their delegated officers) to take such steps as are necessary to procure the contractor, noting that a future report will be brought to Executive to present the full business case and to seek approval to award the contract to the winning bidder.

(iv) That approval be given to submit an application to Homes England for grant funding to support the delivery of 60% affordable housing on Ordnance Lane.

(v) That £1m be allocated from the existing Housing Delivery capital budget for the design development of Willow House and the wider South Walmgate area to allow the submission of a planning application, noting that a future report will be brought to Executive to present a full Business Case prior to carrying out a procurement process for a contractor.

(vi) That approval be given to explore the inclusion of the adjacent garage sites in the South Walmgate area for redevelopment following engagement with the local community.

(vii) That approval be given to carry out a procurement process to procure multi-disciplinary design and project teams to deliver the Willow House scheme, and that authority be delegated to the Corporate Director of Place (in consultation with the Executive Member for Housing and Safer Neighbourhoods, the Chief Finance Officer and the Director of Governance or their delegated officers) to take such steps as are necessary to procure, award and enter into the resulting contract(s).

(viii) That the progress made on finding a long-term use for 17-21 Piccadilly be noted, and that it be agreed that non-residential uses should be considered for the ground floor as part of the disposal scheme.

(ix) That approval be given to develop Plot A at Lowfield Green as part of the Housing Delivery Programme, utilising existing house types and

design work to deliver approximately 10 additional new mixed tenure homes.

(x) That £400k be allocated from the existing Housing Delivery capital budget for the design development of Plot A at Lowfield Green to allow the submission of a planning application, noting that a future report will be brought to the Executive to present a full Business Case prior to appointing a building contractor.

(xi) That approval be given to dispose of the Lowfield Plot B site, by freehold transfer or grant of a lease, to a Registered Provider or Community Housing Group for the delivery of age-appropriate housing primarily for residents aged over 55.

(xii) That authority be delegated to the Corporate Director of Place (in consultation with the Executive Member for Housing and Safer Neighbourhoods and the Executive Member for Finance and Performance) to finalise the selection criteria for the disposal of the Lowfield Plot B site.

(xiii) That approval be given to carry out a procurement process to procure a Registered Provider or Community Housing Group to deliver the Lowfield Plot B scheme, and that authority be delegated to the Corporate Director of Place (in consultation with the Executive Member for Housing and Safer Neighbourhoods, the Chief Finance Officer and the Director of Governance or their delegated officers) to take such steps as are necessary to procure, award and enter into the resulting contract(s).

Reason: To ensure the continuation of a manageable pipeline of sites to deliver the Housing Delivery programme whilst making best use of CYC assets to deliver capital receipts and social benefits.

(xiv) That officers be instructed to investigate additional measures to address highway-related concerns from the impact of construction taking place on the Lowfield sites, with a report to be

brought back to a Decision Session of the Executive Member for Transport to consider how the impacts can be resolved.

Reason: To enable these concerns to be addressed where the council is able to do so by virtue of its ownership of the land.

5. 2022/23 Finance and Performance Monitor 3

Resolved: That the finance and performance information, and the actions needed to manage the financial position, be noted.

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

6. Capital Programme - Monitor 2022/23

Resolved: (i) That the 2022/23 revised budget of £127.393m, as set out in Table 1 at paragraph 6 of the report, be noted.

(ii) That the restated capital programme for 2022/23 – 2026/27, as set out in Table 2 at paragraph 47, be noted.

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

7. Financial Strategy 2023/24 to 2027/28

Resolved: (i) That the 100% increase in council tax on second homes with effect from 1 April 2024 be approved subject to the Levelling Up Bill receiving Royal Assent by 31 March 2023, as set out in paragraphs 119 to 121 of the report.

(ii) That approval be given to apply the average rent increase of 7%, based on the national cap, to all rents for 2023/24, with the exception of shared ownership tenants, as described in paragraphs 171, 172 and 184.

Reason: To ensure the ongoing financial stability of the HRA and allow work on improving the quality of the council's affordable housing to continue.

8. Capital Programme - Monitor 2022/23

Recommended: That Council approve the adjustments resulting in a decrease in the 2022/23 budget of £27.164m, as detailed in the report and contained in Annex A.

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

9. Financial Strategy 2023/24 to 2027/28

Recommended: (i) That Council approve the budget proposals outlined in the report and annexes; in particular:

- a) The net revenue expenditure requirement of £141.624m;
- b) A council tax requirement of £107.783m;
- c) The revenue growth proposals as outlined in the body of the report;
- d) The 2023/24 revenue savings proposals as outlined in Annex 2;
- e) The fees and charges proposals as outlined in Annex 3;
- f) The consultation feedback as set out in Annex 4;
- g) The Housing Revenue Account (HRA) savings proposals set out in Annex 6 and the HRA 2023/24 budget set out in Annex 7;
- h) The dedicated schools grant proposals outlined from paragraph 186, including option 1 for allocating 3 & 4 year old early years funding to providers;
- i) The use of £1m from reserves to fund one off investment, as outlined in paragraph 87.

Reason: To ensure that a legally balanced budget is set.

10. Capital Budget 2023/24 to 2027/28

- Recommended: (i) That Council agree the revised capital programme of **£481.980m** that reflects a net overall increase of **£51.158m** (as set out in table 2 at paragraph 18 of the report and in Annex A), key elements of which include:
- a) New schemes funded by prudential borrowing totalling £1.229m as set out in Table 3;
 - b) Extension of prudential borrowing funded Rolling Programme schemes totalling £22.286m as set out in Table 4;
 - c) Extension of externally funded Rolling Programme schemes totalling £8.998m as set out in Table 6;
 - d) An increase in HRA funded schemes totalling £18.645m funded from a combination HRA balances/Right to Buy receipts as set out in Table 7.
- (ii) That Council note that the total increase in council borrowing as a result of new schemes being recommended for approval is £23.515m, the details of which are considered within this report and the financial strategy report.
- (iii) That Council approve the full restated programme totalling **£481.980m** covering financial years 2023/24 to 2027/28, as set out in table 11 and Annex B.

Reason: In accordance with the statutory requirement to set a capital budget for the forthcoming financial year.

11. Capital Financing & Investment Strategy

Recommended: That Council approve the capital and investment strategy at Annex A to the report.

Reason: To meet the statutory obligation to comply with the Prudential Code 2017.

12. Treasury Management Strategy Statement and Prudential Indicators for 2023/24 to 2027/28

Recommended: That Council approve:

- a) The proposed treasury management strategy for 2023/24, including the annual investment strategy and the minimum revenue provision policy statement;
- b) The prudential indicators for 2023/24 to 2027/28 in the main body of the report;
- c) The specified and non-specified investments schedule at Annex B; and
- d) The scheme of delegation and the role of the section 151 officer, in Annex D.

Reason: To enable the continued effective operation of the treasury management function and to ensure that all council borrowing is prudent, affordable and sustainable.