

Meeting	Council
Date and Time	Thursday, 22nd February, 2024 at 6.30 pm.
Venue	Council Chamber, Castle Hill, Winchester SO23 8UL

NOTICE IS HEREBY GIVEN that an Ordinary Meeting of the Council will be held at 6.30 pm on Thursday, 22nd February, 2024 in the Council Chamber, Castle Hill, Winchester SO23 8UL and all Members of the Council are summoned to attend.

Note: This meeting is being held in person at the location specified above. Members of the public should note that the meeting will be streamed live to the council's You Tube channel (www.youtube.com/WinchesterCC).

A limited number of seats will be made available at the above named location, however attendance must be notified to the council at least 3 working days before the meeting. Please note that priority will be given to those having registered to speak during the Public Question session over those wishing to attend and observe. Please note that Questions must be received in writing by Democratic Services (democracy@winchester.gov.uk) prior to 10am, five working days preceding the day of the council meeting.

AGENDA

- 1. Minutes of the Ordinary Meeting of the Council held on 17 January 2024**
(Pages 9 - 14)
- 2. Disclosure of Interests**
To receive any disclosure of interests from Members or Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with the Council's Code of Conduct.
- 3. Announcements from the Mayor, Leader and Chief Executive.**
- 4. Questions from Members of the Public**



To receive and answer and questions from the public.
(Questions must be received in writing by Democratic Services – democracy@winchester.gov.uk – no later than 10am on Thursday 15 February 2024).

5. **To consider and determine the following Recommended Minutes of Cabinet held 8 February 2024 - Housing Revenue Account (HRA) Budget 2024/25 (CAB3445) (Pages 15 - 46)**

RECOMMENDATIONS:

1. That the HRA Financial Plan operating account extract, including annual working balances be noted, as detailed in Appendix 6 of report CAB3445.
2. That the 2024-25 Housing Revenue Account budget be approved as detailed in Appendices 1 and 2 to the report.
3. That the 10-year indicative HRA capital programme be approved as set out in appendices 3 and 4 of the report.
4. That capital expenditure in 2024-25 of £18.649m for the Maintenance, Improvement and Renewal programme be approved as detailed in Appendix 3 of the report in accordance with Financial Procedure Rule 7.4.
5. That the proposed budget in 2024-25 for new homes of £15.524m be approved as detailed in Appendix 4 of the report subject to individual scheme approvals.
6. That the proposed indicative funding for the HRA Capital Programme be approved as detailed in Appendix 5 of the report.
7. That the proposed additional investment in the council housing stock of £30m over the next eight years to 2030-31 to retrofit properties on a fabric first basis to help improve their energy efficiency and reduce energy costs for tenants be noted. This additional annual investment brings the total annual investment here to £5.6m a year and £45m in total (see paragraph 12.5 of the report).
8. That the proposed strategic change in direction moving from a plan based upon direct delivery of new homes to one based upon a mixture of actively acquiring s106 affordable housing directly from developers alongside future development with grant funding and using Right to Buy resources be approved (see paragraph 13.7 of the report), including the continuing commitment to rural housing, including through rural exception sites.
9. That the current financial viability assessment for new build be noted and that at present all potential development sites based on current assumptions evaluated this year have not been

assessed as being financially viable within the existing viability model (see paragraphs 13.1-13.10 of the report).

10. That the proposed move to 80% market rent to help improve the viability of new homes development and to mitigate the increasing cost of delivery be approved (see paragraph 13.5 of the report).
11. That a revenue savings target of £400k over two years to assist with bridging the forecast gap in financing future capital expenditure be approved (see paragraph 14.2 of the report).
12. That the disposal in principle of Barnes house in 2024-25 be approved, and in addition the disposal of £0.500m of surplus HRA property per year over the next eight years to generate additional capital receipts to help fund the increased investment requirement over these years be approved (see paragraph 14.3 of the report).
13. That the average formula rent increase for 2024-25 for all affordable and social housing of 7.7% based on the September 2023 CPI figure of 6.7% +1% be approved (see paragraphs 15.1-15.4 of the report).
14. That the proposed move from RPI+0.5% to CPI+1% for existing council shared owners in the HRA from 2024-25 onwards, as well as in all future HRA shared ownership leases be approved. Note that the impact of this in 2024-25 will be a reduction in rent rises this year from 9.4% to 7.7% (see paragraph 15.4 of the report).
15. That a 7.7% increase in tenant service charges in 2024-25 be approved (see paragraph 15.5 of the report).
16. That consultation on the move to full cost recovery from 2025-26 for both private and tenant connections of the council's sewage treatment works be approved and it be noted that this will include transitional protection and be achieved within a nine-year timeframe, but subject to a further report in Autumn 2024 (see paragraphs 15.7-15.12 of the report).
17. That it be noted that officers are currently beginning a review of the current Housing IT management system with a view to evaluating whether it is still fit for purpose or needs to be replaced, as well as beginning work on the re-procurement of the repairs and maintenance contract. The Business plan provides for this to happen over the following two years at a provisional one-off cost of up to £2m (see paragraph 12.10 of the report).
18. That it be noted that the draft HRA Business 30-year Plan is viable and sustainable and has the capacity to support the council's ambitious delivery of 1,000 new affordable homes over the next 10 years. The proposed plan provides sufficient funds over the life of the plan to still deliver over 1,500 new affordable homes in total.

6. **To consider and determine the following Recommended Minutes of Cabinet held 8 February 2024 - General Fund Budget 2024/25 (CAB3444) (Pages 47 - 92)**

RECOMMENDATIONS:

1. **That the level of General Fund Budget for 2024/25 be agreed, and recommend the summary as shown in Appendix A of report CAB3444.**
2. **That the Greener Faster and carbon reduction investment proposals set out in section 14 of the report be approved, including:**
 - a. **£200,000 per annum for the carbon reduction measures on waste and recycling vehicles to enable the change to HVO fuel.**
 - b. **£1,400,000 per annum (less assumed 80% government funding) to expand recycling services to include food waste collections.**
 - c. **£400,000 per annum to implement other changes to the collection of recyclables.**
 - d. **£250,000 reduction in the annual waste income budget to reflect proposed changes to the Hampshire Inter Authority Agreement on waste.**
3. **That in relation to the Cost of Living focus of the Council Plan, the following be approved:**
 - a. **In the absence of any government funded scheme, the allocation of up to £100,000 from the Cost of Living / Living Well reserve to wholly or partially fund a local Council Tax Support Fund for 2024/25 in accordance with section 19 of the report.**
 - b. **Extending the council tax Exceptional Financial Hardship Fund, with the remaining balance of 2023/24 funding (£38,000 as at Jan 2024), to 2024/25 to support any council tax payers experiencing exceptional hardship, regardless of whether they are in receipt of Council Tax Reduction.**
 - c. **A discretionary 7.7% cap for 2024/25 on the annual increase in rent for Partnered Home Purchase scheme property owners, in line with the increase in social and affordable rents to existing tenants and for shared owners in the HRA.**

4. That in relation to the council's Homes for All priority the following be approved:

- a. an additional £20,000 per annum contribution to the New Burdens Reserve to support the Preventing Homelessness Strategy, including funding the increased costs of providing temporary accommodation for homeless households where required.**
- b. to reduce the long term empty property period from 2 years to 1 year, of the 100% council tax premium which applies to all unoccupied and unfurnished property.**

5. That in relation to the council's TC25 transformation programme the following be approved:

- a. The £607,000 of immediately recognised TC25 savings set out in section 13 of the report be reassigned to contributions to the Transitional Reserve for 2024/25 and 2025/26 to support the delivery of the wider transformation programme.**
- b. A new budget of £100,000 per annum for the support and coordination of digital channel shift work across the council's services.**
- c. The transfer of the £130,000 of additional 4% Funding Guarantee income to the transitional reserve to invest in the TC25 transformation programme.**

6. That the unavoidable budget growth of £100,000 per annum to fund increased external audit fees be approved.

7. That savings in corporate property budgets for Non Domestic Rates (NNDR) of £177,000 to reflect reduced liabilities be approved.

8. That service income annual budgets be amended as follows, in response to revised estimates:

- a. Building control fees reduced by £100,000**
- b. Land charges income reduced by £100,000**
- c. Legal services reduced by £50,000**
- d. Garden waste service income increased by £90,000**
- e. Car parking income increased by £100,000**

9. That the sum of £1,273,758 be treated as Special Expenses under Section 35 of the Local Government Finance Act 1992 in respect of the Winchester Town area as set out in section 16 and Appendix D of the report.

10. That the Council Tax for the Special Expenses in the Winchester Town area at Band D for 2024/25 be increased by the maximum allowed under the referendum limit of 2.99% combined between the town and district.

11. That the surplus balance on the Council Tax Collection Fund for distribution to this Council, calculated in January 2024 of £118,152.14, be approved.

12. That the level of Council Tax at Band D for City Council services for 2024/25 be increased to £159.36, an increase of £4.07 reflecting an average Council tax increase of 2.6%.

13. That the new Council Tax Reduction scheme income bands (set out in appendix E of the report) that ensure claimants continue to receive the same level of support after the increase in Universal Credit from April 2024 be approved.

TO PASS A FORMAL RESOLUTION SETTING THE COUNCIL TAX FOR THE CITY OF WINCHESTER FOR THE YEAR COMMENCING 1 APRIL 2024.

- 7. To consider and determine the following Recommended Minutes of Cabinet held 8 February 2024 - Capital Investment Strategy 2024 - 2034 (CAB3443) (Pages 93 - 138)**

RECOMMENDATIONS:

- 1. The Capital Investment Strategy be approved including:**
 - (i) the Capital Programme and Capital Programme Financing (Appendices A and B to report CAB3443);**
 - (ii) the Minimum Revenue Provision (MRP) Policy Statement (Appendix E of the report);**
 - (iii) the Flexible Use of Capital Receipts Strategy (Appendix G of the report); and**
 - (iv) the prudential indicators detailed in the report and Appendix F of the report.**

8. **To consider and determine the following Recommended Minutes of Cabinet held 8 February 2024 - Treasury Management Strategy 2024/25 (CAB3446) (Pages 139 - 172)**

RECOMMENDATIONS:

1. **That the Treasury Management Strategy Statement which includes the Annual Treasury Investment Strategy for 2024/25 (and the remainder of 2023/24) be approved;**
 2. **That authority be delegated to the Section 151 Officer to manage the Council's pooled property investment and long-term borrowing according to the Treasury Management Strategy Statement as appropriate; and**
 3. **That authority be delegated to the Section 151 Officer, who in turn discharges this function to Hampshire County Council's Deputy Chief Executive and Director of Corporate Operations, as agreed in the Service Level Agreement, to manage all Council investments (other than the high yield portfolio) and short-term borrowing according to the Treasury Management Strategy Statement as appropriate.**
9. **Changes to Committee Memberships**
To receive any resignations from committees and to make any necessary re-appointments.
10. **Questions from Members of Council**
The total time for questions and the answer and supplementaries thereto shall not exceed 40 minutes.

LAURA TAYLOR
Chief Executive

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



14 February 2024

Agenda Contact: David Blakemore, Democratic Services Team Manager
Tel: 01962 848217 Email: dblakemore@winchester.gov.uk

Quorum = 15 members

PUBLIC PARTICIPATION

Members of the public may ask questions of the Leader, Cabinet Members and Committee Chairs at Ordinary Meetings of the Council. The total time allocated for questions by the public shall normally be limited to 20 minutes.

A question may only be asked if notice has been given by delivering it in writing to Democratic Services no later than 5 working days preceding the Council meeting. For example, if the Council meeting is being held at 7pm on a Wednesday then the question would need to be received by noon on the preceding Wednesday. Please email to democracy@winchester.gov.uk.

FILMING AND BROADCAST NOTIFICATION

This meeting will be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

DISABLED ACCESS:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.