

Public Document Pack

**HINCKLEY & BOSWORTH
BOROUGH COUNCIL**



Hinckley & Bosworth Borough Council

**AGENDA FOR THE
MEETING OF THE COUNCIL**

TO BE HELD ON

TUESDAY, 3 SEPTEMBER 2024

AT 6.30 PM

Hinckley Hub • Rugby Road • Hinckley • Leicestershire • LE10 0FR

Telephone 01455 238141 • MDX No 716429 • Fax 01455 251172 • www.hinckley-bosworth.gov.uk

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- *There are two escape routes from the Council Chamber – at the side and rear. Leave via the door closest to you.*
- Proceed to **Willowbank Road car park**, accessed from Rugby Road then Willowbank Road.
- **Do not** use the lifts.
- **Do not** stop to collect belongings.

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Use of mobile phones

To minimise disturbance to others attending the meeting, please switch off your phone or other mobile device or turn it onto silent or vibrate mode.

Thank you



Date: 23 August 2024

Dear Sir/Madam

I hereby summon you to attend a meeting of the Hinckley & Bosworth Borough Council in the Council Chamber at these offices on **TUESDAY, 3 SEPTEMBER 2024 at 6.30 pm**

Yours faithfully

A handwritten signature in black ink, appearing to read 'RK Owen'.

Miss RK Owen
Democratic Services Manager

A G E N D A

1. **Apologies**

2. **Minutes of the previous meeting (Pages 1 - 4)**

To confirm the minutes of the meeting held on 16 July 2024.

3. **Additional urgent business by reason of special circumstances**

To be advised of any additional items of business which the Mayor decides by reason of special circumstances shall be taken as matters of urgency at this meeting. Items will be considered at the end of the agenda.

4. **Declarations of interest**

To receive verbally from Members any disclosures which they are required to make in accordance with the Council's code of conduct or in pursuance of Section 106 of the Local Government Finance Act 1992. This is in addition to the need for such disclosure to be also given when the relevant matter is reached on the Agenda.

5. **Mayor's Communications**

To receive such communications as the Mayor may decide to lay before the Council.

6. **Questions**

To deal with questions under Council Procedure Rule number 14.

7. **Petitions**

To deal with petitions submitted in accordance with Council Procedure Rule 15.

8. **Leader of the Council's Position Statement**

To receive the Leader of the Council's Position Statement.

9. **Minutes of the Scrutiny Commission (Pages 5 - 8)**

To receive for information only the minutes of the Scrutiny Commission meeting held on 25 July 2024.

10. **Housing revenue account investment strategy (Pages 9 - 32)**

To present the HRA investment strategy 2024 – 2028 and associated financial information for approval.

11. **Calendar of meetings 2024/25 and 2025/26 (Pages 33 - 34)**

To seek approval of the calendar of meetings for the remainder of the 2024/25 municipal year and for the 2025/26 year.

12. **Changes to membership of council bodies**

For information only: In accordance with part 2(f) paragraph 3.2 of the Council's constitution, the Chief Executive has authorised the following in-year changes to membership of council bodies:

- Councillor Bray to replace Councillor Hollick on Ethical Governance & Personnel Committee
- Councillor Cope to replace Councillor Weightman on Planning Committee.

13. **Motions received in accordance with Council Procedure Rule 17**

(a) Motion from Councillor Pendlebury, seconded by Councillor Cartwright

The Borough Council notes:

- Reports from across the UK and in particular from local residents that Royal Mail is failing to deliver vital post, in a timely manner. Examples include missed medical appointments, late fines and important items from banks, solicitors as well as important personal letters and cards from family and friends
- Many people still rely on mail deliveries and do not have access to email and other forms of communication
- The hard work and long hours being undertaken by postal staff in an effort to deliver mail.

The Council further notes with concern:

- The recent increases in prices of postage rates – the fourth increase in two years

- Proposals being floated to reduce the frequency of postal deliveries.

Council resolves:

1. To express thanks to our hard-working postal staff for their continued efforts
2. To invite local Royal Mail managers to attend a meeting of the Council's Scrutiny Commission to hear concerns from members about postal deliveries in their area
3. To request the Chief Executive writes to the Chief Executive of Royal Mail to express the Council's concerns about Royal Mail deliveries across the borough.

- (b) Motion from Councillor M Mullaney, seconded by Councillor L Mullaney

Council notes the recent announcement by the Labour government to end universal winter fuel payments and restrict eligibility to only those in receipt of pension credits and other benefits.

Though many agree that universal winter fuel payments are not necessary, Council is deeply concerned that many pensioners on lower and middle incomes will now not receive the payments. Across England and Wales the number of people eligible for winter fuel payments will fall by 10 million (from 11.4 million to only 1.5 million).

In Hinckley & Bosworth the number of pensioners affected by the change in eligibility criteria is 22,431. That means 92.5% of pensioners currently eligible for winter fuel payments will no longer be able to claim the payment from this winter onwards.

Council believes that the Labour government has set the threshold at which pensioners do not qualify for winter fuel payments too low. Only those receiving a pension of less than £218.15 a week (or £332.95 a week for couples) are eligible for pension credits. This is significantly lower than the living wage rate.

Council is also concerned by the low take up of pension credit, with only 63% of those eligible nationwide receiving it – and over £880,000 pensioners not doing so. Council recognises the role we have to play to increase awareness of benefits such as pension credit to ensure people are aware of the support they are entitled to.

Council further notes that the energy price cap is due to rise by 10% in October, which combined with the removal of winter fuel payments will push thousands of local pensioners into fuel poverty.

Council resolves to:

1. Instruct the Chief Executive to write to the Chancellor of the Exchequer calling for the policy on linking winter fuel payments to

pension credit receipt to be immediately paused and introduce a new threshold to determine eligibility for winter fuel payments

2. Urgently commence a significant awareness campaign to maximise uptake of pension credits.

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

16 July 2024 AT 6.30 pm

PRESENT: CLLR R WEBBER-JONES - MAYOR
CLLR REH FLEMMING – DEPUTY MAYOR

Cllr RG Allen, Cllr SL Bray, Cllr MB Cartwright, Cllr MA Cook, Cllr MJ Crooks, Cllr WJ Crooks, Cllr C Gibbens, Cllr SM Gibbens, Cllr DT Glenville, Cllr CE Green, Cllr C Harris, Cllr L Hodgkins, Cllr E Hollick, Cllr C Lambert, Cllr KWP Lynch, Cllr J Moore, Cllr LJ Mullaney, Cllr MT Mullaney, Cllr LJP O'Shea, Cllr A Pendlebury, Cllr M Simmons, Cllr H Smith, Cllr P Stead-Davis, Cllr BE Sutton, Cllr BR Walker and Cllr A Weightman

Officers in attendance: Ilyas Bham, Chris Brown, Bill Cullen, Julie Kenny, Rebecca Owen, Kirstie Rea and Sharon Stacey

45. **Apologies**

Apologies for absence were submitted on behalf of Councillors C Allen, Bools, Boothby, Cope, Surtees and Williams.

46. **Minutes of the previous meetings**

It was moved by Councillor Bray, seconded by Councillor Lynch and

RESOLVED – the minutes of the meetings held on 22 February and 14 May 2024 be approved as a correct record and signed by the Mayor.

47. **Declarations of interest**

No interests were declared.

48. **Mayor's Communications**

The Mayor presented a long service award to Derek Allsop, a member of staff who had served the Council for 39 years. He then provided an update on events attended and a visit to Twycross Zoo that he was arranging.

49. **Leader of the Council's Position Statement**

In his position statement, the leader referred to 50th anniversary celebrations and community grants schemes, summer events, Leicester Animal Aid's pet support scheme, the Planning service having won Planning Authority Team of the Year for the East Midlands, community swap shops, new grants for voluntary groups, and the recent sad passing of Muthar M'ahmoud Al-Salloum, Managing Director of MAS Architecture and long-standing tenant at the Atkins Building.

50. **Minutes of the Scrutiny Commission**

Councillor Lambert presented the minutes of the meetings of the Scrutiny Commission held on 14 March and 9 May 2024 for information.

51. **Financial outturn 2023/24**

Members were informed of the financial outturn for 2023/24. It was moved by Councillor Lynch, seconded by Councillor Bray and unanimously

RESOLVED –

- (i) The general fund outturn for 2023/24 be approved;
- (ii) The transfers to earmarked reserves and balances be approved;
- (iii) The general fund revenue carry forwards into 2024/25 be approved;
- (iv) The housing revenue and housing repairs account outturn for 2023/24 and transfers to and from balances be approved;
- (v) The capital programme outturn for the general fund and housing revenue account for 2023/24 be approved;
- (vi) The housing revenue account carry forwards be approved;
- (vii) The capital carry forwards be approved;
- (viii) The additional budgets for UK SPF decarbonisation, mental health support and decarbonisation works to housing revenue account properties be approved;
- (ix) A £90,000 expenditure budget for the current year to carry out enforcement work on Tara House be approved.

52. **Further Regulation 18 draft local plan consultation**

Consideration was given to a further stage of consultation as part of the development of a new local plan for the borough. During discussion, members emphasised the importance of the community engaging with the consultation. They also felt it important that the public understood the constraints imposed by the government which limited the council's scope for refusing development. Officers were thanked for their hard work on the local plan and the documents provided. It was moved by Councillor W Crooks, seconded by Councillor Bray and unanimously

RESOLVED –

- (i) An eight-week period of consultation on the regulation 18 draft local plan during July / August / September 2024 be approved;
- (ii) Authority be delegated to the Head of Planning in consultation with the relevant Executive Member to make minor drafting / presentational changes to the consultation documents.

53. **Political balance and amendment to constitution**

Council reviewed its political balance following a change in group membership and considered an amendment to the constitution to reduce the number of members on the Appeals Panel. It was moved by Councillor Bray, seconded by Councillor Pendlebury and unanimously

RESOLVED –

- (i) The revised political balance be approved;
- (ii) The allocation of seats to political groups and non-aligned members be approved;
- (iii) Paragraph 2.1 of part 2b of the council's constitution be amended to reduce the number of members of the Appeals Panel from 12 to 11;
- (iv) Pursuant to (iii) above, Councillor Moore be removed from the Appeals Panel.

(The Meeting closed at 7.24 pm)

MAYOR

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HINCKLEY AND BOSWORTH BOROUGH COUNCIL

SCRUTINY COMMISSION

25 JULY 2024 AT 6.30 PM

PRESENT: Cllr C Lambert - Chair
Cllr P Williams – Vice-Chair
Cllr DS Cope, Cllr MJ Crooks, Cllr CE Green (for Cllr C Gibbens), Cllr C Harris,
Cllr J Moore, Cllr A Pendlebury and Cllr M Simmons

Also in attendance: Councillor MB Cartwright

Officers in attendance: Simon D Jones, Rebecca Owen, Madeline Shellard,
Sharon Stacey and Ashley Wilson

80. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillors Gibbens, Surtees and Weightman with the substitution of Councillor Green for Councillor Gibbens authorised in accordance with council procedure rule 10.

81. **Minutes**

It was moved by Councillor Crooks, seconded by Councillor Pendlebury and

RESOLVED – the minutes of the meeting held on 9 May be confirmed as a correct record.

82. **Declarations of interest**

Councillor Lambert stated that he was vice-chair of Efficiency East Midlands who had been engaged by the council in delivery of the HRA investment programme.

83. **Scrutiny Commission Work Programme**

In relation to the programmed review on bus services, it was confirmed that there had been some progress in relation to the funding awaited by Leicestershire County Council so the report could be timetabled soon. It was moved by Councillor Crooks, seconded by Councillor Harris and

RESOLVED – the work programme be approved.

84. **HRA investment strategy**

The HRA investment strategy 2024 to 2028 was presented to the Scrutiny Commission. During discussion, the following points were raised:

- The importance of maximising income
- The change in the way the HRA was financed which led to the 2012 HRA subsidy buyout

- The requirement to bring stock up to the required level which contributed to the need for decarbonisation work
- The strong position of the authority due to the level and depth of information available
- Decisions were yet to be made on how to finance new debt.

It was noted that the strategy would be presented to the Tenant Scrutiny Panel before being presented to Council for approval and tenants would be updated via the newsletter.

It was moved by Councillor Crooks, seconded by Councillor Harris and

RESOLVED –

- (i) The housing revenue account investment priorities and the underpinning HRA financial assumptions be noted;
- (ii) The HRA investment strategy 2024 – 2028 be RECOMMENDED to Council.

85. Cultural Strategy 2024-28

Consideration was given to the Cultural Strategy 2024 – 2028. In response to a member’s question, it was reported that cultural services worked closely with the planning policy team to feed into the local plan process in relation to sport and play, and the need for open space and pitches. The success of events was praised but it was asked that more consideration be given to providing events in the rural areas. It was, however, noted that support was provided to parish councils to enable them to put on events. It was moved by Councillor Pendlebury, seconded by Councillor Harris and

RESOLVED – the Cultural Strategy 2024 to 2028 be supported and RECOMMENDED to Executive.

86. Rural Strategy 2024-28

Members received the Rural Strategy for 2024 to 2028. Discussion ensued on the need for community transport given the lack of public transport in the rural areas. It was suggested that whilst Barwell, Burbage and Earl Shilton were covered by the strategy, they did not have the same issues as the rest of the parishes, such as lack of public transport, so should be separated into a strategy for the urban area to ensure that the voice of the rural parishes was not lost. It was moved by Councillor Crooks, seconded by Councillor Williams and

RESOLVED – the Rural Strategy 2024 to 2028 be RECOMMENDED to Executive.

87. Scrutiny review: digital poverty and cashless society

The Scrutiny Commission considered the style and scope of the forthcoming review into digital poverty and cashless society. It was suggested that the following points be added to the scope:

- Software and hardware obsolescence
- Internet access for education
- Preparedness for future withdrawal of services as the number of people who don't use digital services reduces.

It was suggested that the review be undertaken by the full Scrutiny Commission rather than by a task & finish group.

The chair agreed to finalise the scope and programme the review taking into account the capacity of members given the other ongoing and forthcoming reviews.

88. **Minutes of Finance & Performance Scrutiny**

The minutes of the Finance & Performance Scrutiny meetings held on 13 May and 8 July 2024 were received for information.

89. **Minutes of Housing Task & Finish Group**

The minutes of the Housing Task & Finish Group held on 8 May were received for information.

(The Meeting closed at 8.20 pm)

CHAIR

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Hinckley & Bosworth Borough Council

Forward timetable of consultation and decision making

Council 3 September 2024

Wards affected: All wards

Housing Revenue Account Investment Strategy

Report of Director (Community Services) and Section 151 Officer

1. Purpose of report

- 1.1 To present the Housing Revenue Account (HRA) Investment Strategy 2024-2028 and associated financial information for approval.
- 1.2 To outline
 - Key achievements since the last HRA Investment Strategy was approved in 2018.
 - Investment priorities for the HRA.
 - Key challenges and risks in meeting strategic priorities.

2. Recommendation

- 2.1 Council:
 - Notes and supports the Housing Revenue Account investment priorities and the underpinning HRA financial assumptions.
 - Approves the HRA Investment Strategy 2024 – 2028.

3. Background to the report

- 3.1 The Housing Revenue Account (HRA) Investment Strategy outlines the council's investment priorities over the next 4 years, which includes capital programme delivery, compliance with regulation, acquisition, general management, and decarbonisation objectives. The strategy covers spending on council housing from 2024/25 to 2027/28 and outlines a financial model until 2052/53.

3.2 The council housing service has responsibility for 3211 units of accommodation which are widely dispersed across the borough, including 11 sheltered housing schemes which provide accommodation to the over 60s or those who are over 55 with a support need. Additionally, the housing service is responsible for 143 leasehold properties, garage sites and housing land.

3.3 Key achievements since the last HRA investment strategy

3.4 Since the last HRA Investment Strategy 2018/19 -2022/23 the council has achieved a number of outcomes which align to the corporate objectives around People, Place and Prosperity. These include:

- Added to the stock by 70 new affordable homes (although 141 properties have been lost to the Right to Buy (RTB).
- The redevelopment of Ambion Court, a sheltered housing scheme.
- Capital improvement delivery- the following capital works have been completed over the last 5 years which includes:
 - 633 upgrades to electrical installations
 - 1471 Boilers/heating distribution system renewals with A Rated boilers
 - Renewal of windows to 329 properties
 - Renewal of doors to 369 properties
 - Replacement of 447 roof finishes
 - 585 kitchen refurbishments
 - 432 bathroom refurbishments.
- Meeting 100% compliance with the Decent Homes Standard.
- Working towards meeting the council's wider ambition to become net zero by 2030.

3.5 The HRA Financial Position

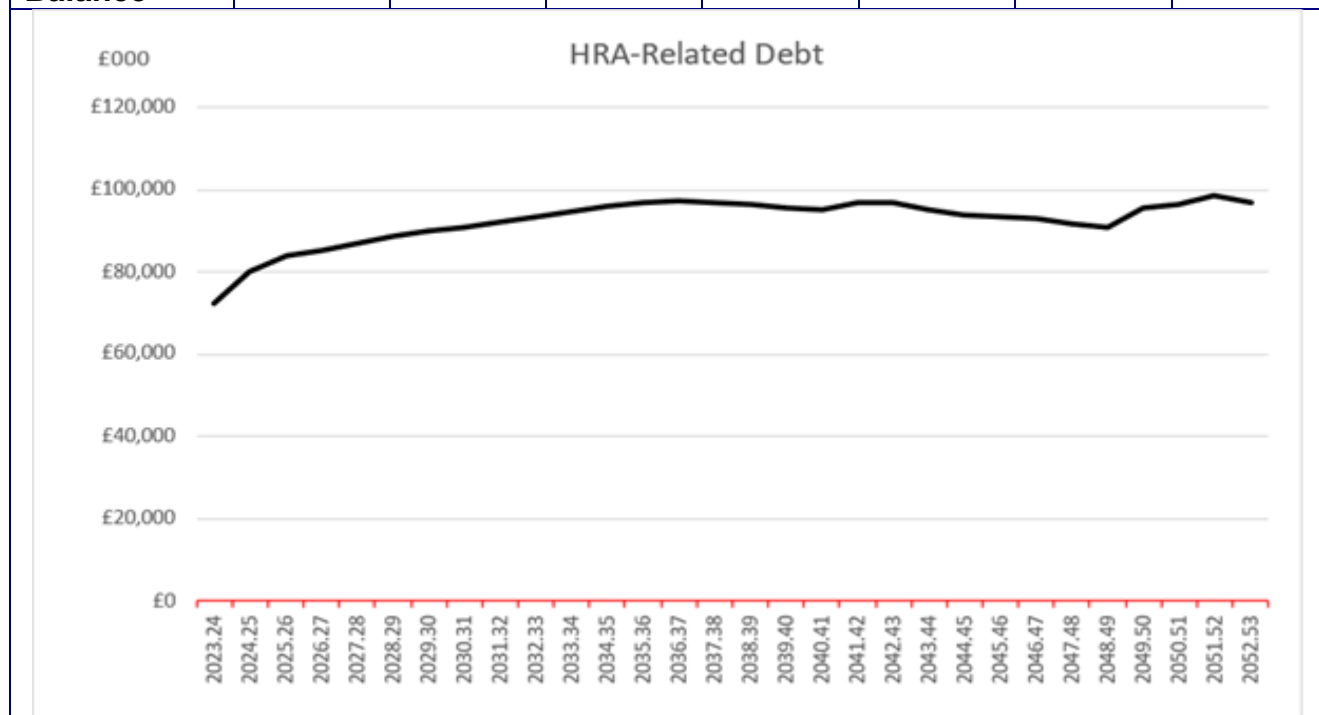
3.6 The HRA Investment Strategy outlines HRA investment requirements over the period 24/28. Overall, the updated model shows that the HRA is still in a balanced financial position. Central to ensuring that investment requirements remain viable is ensuring that rental and other income is maintained and maximised, and that reserves are maintained at an appropriate level.

3.7 There is less capacity than hoped to fund increasing the number of council homes, without taking on new debt as the existing debt is paid off. This is due to the demands on capital resources. Further work will take place on the impact of taking on new debt to fund additional acquisitions during 24/25.

3.8 The overall detail is contained within the HRA Investment Strategy attached to this report. A high-level summary is given in the table below, which gives the overall levels of income and expenditure expected based on the current 30 year Investment Plan. During this period debt will rise to around £97m. Table A provides a summary of financing requirements and estimated debt levels over the term of the 30-year business plan.

Table A: HRA financing and debt levels over the 30-year business plan

	2023/24 Prior year	2024/25 Forecas t	2025/26 Forecas t	2026/27 Forecas t	2027/28 Forecas t	2028- 2053 Forecas t	Total
Income	£m	£m	£m	£m	£m	£m	£m
Total income	£14.43	£15.42	£16.20	£16.69	£17.03	£511.67	£591.44
Total expenditure	-£7.64	-£7.75	-£8.00	-£8.18	-£8.32	-£261.65	-£301.54
Total financing costs	-£4.65	-£5.01	-£6.39	-£6.66	-£6.80	-£190.21	-£219.72
Net Operating Expenditure	£2.15	£2.66	£1.81	£1.85	£1.90	£59.80	£70.17
Appropriation s	-£2.16	-£2.63	-£1.76	-£1.81	-£1.94	-£59.06	-£69.36
Net income/ (expenditure)	-£0.01	£0.03	£0.05	£0.03	-£0.04	£0.74	£0.81
HRA Balance	£m	£m	£m	£m	£m	£m	£m
Closing HRA Balance	£0.81	£0.84	£0.89	£0.92	£0.89	£1.62	£1.62



3.9 Key priorities

3.10 Hinckley and Bosworth Borough Council Housing Service has a number of key priorities over both the immediate and longer term which include:

- **Increasing Affordable Housing-** The four year investment plan allows for an additional 57 properties, including schemes already approved such as Peggs Close. This will include considering links with section 106 opportunities and maximising spend of RTB receipts.
- **Maintaining the Decent Homes Standard-** Investment in capital programmes including roof repairs, kitchen/bathroom upgrades, and heating system replacements to ensure all properties continue to meet the decency standard.
- **Improved Energy Efficiency-** Upgrading electrical installations, installation of A-rated boilers, and replacement windows and doors across our housing stock. Achieving compliance with a minimum Energy Performance Certificate (EPC) rating of C in all individual dwellings by 2035. Decarbonising wider council assets including sheltered housing schemes and community centres.
- **Supporting Independent Living** - Maintaining elderly persons' homes and sheltered housing schemes. Continued provision of aids and adaptations for older people and people with disabilities.
- **Service improvements** - including investment in ICT and staffing capacity.
- **Compliance with Social Housing Regulation**
- **Maintaining a balanced HRA financial position**

The HRA Investment Strategy will be reviewed to ensure any opportunities from a new government are maximised.

3.11 Risks

3.12 There are number of risks that may impact the viability of the investment strategy. Rising costs for materials have hit the building sector hard over previous years, but now seems to have stabilised. However, should costs begin to rise steeply again this will affect both development and stock improvement programmes.

3.13 There is a skills shortage in the housing and development sector which may impact on the council's ability to reach its ambitions for developing new homes.

3.14 The Homes England Affordable Homes Grant programme comes to an end in 2026, and availability of grant after that period is not yet known. In addition, the council may be unable to access other government funding due to demand or previous success in drawing down funding making the council ineligible to apply.

- 3.15 The council, as a social landlord, is subject to the new regulation regime which strengthens consumer standards to help protect tenants and drive improvements in landlord services. As this is a recently introduced requirement, the impact on resources is not yet fully quantified.
- 3.16 There is also uncertainty over priorities set by future government post-election 2024 on the emphasis given to social housing delivery.
- 3.17 This HRA Investment Strategy and the supporting 30 year business plan are based on maximising income and future rent policy/decisions affecting income to the HRA Business plan could pose a risk.
- 3.17 The council plans to address these challenges by maximising income, seeking grant opportunities, investing in staff training, adapting to new regulations, and working to continuously improve service delivery.

4. Exemptions in accordance with the Access to Information procedure rules

- 4.1 Report to be taken in open session.

5. Financial implications [AW]

- 5.1 The financial implications are contained within the appended HRA Investment Strategy attached to this report.

6. Legal implications [ST]

- 6.1 None

7. Corporate Plan implications

The HRA Investment Strategy and business plan align to the following corporate objectives:

People -*Help people to stay healthy, happy and active and continue to provide initiatives that support children and young people, older people and our vulnerable residents.*

Place- *Promote sustainable development and initiatives to reduce the carbon footprint of the borough.*

8. Consultation

- 8.1 Consultation with the Tenant Readers panel was undertaken (Appendix B).

9. Risk implications

- 9.1 It is the council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

9.3 The following significant risks associated with this report were identified from this assessment:

Management of significant (Net Red) risks

Risk description	Mitigating actions	Owner
HRA headroom will reduce if income is not maximised	Maximise income to the HRA through following rent policy and reviewing service charges	Head of Housing/Head of Finance
Changing legislative requirements may place additional financial demands on the HRA	Continue to explore opportunities to draw down grant funding	Head of Housing
Market forces- inflation and rising costs may impact service delivery and capital programmes	Competitive procurement, continue to keep under review technological advances, eg heating systems etc.	Housing Repairs Manager

10. Knowing your community – equality and rural implications

10.1 Arising implications and delivery of the HRA Investment Strategy will directly affect Hinckley and Bosworth Borough Council Housing tenants. The council has housing stock across the borough, including rural locations.

11. Climate implications

11.1 Decarbonisation is a central priority to the HRA Investment Strategy and subsequent delivery. The council housing service is working towards meeting the wider council objective to be net zero to 2030.

12. Corporate implications

12.1 By submitting this report, the report author has taken the following into account:

- Community safety implications
- Environmental implications
- ICT implications
- Asset management implications
- Procurement implications
- Human resources implications
- Planning implications

- Data protection implications
- Voluntary sector

Background papers: HRA Investment 30 year Business Plan
Contact officer: Sharon Stacey/Ashley Wilson
Executive member: Councillor MT Mullaney

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HOUSING REVENUE ACCOUNT INVESTMENT STRATEGY 2024 - 2028



Introduction and context

This Housing Revenue Account (HRA) Investment Strategy builds on the work set out in previous plans, updated to reflect the changes in national guidance and local priorities since the last plan was adopted. The HRA Investment Strategy sets out the aims and ambitions of the Council in relation to the council housing service and is underpinned by a 30-year business plan with an initial focus on the 2024-28 four-year investment priorities for council housing in the borough. The image opposite gives the overview of how these elements relate to each other.

The 30-year business plan gives a basis to the decisions needed to maintain a financially healthy HRA position. For the immediate term, the 2024-2028 four-year investment period defines the immediate priorities which will meet our ambitions. Overall, the council strives to manage the debt requirements entered under the self-financing settlement, whilst maintaining 100% compliance with decent homes standards and ensuring that our housing services continue to meet the needs of our tenants.

Whilst the current financial position has tight constraints on the finance available, the HRA Investment Strategy is written so that the council can meet its strategic priorities.

The HRA Investment Strategy



Strategic links

The HRA Investment Strategy support the council’s Corporate Plan objectives of:

- **People:** Help people to stay healthy, happy and active and in employment, by improving the quality of existing homes and increasing the availability of affordable housing.
- **Places:** Creating clean, sustainable and attractive places to live, visit and work in by reducing the carbon emissions from our own operations.

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

Background

The Council Housing Service provides good quality, well maintained affordable housing and the service is responsible for managing and maintaining both the property and the tenancy of those residing in our homes. The composition of the housing stock is outlined in the table below:

Homes	Description
3207 Homes	HBBC have 3207 homes that are widely dispersed across the borough with particular concentrations in Hinckley, Burbage, Barwell and Earl Shilton.
354 Sheltered Homes	We provide 354 units of Sheltered Housing accommodation

Homes	Description
11 schemes	Homes providing accommodation to the over 60s or those who are over 55 with a support need

Additionally, the housing service is responsible for a number of leasehold properties, garage sites and housing land.

The Housing Revenue Account (HRA) holds the budget for the service. The Business Plan forecasts over the next 30 years the investment requirements for the service, which equates to total planned investment from 2024 to 2053 of £176 million to ensure that our stock meets the expected standards and provides suitable homes for our tenants.

There are a number of specialist teams within the Council Housing Service which include Anti-Social Behaviour and Tenancy Management, Housing Repairs and Older Persons' services.

Key Achievements

The priority in the previous HRA Investment Strategy was for new council housing development and acquisition. Since the last HRA Investment Strategy in 18/19, the council has added to its stock by 70 new homes, including the demolition and redevelopment of a sheltered housing scheme in Market Bosworth which was no longer fit for purpose. It should be noted that during the same period 141 properties were lost from the housing stock due to the Right To Buy (RTB). Whilst £3.454m of receipts were used to support replacement, this level of RTB remains a challenge. Housing delivery since the previous strategy is detailed below.

Settlement	New development	Acquisition	Total number of homes
Hinckley	11	11	22
Market Bosworth	27		27
Burbage		9	9
Earl Shilton		2	2
Barwell		2	2
Stoke Golding		4	4
Groby		1	1
Desford		1	1
Twycross		1	1
Markfield		1	1

Since 2018/19, the housing service has progressed the following capital work improvements:

- 633 upgrades to electrical installations
- 1471 boilers/heating distribution system renewals with A Rated boilers
- Renewal of windows to 329 properties
- Renewal of doors to 369 properties
- Replacement of 447 roof finishes
- 585 kitchen refurbishments
- 432 bathroom refurbishments

Council Housing stock is 100% compliant with the Decent Homes Standard, and the capital investments in this report are essential to ensure ongoing compliance with this standard. The works are completed as planned programmes, ensuring value for money by replacing components just before the end of their predicted life span. They are also completed in groups of properties requiring work of the same type and by specialist contractors. Further details regarding the approach and management to the council's housing stock and wider assets can be found in the Asset Management Strategy which can be found [here](#).

The council has commenced works to meet its ambition to be Net Zero by 2030 and works to improve the energy efficiency of our housing stock are ongoing. We continue to maximise opportunities to access grant funding to enable us to make improvements to our stock. Since the last Investment Strategy, we were successful in securing local authority delivery funding (LAD2) to improve the energy efficiency of 34 of our council properties. Further grant funding of £1.4m via the Social Housing Decarbonisation fund (SHDF) and £330,000 of UKSPF funding has also been secured, enabling additional efficiency improvements to council stock to be made, Works for these 2 funding streams are ongoing and due to complete in March 2025.

Our Priorities

The priorities that support our corporate ambition to improve the quality of existing homes and increase the availability of affordable housing over the next 4 years include:

- Grow the council's stock to provide more homes to meet the need for affordable housing through new development and acquisitions where opportunities arise and funding permits. The four year investment plan allows for an additional 57 properties, including schemes already approved such as Peggs Close. Our aspiration is to provide further new homes over the 30-year financial investment period should finances allow.
- Capital investment over the next 4 years for major projects such as roofing, kitchens, bathrooms and heating to maintain 100% decency.
- Capital works budgets anticipate for the next 4 years the following to be completed:
 - 688 upgrades to electrical installations
 - 542 boilers/heating distribution system renewals with A Rated boilers
 - Renewal of windows to 312 properties
 - Renewal of doors to 285 properties
 - Replacement of 148 roof finishes
 - 472 kitchen refurbishments
 - 560 bathroom refurbishments

- Working towards achieving the minimum band C EPC rating by 2035 for all individual dwellings.
- Continue works to decarbonise council owned sheltered schemes, community centres and houses by 2030. Upgrades to include the removal of gas boilers and installation of green technology such as air source and Photovoltaic panels.
- Retrofit, where possible, to increase energy efficiency. A further bid for SHDF Wave 3 funding is to be made in 2024. If successful, this funding will be utilised through to 2028.
- Continue to invest in assisting older people to live independently, by maintaining elderly persons' homes and sheltered housing schemes, and delivering aids and adaptations for older people and people with disabilities.
- Service improvements, including investment in ICT and staffing capacity.
- Compliance with Social Housing Regulation.
- Maintaining a balanced HRA financial position

Housing Demand-Affordable Housing

Demand for council housing remains high and we have seen significant increases in people applying to join the housing register over recent years. To meet this continuing demand, our ambition is to add to our housing stock by pursuing development and investment opportunities.

Work is underway to identify future opportunities to add to our housing supply whilst ensuring investment in existing accommodation remains a priority. Our aspirations include:

- Acquisition of new build affordable housing on section 106 sites, either as additional units or where there is no Registered Provider interest.
- Acquisition of ex-council stock to meet high demand, low delivery property types such as 1 bedroomed flats.
- To work in partnership with other affordable housing delivery partners to deliver new developments for council housing built to the council's specification in the medium term.
- Regeneration of under performing stock which fails to meet minimum standards or does not provide the type of housing required to meet priority need.

Potential funding streams

Rental Income

The council aims to set and vary rents across its housing stock in a way that keeps rent both affordable and accessible for new and existing tenants, whilst at the same time ensuring compliance with legal and regulatory requirements. The council also needs to ensure that it has enough income to ensure that its housing services continue to be effective and meet customers' needs.

Since the last HRA Investment Strategy was implemented, there have been changes to and challenges around rental income which may impede future spending.

The latest of these was in April 2024, where rent increases have been capped at 7.7%, which will impact on the Council's capacity both to invest in its stock and meet its aspirations for growth. Relets of council housing continue to have rents set to formula rents. The projections for rental income rests on a number of assumptions to forecast the potential revenue available for projects, but the rent cap will affect finance available in years to come, as future rent increases will be set from a lower base rent.

Rent Policy recognises that registered providers should have some discretion over the rent set for individual properties, to take account of local factors and affordability. Rents set may include an upward tolerance, rent flexibility, providing clear rationale is available. Rent flexibility is limited to 5% for general needs tenants and 10% for supported housing. The council is working towards introducing rent flexibility for some of its stock over the term of this strategy.

Service Charges

In addition to rents, tenants may also be required to pay service charges. Service charges reflect additional services which may not be provided to every tenant, or which may be connected with communal facilities rather than being particular to the occupation of dwelling. To ensure that the HRA remains in a strong position a review of all service charges is currently underway. This will also ensure that our housing estates are well maintained

External funding streams

As well as income from rents, other funding sources may be available for investment in council housing, in the way of;

Right to buy receipts – receipts from the sale of council housing can be retained by local authorities as long as it is used for the provision of replacement social housing. The receipt can be used for up to 50% of the cost of a new home. The receipt must be spent within 5 years. There is a cap on how many acquisitions can be bought with right to buy receipts:

- The first 20 properties do not count.
- For 2022/23 up to 50% of spend can be on acquisitions
- For 2023/24 up to 40%
- For 2024/25 onwards up to 30%

Commuted sums in lieu of on-site affordable housing. The preference for delivery of affordable housing from new housing development sites is on site. However, where a site is unsuitable for affordable housing, or a Registered Provider partner cannot be identified to acquire the affordable housing, the council may seek a commuted sum in lieu of onsite provision. The conditions for use of commuted sums are set down in individual legal section 106 agreements but all restrict the use to increasing or improving the supply of affordable housing within the Borough.

Grant funding from Homes England – the Council continues to hold Investment Partner status with Homes England and as such can bid to draw down grant from programmes which support delivery of affordable housing. The main grant is to support delivery of general needs affordable homes, but other grant is available from time to time, usually for more specialist accommodation. Opportunities to obtain grant to support the council's strategic objectives will continue to be pro-actively pursued on qualifying sites.

Borrowing – the council has the option to borrow against future rental income in order to increase the supply of affordable housing. However, any borrowing opportunities need to be affordable to the Council.

Other funding opportunities- The housing service will continue to maximise opportunities to draw down grant funding from other funding streams, such as the Social Housing Decarbonisation fund to work towards decarbonisation and energy efficiency improvements.

Disposal- the sale of some smaller HRA sites may provide additional income to the HRA.

Further Investment requirements/opportunities

Acquisitions

Acquisition has previously been carried out on an ad hoc basis. Going forward, where a number of opportunities present simultaneously, a sequential approach to purchase will be as follows:

- Homes on section 106 sites where there is no RP interest.
- Purchase of new properties on market sites above the affordable housing obligation set out in the section 106 agreement (“additionality”).
- Buy back of ex-council properties.
- Purchase of trickle transfer properties.
- Purchase of second hand homes on the open market.

Properties must be:

- located where there is a shortage of properties of that size and type.
- in high demand/ low turnover settlements.
- of a size that meet minimum space standards.
- for second hand properties – buyback, trickle transfer or open market – the cost of bringing the property
- into stock must be not greater than the average cost of void work on council stock.

Exceptions to the conditions above will be:

- where purchase will assist the council to achieve wider strategic aims such as regeneration of a site;
- in settlements where there is shortage of affordable housing stock and no opportunities for new development.

For the 2024-28 period there is the potential to deliver a further 45 units at a total debt need of £11.3m on top of the 57 units in the HRA Investment Strategy. However, to do this reduces interest cover and increases HRA debt considerably. As this has higher associated risk, further work is needed and a separate report will be provided to members to approve as part of a later review. If this is possible it will be from the 2026/27 financial year.

Development pipeline

The immediate priority for development funding is the demolition of 3 blocks of flats at Peggs Close, Earl Shilton. The flats will be replaced by a mixture of 1 bedroomed flats and family housing.

In addition, 19 units are being purchased on two development sites in Hinckley and Burbage

We would like to deliver more new homes over the period of the underlying 30-year business plan should finances allow. When funds become available, future priorities comprise:

- Development of a redundant garage site at Preston Drive in Newbold Verdon.
- Development of the garage site at Woodbank in Burbage.

Staffing resources

Recent benchmarking information has demonstrated that current housing management resources are lower than comparable landlords and could be increased. This would help the housing service best support its tenants and meet key performance priorities such as rent collection and arrears management.

Housing management systems

Additional investment in housing management software is required to ensure that the housing service can meet the requirements of recent legislation.

Decarbonisation and energy performance

The council declared a climate change emergency in 2019 and is working towards achieving Net Zero by 2030. Key priorities for the housing service are to decarbonise council housing assets and improve the energy efficiency of all stock. This approach will enable the council to support its tenants to reduce the likelihood of fuel poverty.

The council is working towards meeting a government target for social housing providers to attain the minimum rating of Energy Performance Certificate (EPC) C for rented properties by 2035 (2030 for 'fuel poor' households).

Over recent years, as part of the Decent Homes programme the council has carried out a range of works to directly improve the overall energy performance of all stock. EPC certificates are now held for each individual dwelling. 1138 of the council's stock is currently below EPC C. We are working to improve the energy efficiency of all housing stock and have adopted a fabric first approach which has included investment in efficient heating systems, improved thermal insulation, and the installation of more energy efficient windows and external doors. Over the next 5 years we will focus on implementing upgrades across our housing stock to ensure that we are on track to ensure that all our properties have an EPC rating of C or more by 2035.

Meeting our ambition

HRA Financial position

The 2024-2028 investment priorities have been set to reflect the current financial position over the next 4 years. The Business Plan includes the following investments over the term of the plan:-

Investments	£000
Additional Decarbonisation works	7,200
Develop Peggs Close	4,183
Affordable Housing Developments	10,124
Other HRA capital Investment	40,873
Total	62,380

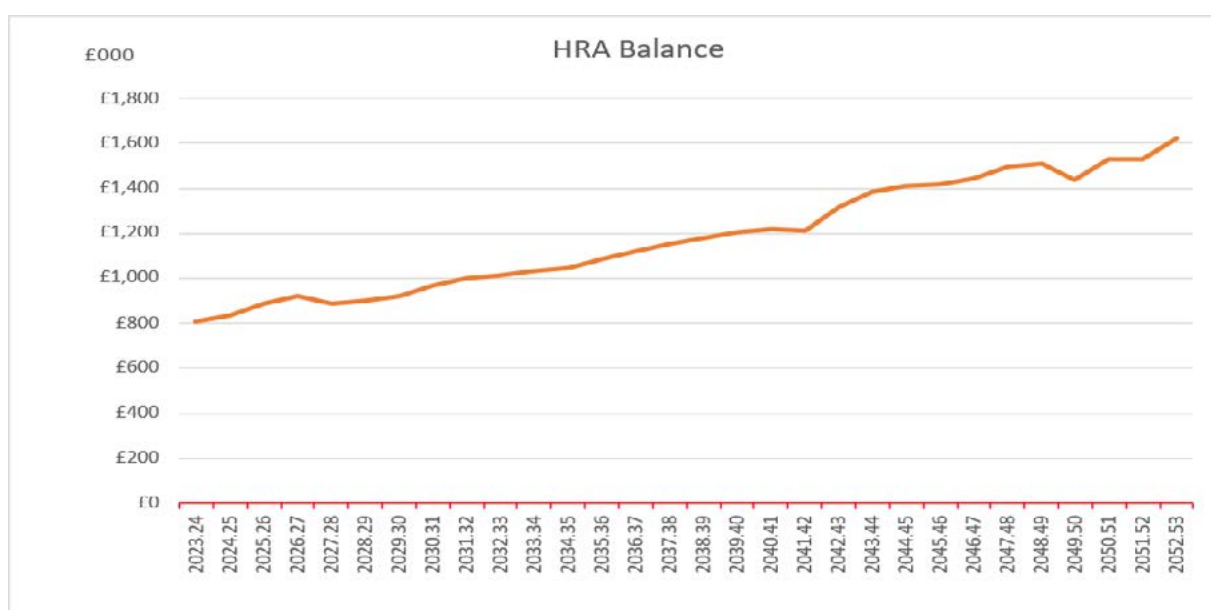
To achieve this and to continue to ensure that stock enhancements are progressed, the plan assumes that rent will continue to increase by inflation.

30 Year Business Plan Summary

The 30 Business Plan shows that the HRA continues to hold a balanced financial position, although, the future is less certain. To ensure a balanced future position, members will need to carefully consider all decisions. HRA reserves are not as high as in previous plans and so rent setting is a key risk area. Maximising rent increases will help to ensure the HRA can deliver its priorities and ensure the decent homes standard is maintained. Although the forecast in this strategy provides a balanced position, due to increasing pressures there is less capacity than hoped to fund the replacement of council homes, without taking on new debt as the existing debt is paid off. Income collected from the rental of the existing stock will be used to fund both housing management and ongoing repairs and maintenance.

Based on latest available information rent has been based on CPI plus one per cent for 25/26 and CPI for future years. Based on the forecasts in the plan balances will move from around £0.8million per annum to £1.6 million by the end of plan. This is slightly below the £2million average balance in the previous plan (2018). This is detailed in the graph below.

Graph 1 HRA balances to 2052/53



Overall Housing Revenue Account Projections

The table below gives the overall levels of income and expenditure expected based on the current 30-year Investment Plan. If new homes are provided in the future, then this will be reviewed and updated. The cost base assumes inflation falling to 2.5% by 2026/27 and is set at the governments target of 2% from 2027/28.

	2023/24 Prior year	2024/25 forecast	2025/26 forecast	2026/27 forecast	2027/28 forecast	2028-2053 forecast	Total
Income	£m	£m	£m	£m	£m	£m	£m
Gross Rental Income	£14.09	£15.13	£15.91	£16.39	£16.72	£501.55	£579.78
Other Income	£0.34	£0.29	£0.30	£0.30	£0.31	£10.12	£11.66
Total income	£14.43	£15.42	£16.20	£16.69	£17.03	£511.67	£591.44
Expenditure	£m	£m	£m	£m	£m	£m	£m
Management	-£4.22	-£4.20	-£4.44	-£4.55	-£4.64	-£151.58	-£173.62
Bad Debt Provision	-£0.08	-£0.08	-£0.08	-£0.08	-£0.09	-£2.55	-£2.96
Repairs	-£3.34	-£3.47	-£3.48	-£3.55	-£3.60	-£107.52	-£124.96
Total expenditure	-£7.64	-£7.75	-£8.00	-£8.18	-£8.32	-£261.65	-£301.54
Financing costs	£m	£m	£m	£m	£m	£m	£m
Interest paid	-£1.82	-£1.74	-£3.07	-£3.23	-£3.29	-£93.96	-£107.10
Depreciation	-£2.99	-£3.39	-£3.48	-£3.55	-£3.60	-£102.78	-£119.80
Other items	£0.16	£0.12	£0.16	£0.12	£0.08	£6.53	£7.17
Total financing costs	-£4.65	-£5.01	-£6.39	-£6.66	-£6.80	-£190.21	-£219.72
Net operating Expenditure	£2.15	£2.66	£1.81	£1.85	£1.90	£59.80	£70.17
Appropriations	-£2.16	-£2.63	-£1.76	-£1.81	-£1.94	-£59.06	-£69.36
Net income/ (expenditure)	-£0.01	£0.03	£0.05	£0.03	-£0.04	£0.74	£0.81
HRA Balance	£m	£m	£m	£m	£m	£m	£m
Opening Balance	£0.81	£0.81	£0.84	£0.89	£0.92	£0.89	£0.81
Generated in year	-£0.01	£0.03	£0.05	£0.03	-£0.04	£0.74	£0.81
Closing HRA Balance	£0.81	£0.84	£0.89	£0.92	£0.89	£1.62	£1.62

Outline Programme of Investment

The current Capital Programme for the Housing Revenue Account (the HRA Programme) covers the 2024 to 2028 four-year investment priorities and is summarised in the Table below. (year 23/24 is included for context/comparison).

Four Year Capital Programme (Includes Inflation)	2023/24 Prior year £000	2024/25 Forecast £000	2025/26 Forecast £000	2026/27 Forecast £000	2027/28 Forecast £000	Total Forecast £000
Void Works	687	802	802	802	802	3,895
Planned Maintenance	3,576	5,932	5,863	6,024	5,053	26,448
Aids and Adaptations	698	733	755	781	805	3,772
Decarbonisation	1,789	1,971	1,707	1,772	1,750	8,989
Affordable Housing	6,029	6,115	4,250	1,250	0	17,644
Other Capital Investment	40	25	26	26	27	144
HRA Capital Programme	12,819	15,578	13,403	10,655	8,437	60,892

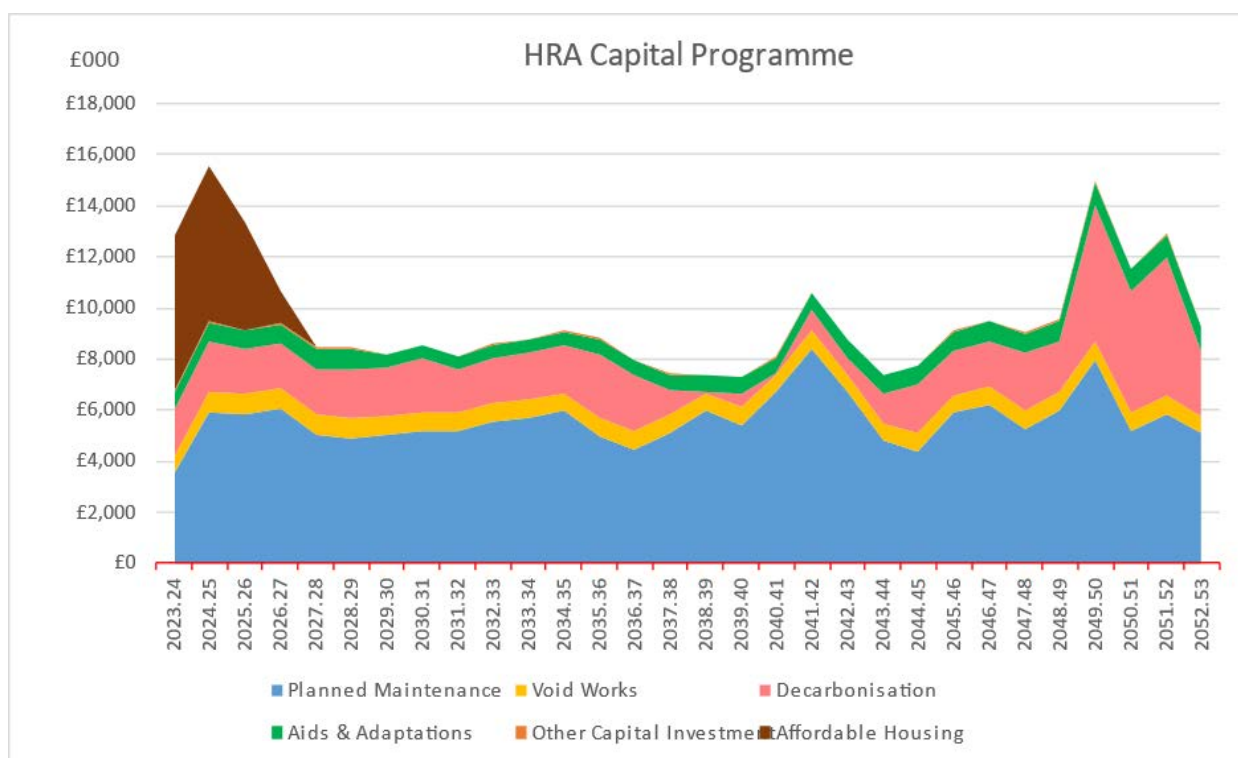
Affordable Housing delivery

The HRA Investment Strategy includes completion of affordable housing schemes already agreed and detailed in the following table.

Scheme	Amount (£000's)
Peggs Close	4,183
Development Budget	3,424
Affordable Housing (one off purchases of dwellings)	600
Total	8,207

Capital Expenditure Business Plan (30 Years)

The overall capital expenditure in the 30-year Investment Plan is summarised in the Graph below.



The HRA Investment Strategy underlying 30-year capital expenditure profile above seeks to balance the level of investment with the level of risk and needs to ensure there is sufficient 'resilience' built into the plan to mitigate against the financial risks. The graph illustrates there is scope for 57 units of affordable housing, including the agreed programmes, in the first four years and falls to zero in 2027/28. This element will be kept under review in light of any new funding streams or government initiatives with an ambition to deliver more homes if finances allow.

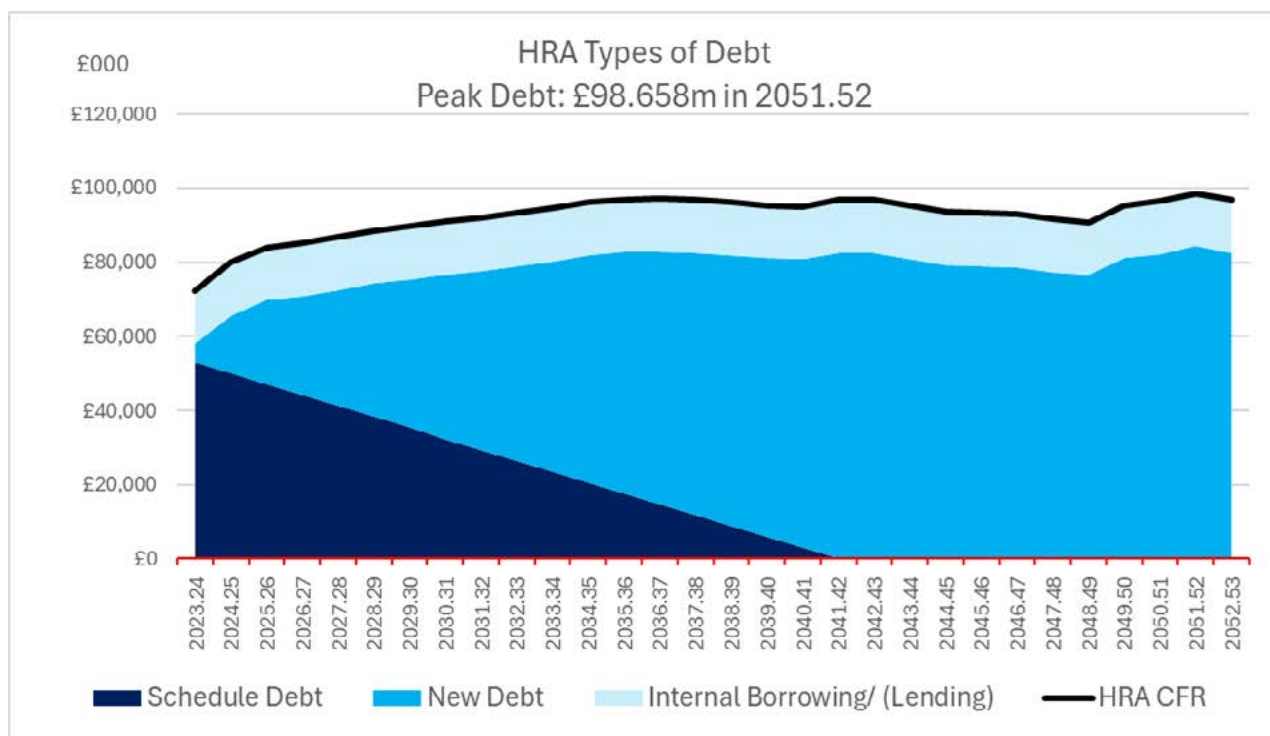
The cost of decarbonisation is a significant element of the financial pressure on the HRA over the full 30-year period. Capital spend on works to council housing stock is expected to be in excess of £9 million over the term of the plan. New technological advancements and changes to legislation are likely to affect this going forwards.

Debt

The graph below summarises the debt position for the current plan. The plan indicates borrowing will have to increase to around £97,000,000 by 2035/36. This level of borrowing will be required to ensure the investment plan can be financed, and the level of decarbonisation works required can be supported. The HRA debt cap on borrowing has been lifted. Therefore, as long as borrowing is affordable there is no cap on the level. However, future borrowing above the level indicated in the HRA 30 Business Plan will lead to additional interest costs on the HRA and opens up the council to interest rate exposure. This HRA Investment Strategy is affordable but could not withstand large increases in interest without matching income sources.

The council is also mindful of the potential for changes to legislation in future which may introduce new requirements around the maintenance of our existing housing stock. As there is always the chance of future changes, this HRA Investment Strategy will be kept under review as part of the budget setting process, and this will be considered alongside our ambition to increase overall levels of council housing to provide homes to people in the area should conditions be favourable, and debt becomes more affordable due to changes in interest rates.

The level of HRA Debt across the term of the plan is summarised below: -



Risks

There are number of risks that may impact the viability of the investment strategy, over the immediate and longer term, which are set out below.

Risks during the HRA Investment Strategy period:

- Rising costs for materials have hit the building sector hard over previous years, but now seems to be stabilised. However, should costs begin to rise steeply again it will affect both the development and stock improvement programmes.
- Skills shortages in the housing and development sector may impact on the council's ability to reach its ambitions for developing new homes.
- The Homes England Affordable Homes Grant programme comes to an end in 2026, and availability of grant after that period is not yet known.
- The council, as a social landlord, is subject to the new Social Housing Regulation regime which strengthens consumer standards to help protect tenants and drive improvements in landlord services. As this is a recently introduced requirement, the impact on resources is not yet fully quantified.
- Uncertainty over priorities set by future government post-election 2024 on the emphasis given to social housing delivery.
- Future rent policy/decisions affecting income to the HRA Business plan.

The council is mitigating these risks by:

- Engaging with Homes England and other grant programmes to maximise external funding opportunities.
- The council is geared up to meet the new consumer standards and pursuing continuing improvement in our services.
- Ensuring that housing services are resourced appropriately and have the right skills to meet the recent changes in legislation.

Risks over the 30 Year Business Plan period:

- Recent disruption in the supply chain has led to rising cost of building and shortages of material. It is unclear at present whether this situation will continue longer term.
- The grant programme administered by Homes England to support affordable housing development is only awarded for 5 year periods so it is uncertain if and in what form future programmes will take.
- Long term implications from the new regulatory regime are unable to be quantified at this early stage in the programme.
- The assumptions made in the 30 Year Business Plan are sensitive to external changes such as rent increase caps, interest rate changes, CPI assumptions and withdrawal of grant programmes.
- Future rent policy/decisions affecting income to the HRA Business plan.

The council aims to mitigate these risks by:

- Ensuring income is maximised through rents and service charges.
- Bidding for any grant opportunities that arise which can assist in delivering the priorities for the council. New opportunities may help to derisk the Strategy priorities in the future.
- Ensuring staff have the skills and knowledge to meet any challenges and opportunities to increase and improve our stock.
- Continually monitoring procedures and resources to ensure the service is robust enough to manage future requirements.

A regular process to identify and assess risks (strategic and delivery) will be developed internally and actions agreed to manage risks in order to minimise impact.

Appendix B- Housing Revenue Account Investment Strategy

Tenant Consultation

Members of the Tenants Readers panel were asked to comment on the Strategy. Questions posed and a summary of responses is provided below.

Tenant Consultation

The Housing Service is seeking your views on the enclosed Housing Revenue Account Investment Strategy. The Housing Revenue Account Investment Strategy sets out the investment priorities and associated expenditure over the immediate and longer term.

We would be grateful if you could consider the following questions and provide some brief comments.

1. **Clarity and Understanding:** How easy was it to understand the main points of this plan? Are there any parts that were confusing or unclear?
2. **Impact on Tenants:** How do you think this plan will affect you as a tenant? What changes or improvements do you hope to see as a result of this plan?
3. **Priorities:** Which parts of this plan do you think are most important for improving the lives of tenants? Are there any areas you think should be given more or less attention?
4. **Housing Needs:** Does this plan address the most important housing issues facing our community? Are there any specific needs or concerns that are not covered?
5. **Overall Opinion:** Overall, what are your thoughts on this plan? Do you support the proposed changes and investments?

Summary of main responses received

Overall responses received were positive highlighting that the strategy was clear and well-constructed.

Responses received questions the council's reliance on borrowing over the longer term. Asking for additional explanation of this requirement.

There was reference to the new Government, future and current policy requirements that might impact delivery.

There was a recognition of the pressures that staff face, in relation to personal wellbeing due to varied demands of the job.

There were comments about specific development opportunities that hadn't been included.

Acknowledgement that the priorities were reflective, especially in terms of safety and energy efficiency.

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Calendar of meetings - remainder of 2024 / 2025

Jan-25			Feb-25			Mar-25			Apr-25			May-25		
1	We	BH	1	Sa		1	Sa		1	Tu	EGP	1	Th	
2	Th		2	Su		2	Su		2	We	Audit	2	Fr	
3	Fr		3	Mo		3	Mo		3	Th		3	Sa	
4	Sa		4	Tu		4	Tu		4	Fr		4	Su	
5	Su		5	We		5	We		5	Sa		5	Mo	BH
6	Mo		6	Th		6	Th		6	Su		6	Tu	
7	Tu		7	Fr		7	Fr		7	Mo		7	We	
8	We	Exec	8	Sa		8	Sa		8	Tu		8	Th	
9	Th		9	Su		9	Su		9	We		9	Fr	
10	Fr		10	Mo		10	Mo		10	Th		10	Sa	
11	Sa		11	Tu		11	Tu		11	Fr		11	Su	
12	Su		12	We		12	We		12	Sa		12	Mo	
13	Mo		13	Th		13	Th	SC	13	Su		13	Tu	A Council
14	Tu	EGP	14	Fr		14	Fr		14	Mo		14	We	
15	We	Audit	15	Sa		15	Sa		15	Tu	Council	15	Th	
16	Th		16	Su		16	Su		16	We		16	Fr	
17	Fr		17	Mo		17	Mo	F&P	17	Th		17	Sa	
18	Sa		18	Tu	Plng	18	Tu	Plng	18	Fr	BH	18	Su	
19	Su		19	We		19	We		19	Sa		19	Mo	
20	Mo		20	Th	B Council	20	Th		20	Su		20	Tu	
21	Tu	Plng	21	Fr		21	Fr		21	Mo	BH	21	We	
22	We		22	Sa		22	Sa		22	Tu	Plng	22	Th	
23	Th		23	Su		23	Su		23	We		23	Fr	
24	Fr		24	Mo		24	Mo		24	Th		24	Sa	
25	Sa		25	Tu		25	Tu		25	Fr		25	Su	
26	Su		26	We	EB	26	We	Exec	26	Sa		26	Mo	BH
27	Mo		27	Th		27	Th		27	Su		27	Tu	
28	Tu	Council	28	Fr		28	Fr		28	Mo		28	We	
29	We					29	Sa		29	Tu		29	Th	
30	Th	B SC				30	Su		30	We		30	Fr	
31	Fr					31	Mo					31	Sa	

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Key

- A Council Annual Council
- B Council Council budget meeting
- SC Scrutiny Commission
- Exec Executive
- EB Executive Briefing
- EGP Ethical Governance & Personnel Committee
- F&P Finance & Performance Scrutiny
- B SC Budget Scrutiny

Calendar for the 2025/26 municipal year

May-25		Jun-25		Jul-25		Aug-25		Sep-25		Oct-25		Nov-25		Dec-25		Jan-26		Feb-26		Mar-26		Apr-26		May-26				
1	Th			1	Tu			1	Fr			1	Mo			1	Th	BH	1	Su			1	We	Audit	1	Fr	
2	Fr			2	We			2	Tu			2	Th			2	Fr		2	Mo			2	Th		2	Sa	
3	Sa			3	Th			3	We			3	Fr			3	Sa		3	Tu	EGP		3	Fr	BH	3	Su	
4	Su			4	Fr			4	Mo			4	Th			4	Su		4	We	Audit		4	Sa		4	Mo	
5	Mo	BH		5	Th	SC		5	Tu			5	Fr			5	Mo		5	Th			5	Su		5	Tu	
6	Tu			6	Fr			6	We			6	Th	SC		6	Tu		6	Fr			6	Mo	BH	6	We	
7	We			7	Sa			7	Mo			7	Tu	Plng		7	We	EB	7	Sa			7	Sa		7	Th	
8	Th			8	Su			8	Tu	Council		8	Fr			8	Th		8	Su			8	Mo		8	Fr	
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11	Su			11	We			11	Fr			11	Mo			11	Su		11	We			11	We		11	Mo	
12	Mo			12	Th			12	Tu	Plng		12	Fr			12	Mo		12	Th			12	Th	SC	12	Tu	
13	Tu	A Council		13	Fr			13	Su			13	We			13	Tu	Plng	13	Fr			13	Mo		13	We	
14	We			14	Sa			14	Mo			14	Th			14	We		14	Sa			14	Tu	Council	14	Th	
15	Th			15	Su			15	Tu	Plng		15	Fr			15	Th		15	Su			15	Su		15	Fr	
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20	Tu	Plng		20	Fr			20	Su			20	We			20	Tu		20	Fr			20	Fr		20	We	
21	We	EB		21	Sa			21	Mo			21	Th			21	We		21	Sa			21	Sa		21	Th	
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25	Su			25	We	Audit		25	Fr			25	Mo	BH		25	Su		25	We	EB		25	We	Exec	25	Mo	
26	Mo	BH		26	Th			26	Sa			26	Tu			26	Mo		26	Th			26	Th		26	Tu	
27	Tu			27	Fr			27	Su			27	We	EB		27	Tu		27	Fr			27	Fr		27	We	
28	We			28	Sa			28	Mo			28	Th			28	We	Exec	28	Sa			28	Sa		28	Th	
29	Th			29	Su			29	Tu			29	Fr			29	Th						29	Su		29	Fr	
30	Fr			30	Mo			30	We			30	Th			30	Fr						30	Mo		30	Sa	
31	Sa			31	Th			31	Fr			31	Mo			31	Sa						31	Tu	EGP		31	Su