

Council

Wednesday 7 February 2018

5.00 pm

**Council Chamber, Town Hall,
Pinstone Street, Sheffield, S1 2HH**

The Press and Public are Welcome to Attend

COUNCIL

Wednesday 7 February 2018, at 5.00 pm
Council Chamber, Town Hall, Pinstone Street, Sheffield, S1 2HH

The Press and Public are Welcome to Attend

MEMBERS OF THE COUNCIL

THE LORD MAYOR (Councillor Anne Murphy)
THE DEPUTY LORD MAYOR (Councillor Magid Magid)

1	<i>Beauchief & Greenhill Ward</i> Andy Nash Bob Pullin Richard Shaw	10	<i>East Ecclesfield Ward</i> Pauline Andrews Andy Bainbridge Steve Wilson	19	<i>Nether Edge & Sharrow Ward</i> Mohammad Maroof Jim Steinke Alison Teal
2	<i>Beighton Ward</i> Chris Rosling-Josephs Ian Saunders Sophie Wilson	11	<i>Ecclesall Ward</i> Roger Davison Shaffaq Mohammed Paul Scriven	20	<i>Park & Arbourthorne Ward</i> Julie Dore Ben Miskell Jack Scott
3	<i>Birley Ward</i> Denise Fox Bryan Lodge Karen McGowan	12	<i>Firth Park Ward</i> Abdul Khayum Alan Law Abtisam Mohamed	21	<i>Richmond Ward</i> Mike Drabble Dianne Hurst Peter Rippon
4	<i>Broomhill & Sharrow Vale Ward</i> Michelle Cook Kieran Harpham Magid Magid	13	<i>Fulwood Ward</i> Sue Alston Andrew Sangar Cliff Woodcraft	22	<i>Shiregreen & Brightside Ward</i> Dawn Dale Peter Price Garry Weatherall
5	<i>Burngreave Ward</i> Jackie Drayton Talib Hussain Mark Jones	14	<i>Gleadless Valley Ward</i> Lewis Dagnall Cate McDonald Chris Peace	23	<i>Southey Ward</i> Mike Chaplin Tony Damms Jayne Dunn
6	<i>City Ward</i> Douglas Johnson Robert Murphy Moya O'Rourke	15	<i>Graves Park Ward</i> Ian Auckland Sue Auckland Steve Ayriss	24	<i>Stannington Ward</i> David Baker Penny Baker Vickie Priestley
7	<i>Crookes & Crosspool Ward</i> Craig Gamble Pugh Adam Hanrahan Anne Murphy	16	<i>Hillsborough Ward</i> Bob Johnson George Lindars-Hammond Josie Paszek	25	<i>Stocksbridge & Upper Don Ward</i> Jack Clarkson Richard Crowther Keith Davis
8	<i>Darnall Ward</i> Mazher Iqbal Mary Lea Zahira Naz	17	<i>Manor Castle Ward</i> Lisa Banes Terry Fox Pat Midgley	26	<i>Walkley Ward</i> Olivia Blake Ben Curran Neale Gibson
9	<i>Dore & Totley Ward</i> Joe Otten Colin Ross Martin Smith	18	<i>Mosborough Ward</i> David Barker Tony Downing Gail Smith	27	<i>West Ecclesfield Ward</i> John Booker Adam Hurst Zoe Sykes
				28	<i>Woodhouse Ward</i> Mick Rooney Jackie Satur Paul Wood

John Mothersole

Chief Executive

Contact:

Paul Robinson, Democratic Services

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PUBLIC ACCESS TO THE MEETING

The Council is composed of 84 Councillors with one-third elected three years in four. Councillors are democratically accountable to the residents of their Ward. The overriding duty of Councillors is to the whole community, but they have a special duty to their constituents, including those who did not vote for them

All Councillors meet together as the Council. Here Councillors decide the Council's overall policies and set the budget each year. The Council appoints the Leader and at its Annual Meeting will appoint Councillors to serve on its Committees. It also appoints representatives to serve on joint bodies and external organisations.

A copy of the agenda and reports is available on the Council's website at www.sheffield.gov.uk. You can also see the reports to be discussed at the meeting if you call at the First Point Reception, Town Hall, Pinstone Street entrance. The Reception is open between 9.00 am and 5.00 pm, Monday to Thursday and between 9.00 am and 4.45 pm. on Friday. You may not be allowed to see some reports because they contain confidential information. These items are usually marked * on the agenda.

Members of the public have the right to ask questions or submit petitions to Council meetings and recording is allowed under the direction of the Chair. Please see the website or contact Democratic Services for further information regarding public questions and petitions and details of the Council's protocol on audio/visual recording and photography at council meetings.

Council meetings are normally open to the public but sometimes the Council may have to discuss an item in private. If this happens, you will be asked to leave. Any private items are normally left until last. If you would like to attend the meeting please report to the First Point Reception desk where you will be directed to the meeting room.

FACILITIES

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in meeting rooms.

Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

**COUNCIL AGENDA
7 FEBRUARY 2018**

Order of Business

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members to declare any interests they have in the business to be considered at the meeting.

3. SUSPENSION OF COUNCIL PROCEDURE RULES

To approve, for the duration of this meeting and for the ordinary meeting of the Council on 28 March 2018, certain revisions to the Council Procedure Rules, as set out in the schedule included with this agenda, in order to apply, to these meetings, the changes to the operation of the full Council meeting that were used at the ordinary Council meetings held in September to December as part of a pilot exercise being overseen by the Review of Full Council Meetings Member Working Group.

4. PUBLIC QUESTIONS AND PETITIONS AND OTHER COMMUNICATIONS

To receive any questions or petitions from the public, or communications submitted by the Lord Mayor or the Chief Executive and to pass such resolutions thereon as the Council Procedure Rules permit and as may be deemed expedient.

5. MEMBERS' QUESTIONS

5.1 Questions relating to urgent business – Council Procedure Rule 16.6(ii).

5.2 Supplementary questions on written questions submitted at this meeting – Council Procedure Rule 16.4.

5.3 Questions on the discharge of the functions of the South Yorkshire Joint Authorities for Fire and Rescue and Pensions – Section 41 of the Local Government Act 1985 – Council Procedure Rule 16.6(i).

(NB. Minutes of recent meetings of the two South Yorkshire Joint Authorities have been made available to all Members of the Council via the following link -

<http://democracy.sheffield.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13165&path=0>)

6. HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN & HRA BUDGET 2018/19

Report of the Executive Director, Resources containing recommendations made by the Cabinet at its meeting held on 17th January 2018.

7. NOTICE OF MOTION REGARDING "THE STREETS AHEAD CONTRACT" - GIVEN BY COUNCILLOR SHAFFAQ MOHAMMED AND TO BE SECONDED BY COUNCILLOR ADAM HANRAHAN

That this Council:-

- (a) notes the concerns reported in the press regarding the tendering process which resulted in the Amey StreetsAhead contract;
- (b) believes that this contract should serve the people of Sheffield; that the Council Administration should work towards achieving greater flexibility, timeliness, cost effectiveness and improve the safety whilst achieving better value for money from the StreetsAhead programme;
- (c) is deeply concerned by the reported allegations that Amey may have failed to declare legal proceedings that were pending or threatened, leading to a criminal conviction, and therefore believes this warrants further investigation as, if found to be true, it could be the basis to determine a legal validity of the StreetsAhead contract; and
- (d) resolves that due to the serious nature of the allegations, the Administration should ensure that an open and independent inquiry be carried out as a matter of urgency by a person such as a retired judge with expertise in commercial law, which would report back to full Council so an open, independent and transparent recommendation can be made to this Council to allow us to continue to invest in our highways infrastructure.

8. NOTICE OF MOTION REGARDING "WOMEN'S EQUALITY & WOMEN AGAINST STATE PENSION INEQUALITY CAMPAIGN" - GIVEN BY COUNCILLOR OLIVIA BLAKE AND TO BE SECONDED BY COUNCILLOR ZAHIRA NAZ

That this Council:-

- (a) notes that this month we celebrate the 100 year anniversary of the Representation of the People Act (1918), which first granted the vote to 8.4 million women in the UK, being initially only to those over the age of 30 who meet a property qualification;
- (b) notes that in addition to this important milestone, International Women's Day will be celebrated globally on 08 March and it is,

therefore, a pertinent time to consider how far we have travelled in the fight for gender equality but to also recognise how much further we have to go, both in the UK and internationally;

- (c) believes that the challenge now is to build on past achievements and push for full equality for women: financially, in the workplace, in families and homes and in public spaces, but further believes, with regret and anger, that many policies introduced by this Government are retrograde for the economic equality for women;
- (d) believes it is outrageous that in 2016, women in the UK are more likely to work for less pay than men, in low paid sectors and be disproportionately affected by austerity;
- (e) notes that women approaching the pensionable age have also been badly affected by the 2011 Pensions Act, which legislated that women's State Pension Age would increase to 65 by 2018;
- (f) believes that whilst the equalisation of the State Pension Age should be welcomed, the acceleration of that equalisation, implemented by the Coalition Government and overseen by former Liberal Democrat Pensions Minister, the Rt. Hon. Steve Webb, discriminates against women born in the early 1950s, and has left them with inadequate time to make alternative arrangements and adversely affected their retirement plans;
- (g) notes Steve Webb's admission to the Institute for Government in December 2015 that he made a "bad decision" on raising the State Pension Age;
- (h) calls on Richard Harrington MP, Parliamentary Under Secretary of State for Pensions, to immediately introduce transitional arrangements to provide protection for women affected by the equalisation of the State Pension Age;
- (i) notes with regret that the Women Against State Pension Inequality (WASPI) movement and the Labour Party have been demanding such transitional arrangements for seven years and yet Conservative governments, and the preceding Coalition government, have failed to implement such arrangements and have, as such, affected millions of women in the UK, which this Council believes is unfair and unjust;
- (j) notes that for 2016's Autumn Statement, 86% of the amount taken by HM Treasury through tax and benefit measures had come from women, with a disproportionate impact on women from black and minority ethnic backgrounds; and
- (k) supports the Labour Party's on-going consultation on a new Economic Equality Bill, as this Bill will aim to strengthen legislation

around equal pay and tackle the structural and economic barriers that stop women, BAME communities and disabled people from reaching their full potential.

9. NOTICE OF MOTION REGARDING "CARILLION" - GIVEN BY COUNCILLOR LISA BANES AND TO BE SECONDED BY COUNCILLOR MARK JONES

That this Council:-

- (a) believes Carillion's collapse is deeply concerning and that the Government have significant questions to answer as to how this situation was allowed to develop and why they so recently awarded contracts worth billions of taxpayers' money;
- (b) notes that Carillion's demise will be felt right across the county, but gives reassurances that Sheffield City Council has no contracts for services with Carillion, and that all works under previous construction deals have already been completed;
- (c) notes that Carillion employs 250 people in Sheffield at their call centre on Broad Street West, and the Council's Administration will provide whatever support it can to those affected;
- (d) believes that the Carillion case highlights Government negligence and corporate failure and, whilst the government have committed to an investigation, it is essential that this is thorough and of consequence;
- (e) notes that on 10 July 2017, Carillion issued its first profit warning, with its share price dropping by 39%, but only one week later the Transport Secretary, the Rt. Hon Chris Grayling MP, awarded Carillion a £1.4 billion HS2 contract as part of a joint venture;
- (f) reiterates the Labour Party's belief that workers should have representatives on company boards, and that had such a policy been in place it would have almost certainly improved the governance of Carillion;
- (g) further notes that Carillion has had a long history of involvement in the blacklisting of trade union workers, and reiterates that, whilst under this Administration, this Council has previously passed a motion (November 2012) decreeing blacklisting as an unacceptable practice which cannot be condoned;
- (h) supports the Labour Party's position that the Government need to act quickly to bring Carillion's public sector contracts back in-house to protect public services and ensure employees, supply-line businesses, taxpayers and pension fund members are all protected, as the Government cannot outsource its responsibility and duty of

care to these workers and vital public sector projects;

- (i) notes that this Council Administration has never supported financing through the PFI model when work can be properly done in-house, but under the present Government, and the Coalition government before them, this is often the only means of securing funding to improve and maintain Council services and that organisations are forced to, in the words of the Shadow Chancellor, the Rt. Hon John McDonnell MP, use the “only show in town” as a means of getting required funding from central government;
- (j) notes that, where possible, Council services are being brought back in-house, such as housing repairs, human resources, payroll and the 101 telephone service (ran with South Yorkshire Police);
- (k) reiterates that a Labour government would review all large government contracts outsourced and that it is vital that shareholders and creditors are not allowed to walk away with the rewards from profitable contracts while the taxpayer bails out loss-making parts of the business; and
- (l) supports the Rt.Hon. Jeremy Corbyn MP’s call for Carillion bosses to hand back bonuses recently paid – awarded despite running the Company into debts and liabilities worth £1.5 billion, and in addition, believes this affair is yet more proof that there is need for far greater pay transparency.

10. NOTICE OF MOTION REGARDING "COST EFFECTIVE IMPROVEMENT IN PUBLIC HEALTH" - GIVEN BY COUNCILLOR JOHN BOOKER AND TO BE SECONDED BY COUNCILLOR KEITH DAVIS

That this Council:-

- (a) notes that South Yorkshire Passenger Transport Executive uses Global Positioning System (GPS) technology and software, etc., to tell passengers where the bus is and inform the person at the bus stop how long they have to endure their wait there;
- (b) believes this Council should introduce a Ward trial where this type of system is applied to bin lorries, whereby customers could register their mobile phone with the advertised SCC number, and on bin collection day they would receive a text stating "your bin lorry is ten minutes away, please put your bin out for collection, today is green/black/blue/brown bin";
- (c) recognises that many people forget to put their bin out for collection; a black bin full of domestic waste that is not emptied on collection day will have waste up to a month old by the time of the next collection; and in summer months especially, this would be

- detrimental to public health;
- (d) believes that this would alleviate the amount of litter strewn around our streets resulting from bins being put out prematurely in inclement weather conditions;
 - (e) notes the 'yield' of the rubbish/waste from the bin lorry, if weighed before and after the Ward trial, would prove if the scheme was successful and worth city-wide roll out;
 - (f) further notes that Geo-tracking could replace mobile phone registration, if the number is registered from a home address, with linked postcode; and
 - (g) states that the objective of this initiative is cost effective improvement in public health, and requests the Administration to assess its feasibility.

11. NOTICE OF MOTION REGARDING "PUBLIC ACCOUNTABILITY OF MEMBERS AND OFFICERS" - GIVEN BY COUNCILLOR ROBERT MURPHY AND TO BE SECONDED BY COUNCILLOR DOUGLAS JOHNSON

That this Council:-

- (a) notes the recent application to the High Court by Sheffield City Council to commit Councillor Alison Teal, potentially to prison;
- (b) notes that the case was dismissed by the Court against Councillor Teal after the Judge agreed with Councillor Teal's view of the facts and law;
- (c) is seriously concerned that a member of the opposition on this City Council was selected from a significantly larger group of protestors for the case;
- (d) believes that the nationwide bad publicity has brought severe reputational damage to the City Council and the City of Sheffield;
- (e) is seriously concerned that despite the Judge's findings, there has been no public apology, statement or investigation by the Administration;
- (f) calls for an independent enquiry into the conduct of members of the Administration and Council officers that led to this case being brought, the enquiry team being agreed by all groups represented on Sheffield City Council, and the findings made public; and
- (g) will ensure that the enquiry team will have access to all information requested.

12. NOTICE OF MOTION "TO CELEBRATE THE LEGACY OF THE CENTENARY OF WOMEN'S SUFFRAGE" - GIVEN BY COUNCILLOR ALISON TEAL AND TO BE SECONDED BY COUNCILLOR DOUGLAS JOHNSON

That this Council:-

- (a) believes that the city of Sheffield should take pride in its heritage;
- (b) believes it is important to create a legacy to celebrate and commemorate Sheffield's campaign for women's suffrage, with the founding of the Female Political Association in 1851;
- (c) expresses a view that a cross-party steering group of councillors, community and university members be formed to develop proposals on suitable options to create a worthy legacy;
- (d) notes that a number of UK cities already successfully bid for funding to mark the centenary of the Representation of the People Act 1918 this year, and there is still time to apply for some Women's Vote Centenary Grant Scheme funding from the Government Equalities Office;
- (e) notes that Sheffield has a rightful opportunity to develop a lasting legacy to attract visitors and scholars to the city, as the place of the UK's founding organisation for the political struggle for women's suffrage;
- (f) notes possible legacies could include a wide range of ambitious projects such as a home for a centre for Women's History, to smaller scale provision of a PhD scholarship with a women's studies focus; and
- (g) requests that a steering group be established without delay to take advantage of current funding opportunities.

13. NOTICE OF MOTION REGARDING "CARE LEAVERS AND COUNCIL TAX" - GIVEN BY COUNCILLOR ALISON TEAL AND TO BE SECONDED BY COUNCILLOR DOUGLAS JOHNSON

That this Council:-

- (a) notes that, last year, around 75 young people (aged 16 or over) left the care of Sheffield City Council and began the difficult transition out of care and into adulthood;
- (b) further notes that a 2016 report by The Children's Society found that when care leavers move into independent accommodation they begin to manage their own budget fully for the first time and can find this extremely challenging, often with no family to support them and

insufficient financial education;

- (c) further notes research from The Centre for Social Justice, which found that over half (57%) of young people leaving care have difficulty managing their money and avoiding debt when leaving care;
- (d) believes that as national welfare cuts are removing financial support and the national strategy on care leavers is inadequate, care leavers are a particularly vulnerable group for Council Tax debt;
- (e) notes that Sheffield City Council has statutory corporate parenting responsibilities towards young people up to the age of 25 who have left care;
- (f) further notes that there are around 440 care leavers in Sheffield liable to pay Council Tax at any one time;
- (g) believes that, to ensure that the transition from care to adult life is as smooth as possible, and to mitigate the chances of care leavers falling into debt as they begin to manage their own finances, they should be exempt from paying Council Tax until they are 25;
- (h) believes that the lost revenue of around £75,000 in Council Tax receipts is excellent value given the positive impact that exemption will have for this vulnerable group, the duty the Council has under its corporate parenting responsibilities and the savings in reduced instances of housing and social care staff input; and
- (i) therefore requests officers to take steps to exempt all care leavers from Council Tax up to the age of 25.

14. MINUTES OF PREVIOUS COUNCIL MEETING

To receive the record of the proceedings of the meeting of the Council held on 3rd January 2018 and to approve the accuracy thereof.

15. REPRESENTATION, DELEGATED AUTHORITY AND RELATED ISSUES

To consider any changes to the memberships and arrangements for meetings of Committees etc., delegated authority, and the appointment of representatives to serve on other bodies.

Chief Executive

Dated this 30 day of January 2018

The next meeting of the Council will be held on 7 March 2018 at the Town Hall

ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

If you are present at a meeting of the Council, of its executive or any committee of the executive, or of any committee, sub-committee, joint committee, or joint sub-committee of the authority, and you have a **Disclosable Pecuniary Interest (DPI)** relating to any business that will be considered at the meeting, you must not:

- participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business, or
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

You **must**:

- leave the room (in accordance with the Members' Code of Conduct)
- make a verbal declaration of the existence and nature of any DPI at any meeting at which you are present at which an item of business which affects or relates to the subject matter of that interest is under consideration, at or before the consideration of the item of business or as soon as the interest becomes apparent.
- declare it to the meeting and notify the Council's Monitoring Officer within 28 days, if the DPI is not already registered.

If you have any of the following pecuniary interests, they are your **disclosable pecuniary interests** under the new national rules. You have a pecuniary interest if you, or your spouse or civil partner, have a pecuniary interest.

- Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner undertakes.
- Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period* in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

*The relevant period is the 12 months ending on the day when you tell the Monitoring Officer about your disclosable pecuniary interests.

- Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority –
 - under which goods or services are to be provided or works are to be executed; and
 - which has not been fully discharged.

- Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.
- Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.
- Any tenancy where (to your knowledge) –
 - the landlord is your council or authority; and
 - the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.
- Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -
 - (a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and
 - (b) either -
 - the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
 - if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

If you attend a meeting at which any item of business is to be considered and you are aware that you have a **personal interest** in the matter which does not amount to a DPI, you must make verbal declaration of the existence and nature of that interest at or before the consideration of the item of business or as soon as the interest becomes apparent. You should leave the room if your continued presence is incompatible with the 7 Principles of Public Life (selflessness; integrity; objectivity; accountability; openness; honesty; and leadership).

You have a personal interest where –

- a decision in relation to that business might reasonably be regarded as affecting the well-being or financial standing (including interests in land and easements over land) of you or a member of your family or a person or an organisation with whom you have a close association to a greater extent than it would affect the majority of the Council Tax payers, ratepayers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the Authority's administrative area, or
- it relates to or is likely to affect any of the interests that are defined as DPIs but are in respect of a member of your family (other than a partner) or a person with whom you have a close association.

Guidance on declarations of interest, incorporating regulations published by the Government in relation to Disclosable Pecuniary Interests, has been circulated to you previously.

You should identify any potential interest you may have relating to business to be considered at the meeting. This will help you and anyone that you ask for advice to fully consider all the circumstances before deciding what action you should take.

In certain circumstances the Council may grant a **dispensation** to permit a Member to take part in the business of the Authority even if the member has a Disclosable Pecuniary Interest relating to that business.

To obtain a dispensation, you must write to the Monitoring Officer at least 48 hours before the meeting in question, explaining why a dispensation is sought and desirable, and specifying the period of time for which it is sought. The Monitoring Officer may consult with the Independent Person or the Council's Audit and Standards Committee in relation to a request for dispensation.

Further advice can be obtained from Gillian Duckworth, Director of Legal and Governance on 0114 2734018 or email gillian.duckworth@sheffield.gov.uk.

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SHEFFIELD CITY COUNCIL

COUNCIL MEETING – 7TH FEBRUARY 2018

ITEM 3 - SUSPENSION OF COUNCIL PROCEDURE RULES

The Council is recommended to approve, for the duration of this meeting and for the ordinary meeting of the Council on 28th March 2018, the revisions to the Council Procedure Rules (CPR) as set out below, in order to apply, to these meetings, the changes to the operation of the full Council meetings that were used at the ordinary Council meetings held in September to December 2017 as part of a pilot exercise being overseen by the Review of Full Council Meetings Member Working Group.

Revised Rules Are Set Out Below (Amendments/additions are shown in bold text; deletions are shown by strikethrough of text)

CPR 5 – Meetings of the Council -

5.4 - Ordinary meetings of the Council shall be held in the Town Hall at ~~2.00 p.m.~~ **5.00 p.m.** on the first Wednesday in months to be determined at the Annual Council Meeting or, in particular circumstances, at such other dates and venues as may be determined by the Lord Mayor or the City Council.

5.5 - Ordinary meetings will terminate at no later than ~~6.30 p.m.~~ **8.00 p.m.** Any unfinished business will normally be voted on without debate at the end of that time. Any meeting starting other than at ~~2.00 p.m.~~ **5.00 p.m.** shall finish no later than ~~four hours and 30 minutes~~ **three hours** after the start. Special and Extraordinary meetings of the Council shall also be subject to this rule.

CPR 9.1 – Order of Council Business - The business of the Council shall be **ordered in the Council Summons so as to include items of public engagement and public interest before other business items, and the business shall be** taken in the order in which it appears in the Council Summons. However, the Council may, by a resolution passed on a motion duly moved and seconded, direct the order of precedence to be changed, in circumstances where the subject of a motion proves to generate public interest reflected by a significantly increased attendance by members of the public at a Council meeting and it is therefore deemed appropriate to take the motion in question as an earlier item of business. The motion to change the order of business shall be dealt with in accordance with the process set out in Council Procedure Rule 11(b).

CPR 10.2 - Motions set out in agenda

(a) (new rule) **For each Motion delivered to the Chief Executive, the written notice must include a subject title and the names of the Members who propose to move and second the Motion at the meeting. The subject title and names will be included in the Council Summons.**

(b) (formerly Rule "a") - Unless the Member giving notice states, in writing, that he/she proposes to move it to a later meeting or withdraw it, motions for which notice has been given will be listed on the Council Summons in an order based on a pre-determined formula according to the relative size of the various Party Groups on the Council, with Motions being considered in an order of priority identified by the various recognised Groups. The formula shall be agreed at the start of each municipal year, to take account of any changes in size of the Groups etc. **The number of Motions submitted through the recognised groups for each ordinary meeting of the Council will be limited to no more than four.** Provision shall also be made for the inclusion of any individual Motions that are not submitted through the recognised groups.

CPR 17 (Rules of Debate at Council Meetings) -

17.5 – Content and Length of Speeches – Speeches must be directed to the question under discussion or to a personal explanation or point of order. Subject to the provisions of Council Procedure Rules, 11, 17.6, 17.12 and 17.13, speeches on motions or amendments shall be subject to a time limit of 3 minutes ~~each speaker~~ **for the proposer of a motion and 2 minutes for the seconder of the motion, the mover and seconder of amendments, all other speakers on the debate, and for the right of reply for the mover of the motion.**

17.6 – Time Limit for Debate - All Motions for which notice has been given in the Council Summons, **and all items of business relating to matters reserved to the Council, shall be subject to a maximum time limit of 25 minutes debate in total per Motion/item, including any amendments relating thereto. Upon expiry of the time limit, any and all outstanding business relating to that Motion/item, including any amendments relating thereto, will be voted upon without further debate.** ~~All reports or presentations to be considered at ordinary meetings of the Council, shall not be subject to a maximum time limit.~~

17.7 – (new Rule) Procedure for Debate –

Debates on items of business relating to matters reserved to the Council, and on motions for which notice has been given in the Council Summons, shall be conducted as follows:-

- (a) **The motion shall be moved and seconded;**
- (b) **Any amendments to the motion shall be moved and seconded in turn;**
- (c) **The subject matter under consideration shall be debated as a whole;**
- (d) **The mover of the original motion shall have a right of reply at the end of the debate;**
- (e) **Votes shall be taken on each amendment and the substantive or original motion.**

17.8 (formerly Rule “17.7”) – When a Member may speak again –

A Member who has spoken on ~~a motion~~ **an item of business** may not speak again whilst it is the subject of debate, except:-

- ~~(a) to speak once on an amendment moved by another member;~~
- ~~(b) to move a further amendment if the motion has been amended since he/she last spoke;~~
- ~~(c) if his/her first speech was on an amendment moved by another Member, to speak on the main issue (whether or not the amendment on which he/she spoke was carried;~~
- (ad) in exercise of a right of reply;
- (be) on a point of order; and
- (cf) by way of personal explanation

17.9 (formerly Rule “17.8”) – Amendments to Motions –

- ~~(a) Only one amendment may be moved and discussed at any one time. No further amendment may be moved until the amendment under discussion has been disposed of.~~
- (ab) If an amendment is not carried, ~~other~~ **any further amendments that have been moved will apply** to the original motion ~~may be moved. If no further amendments have been moved, the original motion is put to the vote.~~
- (be) If an amendment is carried, the motion as amended takes the place of the original motion. This becomes the substantive motion to which any further amendments ~~are moved~~ **will apply**. If there are no further amendments, the substantive motion is put to the vote.

17.13 (formerly Rule “17.12a”) – Motions which may be moved during debate - When ~~a motion or amendment~~ **an item of business** is under debate, no other motion may be moved except the following procedural motions

17.14 (formerly Rule “17.13” – paragraphs b & c) – Closure Motions –

- (b) If a motion to proceed to next business is moved, seconded and spoken upon and, if not less than five persons have spoken on the ~~motion~~ **item of business** under debate, and at least one member of each of the political parties recognised by the Council as constituting an identifiable and separate Party Group, having previously indicated to him/her a wish to contribute to the debate, has been given the opportunity so to do, the Lord Mayor will give the mover of the original motion a right of reply and then put the procedural motion to the vote.
- (c) If a motion that the question be now put is moved, seconded and spoken upon and, if not less than five persons have spoken on the ~~motion~~ **item of business** under debate, and at least one member of each of the political parties recognised by the Council as constituting an identifiable and separate Party Group, having previously indicated to him/her a wish to contribute to the debate, has been given the opportunity so to do, the Lord Mayor will put the procedural motion to the vote. If it is passed ~~in circumstances where debate is on the motion or final amendment to a motion~~, he/she will give the mover of the original motion a right of reply ~~before putting his/her motion~~ **and shall then put any outstanding amendments and the substantive or original motion** to the vote.

HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN & HRA BUDGET 2018/19

At its meeting on 17th January 2018, the Cabinet received a report of the Executive Director, Place, providing the 2018/19 update of the Housing Revenue Account (HRA) Business Plan. The report also presented a 2018/19 revenue budget for the HRA.

Approval of the Housing Revenue Account is a function reserved to full Council.

The Cabinet's minute is set out below, and the Council is asked to approve the recommendations:-

HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN & HRA BUDGET 2018/19

The Executive Director, Place, submitted a report providing the 2018/19 update of the Housing Revenue Account (HRA) Business Plan and outlining a number of proposals for consideration.

RESOLVED: That Cabinet recommends to the meeting of the City Council on 7 February 2018 that:-

- (a) the HRA Business Plan report for 2018/19 as set out in the appendix to the report is approved;
- (b) the HRA Revenue Budget 2018/19 as set out in the appendix to the report is approved;
- (c) rents for council dwellings, including temporary accommodation, are reduced by 1% from April 2018 in line with the requirements in the Welfare Reform and Work Act 2016;
- (d) a single rate for garage rents of £9.35 per week for a garage plot and £2.10 per week for a garage site be applied to new garage tenancies from April 2018 and to existing garage tenancies once improvements have been made to existing garage sites and plots;
- (e) the community heating unit charges remain unchanged for 2018/19;
- (f) the sheltered housing service charge remain unchanged for 2018/19;
- (g) burglar alarm charges remain unchanged for 2018/19; and
- (h) service charges for furnished accommodation remain unchanged from April 2018.

(NOTE: A copy of the report submitted to the Cabinet is attached.)

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Author/Lead Officer of Report: Louise Cassin,
Housing Business Plan Officer

Tel: 0114 2930240

Report of: Executive Director, Place
Report to: Cabinet
Date of Decision: 17 January 2018
Subject: Housing Revenue Account (HRA) Business Plan
and HRA Budget 2018/19

Is this a Key Decision? If Yes, reason Key Decision:-	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
- Expenditure and/or savings over £500,000		<input checked="" type="checkbox"/>		
- Affects 2 or more Wards		<input checked="" type="checkbox"/>		
Which Cabinet Member Portfolio does this relate to? <i>Neighbourhoods and Community Safety</i>				
Which Scrutiny and Policy Development Committee does this relate to? <i>Safer and Stronger Communities</i>				
Has an Equality Impact Assessment (EIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If YES, what EIA reference number has it been given? 96				
Does the report contain confidential or exempt information?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Purpose of Report:

The report provides the 2018/19 update of the Housing Revenue Account (HRA) Business Plan. It includes proposals to:

- Continue to take a proactive approach to managing our neighbourhoods and supporting our tenants
- Prioritise investment into fire safety work including cladding, sprinkler systems and other fire safety measures
- Continue with our commitment of 1,000 new/replacement council homes, with potential to expand this further by an estimated 500 units over 5 years
- Continue to deliver improvements to our tenants' homes to make sure they continue to be well maintained over the next 5 years
- Keep our costs under control and explore HRA savings with the aim of

getting better value for money on contracts and paying for the services we use

Recommendations:

It is recommended that Cabinet recommends to the meeting of the City Council on 7 February 2018 that:

1. The HRA Business Plan report for 2018/19 as set out in the appendix to this report is approved
2. The HRA Revenue Budget 2018/19 as set out in the appendix to this report is approved
3. Rents for council dwellings including temporary accommodation are reduced by 1% from April 2018 in line with requirements in the Welfare Reform and Work Act 2016
4. A single rate for garage rents of £9.35 per week for a garage plot and £2.10 per week for a garage site will be applied to new garage tenancies from April 2018 and to existing garage tenancies once improvements have been made to existing garage sites and plots
5. The community heating unit charges will remain unchanged for 2018/19
6. The sheltered housing service charge will remain unchanged for 2018/19
7. Burglar alarm charges for 2018/19 will remain unchanged for 2018/19
8. Service charges for furnished accommodation will remain unchanged from April 2018

Background Papers:

Equalities Impact Assessment - Sheffield City Council Housing Revenue Account Business Plan 2018-2019 (*Appendix D within the HRA Business Plan 2018/19*)

Lead Officer to complete:-		
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.	Finance: <i>Karen Jones</i>
		Legal: <i>Andrea Simpson</i>
		Equalities: <i>Louise Nunn</i>
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>		
2	EMT member who approved submission:	<i>Laraine Manley</i>
3	Cabinet Member consulted:	<i>Cllr Jayne Dunn</i>
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	Lead Officer Name: <i>Louise Cassin</i>	Job Title: <i>Housing Business Plan Officer</i>
	Date: <i>8th January 2018</i>	

1. PROPOSAL

1.1 Summary

1.1.1 The report provides the 2018/19 update of the Housing Revenue Account (HRA) Business Plan.

1.1.2 This report also presents a 2018/19 revenue budget for the HRA.

1.1.3 A separate report on the Capital Programme, which includes the Council Housing Investment Programme 2018/19, will be considered by Cabinet on 14 February 2018. This will include details of the Council's funded capital investment plan for council housing which complements the service and financial plans for the HRA in this report.

1.2 The HRA Business Plan

1.2.1 The HRA is the financial account of the Council as landlord. It is ring-fenced in law for income and expenditure in respect of council housing and housing land and certain activities in connection with the provision of council housing only. Other council services are funded through council tax and central Government support which benefits all citizens of Sheffield regardless of tenure.

1.2.2 The HRA Business Plan sets out how all aspects of council housing will be funded from income (predominately rents) the local authority is able to generate in its capacity as landlord.

1.2.3 Each year the HRA Business Plan is reviewed and updated to set budgets and charges for the year ahead and to provide an updated 5 year plan in the context of a 30 year affordability profile.

1.2.4 The HRA operates within a national political context; therefore any changes within national housing policy can have a significant impact on the HRA Business Plan.

1.3 Summary of Key Changes

1.3.1 • Housing and Planning Act 2016

The Housing & Planning Act 2016 included a number of significant changes impacting on council housing and its continued viability. There still remains considerable uncertainty about how or whether the Government intend to progress these proposals which include the introduction of fixed term tenancies and the sale of 'higher value' assets.

• Welfare Reform – Local Housing Allowance

Government announced in October 2017 that they would be dropping their plans to introduce the Local Housing Allowance (LHA) cap for both general needs social housing and supported housing. Although the announcement to drop the LHA cap will help to alleviate some pressure

both financially to the HRA and to tenants, the overall impacts of Universal Credit still remain.

The Government has carried out a review of funding for supported housing and is now consulting on proposals to introduce a new mechanism of setting rents for sheltered housing that will take into account the higher costs of older persons housing. The consultation also includes short term supported accommodation which may impact on the future rents we can set for temporary accommodation. Any proposals agreed by Government following consultation are expected to come into effect from April 2020.

- National Rents Policy

The Welfare Reform and Work Act 2016 included a statutory obligation on registered providers of social housing to reduce their rents by 1% per year, irrespective of inflation, for four years. This year will be the third year of applying the 1% reduction to our rents and this has had a significant impact on our business plan income. The Government announced in October 2017 that from 2020, social rents will return to a rent increase of the Consumer Price Index (CPI) + 1% for 5 years.

1.4 HRA Business Plan Priorities 2018/19

1.4.1 The key priorities for the HRA Business Plan 2018/19 are to:-

- Continue to take a proactive approach to managing our neighbourhoods and supporting our tenants
- Prioritise investment into fire safety work including cladding, sprinkler systems and other fire safety measures
- Continue with our commitment of 1,000 new/replacement council homes, with potential to expand this further by an estimated 500 units over 5 years
- Continue to deliver improvements to our tenants' homes to make sure they continue to be well maintained over the next 5 years
- Keep our costs under control and explore HRA savings with the aim of getting better value for money on contracts and paying for the services we use

1.4.2 The Housing and Neighbourhoods service has developed a vision which provides the framework for all the activity undertaken within the service. The vision includes a number of key themes and ambitions. The HRA Business Plan focuses on council housing activities that will feed into this wider housing vision.

1.4.3 The business plan will contribute to the Housing and Neighbourhoods Service themes and ambitions in the following ways:

Independence and Resilience

- Review customer access to our services

- Take a fresh approach to engagement
- Support tenants to deal with poverty and its causes
- Help tenants sustain their tenancies
- Build more specialist and supported housing
- Focus on community safety, enforcement and regulation
- Further improve fire safety

Sustainable and Attractive Neighbourhoods

- Create more new homes
- Invest in our stock
- Transform the repairs service
- Deliver changes to clean and green services
- Tailor neighbourhood housing services to local needs
- Contribute to the delivery of a new set of housing strategies
- Support locality working

Shaping Change

- Invest in our people
- Make better use of information
- Improve our use of technology
- Review our office accommodation
- Implement fairer charges
- Get best value from our shared services
- Support wider Council priorities

1.4.4 Further details under each of the key themes can be found within the HRA Business Plan priorities chapter within the HRA Business Plan 2018/19 appendix.

1.5 Investment Programme

1.5.1 The aim of the investment programme has been to create an affordable plan to match expected resources and to address as much of the higher risk backlog elements quickly in order to minimise costs overall.

1.5.2 The 5 year investment programme will continue to prioritise and deliver improvements to people's homes (kitchens, bathrooms, windows, doors, roofs, communal areas etc) to make sure homes continue to be well maintained.

1.5.3 Procurement efficiencies and prioritising works have helped to free up resources which have now been factored into the business plan. Any savings from the investment programme will help to contribute towards expanding the stock increase programme.

1.5.4 We are committed to maintaining our role as the largest social housing provider in the city and will continue to strategically plan for the best use of our current social housing stock as well as exploring new opportunities around our future housing stock. In 2018/19, alongside our commitment to 1,000 new council homes, we will also explore the potential to expand this programme. The number of any additional

homes to the programme will be dependent on the level of savings that can be made from the HRA, on our borrowing capacity and any additional funding such as grant and use of receipts. We estimate that this could lead to a further 500 units by 2023/24.

- 1.5.5 We also want to investigate options for acquiring new builds 'off-plan' or direct from developers. As part of the programme we will however, continue to build homes where there is appropriate land availability and are within our strategic housing market areas where demand is highest. We will also continue to acquire properties for sale on the open market as this still remains a flexible delivery mechanism.
- 1.5.6 The council housing stock increase programme is a key part to achieving the Council's wider Housing Strategy and contributes to delivering affordable homes to support growth in the city. The stock increase programme will feed into the Affordable Housing Programme once this has been developed.
- 1.5.7 In April 2017 the repairs and maintenance service transferred back into Sheffield City Council following a period of 15 years outsourcing to Kier. This year's focus has been to consolidate the service following the transfer. In 2018/19 we want to develop the repairs and maintenance service further by working with tenants to help us to develop a vision and further shape the service.
- 1.5.8 Further detail on the investment programme is available in the HRA Business Plan 2018/19 appendix report.

1.6 Financial Plan

- 1.6.1 The financial plan is based on a number of key assumptions to help us mitigate risks or changes that may occur in the coming year. All assumptions are reviewed and refreshed each year to reflect the changing economic environment in which the business plan operates.
- 1.6.2 In order to accommodate the investment programme, the HRA will need to support further borrowing but it will be a question of when this debt is taken and at what rate. This is closely monitored by active treasury management activity throughout the year.
- 1.6.3 The key considerations that shape these decisions are:
- The interest rate environment
 - The HRA's cash requirements for investment and debt management
 - Affordability in the context of the overall 30 year HRA Business Plan
- 1.6.4 The financial viability of the HRA Business Plan is measured by its ability to repay debt over 30 years. Mitigations previously factored into the business plan as a result of the 1% rent reduction remain factored into the plan for 2018/19. This is to ensure the plan is financially viable and secure over the 30 year life of the plan.

1.7 Financial Assumptions 2018/19

- 1.7.1 Dwelling rents for 2018/19 including temporary accommodation are to reduce by 1% in line with the Welfare Reform and Work Act 2016. This will be the third year of rent reductions as part of the Act. The 1% decrease is equivalent to an average reduction of £0.75 per week. Appendix C within the HRA Business Plan 2018/19 report sets out the average rents per house size in Sheffield.
- 1.7.2 The process of making all council housing rents equitable over time by letting vacant properties at the target rent level will continue. Currently the average rent is £0.84 less than 'target' compared with a difference of £0.90 last year.
- 1.7.3 The rent for a garage plot in 2018/19 will be £9.35 per week and the rent for a garage site will be £2.10 per week. These rents will apply to new tenants from the beginning of their tenancy. Existing tenants, where investment work is required to their plot/site will continue to pay their current rent until work to their garage has been completed. Existing tenants will be charged the new rent level if the location requires no work or a site survey identifies that the garage already meets the required standard. All garage tenants whose rent is to change will be given at least 28 days written notice of the change before it takes effect.
- 1.7.4 The community heating charges for 2018/19 will remain at the 2017/18 levels. A full breakdown of all community heating service charges is set out in appendix C within the HRA Business Plan 2018/19.
- 1.7.5 The sheltered housing service charge will remain unchanged for 2018/19.
- 1.7.6 The charge for burglar alarms will remain unchanged for 2018/19.
- 1.7.7 The furnished accommodation service charge will remain unchanged for 2018/19.

1.8 HRA Budget 2018/19

- 1.8.1 The HRA Business Plan 2018/19 report (at appendix A) sets out the recommended budget for 2018/19.

1.9 Forecast Outturn 2017/18

- 1.9.1 Regular revenue budget monitoring reports have been presented during the year to Cabinet. These have shown a more favourable outturn compared with the original budget and is shown at appendix A.
- 1.9.2 Further monitoring reports updating the 2017/18 position will be presented in accordance with the Council's budget monitoring timetables.

2.0 HOW DOES THIS DECISION CONTRIBUTE?

- 2.1 The proposals in this report are aimed at maximising financial resources to deliver outcomes to council tenants in the context of a self-financing funding regime, developments in national policy, the current economic climate and reductions in Government funding. They will contribute towards the Corporate Plan priorities of Thriving Neighbourhoods and Communities, Tackling Inequalities and being an In-touch Organisation.
- 2.2 The HRA Business Plan 2018/19 will help to contribute to the delivery of wider housing strategies and policies such as the Housing Strategy 2013-2023, the Homelessness Prevention Strategy 2017-22 and the Older People's Independent Living Housing Strategy 2017-22.
- 2.3 The Council must ensure that as a self-financing entity council housing in Sheffield has a sustainable future. The purpose of the HRA Business Plan report for 2018/19 is to ensure the cost of council housing - including investment in homes, services to tenants, the servicing of debt and overheads - can continue to be met by the income raised in the HRA.
- 2.4 The foundation of the HRA Business Plan is ensuring council homes are occupied because letting homes generates the rental income which funds all aspects of council housing.

3. HAS THERE BEEN ANY CONSULTATION?

- 3.1 Tenants have been kept informed of developments in relation to the HRA Business Plan and updates around housing national policy such as the Housing and Planning Act 2016 via a number of communications. This has included the Housing and Neighbourhoods Panel (HANAP) and Citywide Forum. Tenants will continue to be updated on any developments in relation to national housing policy once any further updates are provided from Government and any Regulations affecting how change is to be implemented have been published.
- 3.2 This report will be discussed with tenant representatives at the Citywide Forum on 11 January 2018. Comments and views expressed will be offered verbally to the Cabinet meeting.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality of Opportunity Implications

- 4.1.1 Consideration has been given to equalities relating to HRA budgets and business plan options and a full Equalities Impact Assessment (EIA) has been completed. Issues raised will be addressed through regular monitoring against actions in the EIA.
- 4.1.2 The Capital Programme report to Cabinet on 14 February 2018 will deal with any equalities considerations relating to the council housing investment programme.

4.1.3 Any in year proposed change in policy or service provision will require an individual EIA.

4.2 Financial and Commercial Implications

4.2.1 The 2018/19 budget is the seventh annual budget set under the self-financing system. It follows the principles set out in the original business plan and allows for a continuation of services to tenants, revenue repairs to properties and also financial support for the council housing investment programme by means of a contribution from revenue.

4.2.2 Any annual revenue surpluses on the account will continue to support the 30 year business plan.

4.2.3 The council housing capital programme will require the HRA to support further borrowing as allowed under the current Government guidelines. In these early years of self-financing the debt strategy for the HRA will continue to be reviewed and developed in accordance with the Council's treasury management policy.

4.2.4 Further details on the council housing capital programme will be set out in the report to Cabinet on 14 February 2018.

4.2.5 Appendix A within the HRA Business Plan 2018/19 report details the initial 5 year projections for the HRA income and expenditure account. These are based on current assumptions and will be reviewed during 2018/19 in the light of any known changes.

4.3 Legal Implications

4.3.1 The duty to keep a Housing Revenue Account and prevent a debit balance on it and restrictions as to what may be credited or debited to the account ("the ringfence") are governed by Part VI of the Local Government and Housing Act 1989 (the 1989 Act). This formerly included provision for annual HRA subsidy paid by central Government to local housing authorities, as determined by the Secretary of State. HRA subsidy was abolished by the Localism Act 2011, which provided for the Secretary of State to make a determination providing for the calculation of a settlement payment to or from each local housing authority. This settlement and its implications for the self-financing HRA continue to inform the HRA Business Plan.

4.3.2 The HRA provisions in the 1989 Act include the duty in January or February each year to formulate proposals relating to HRA income and expenditure. Those proposals are contained in this report.

These proposals must be made on the best assumptions possible at the time as to all matters which may affect the amounts to be credited and debited to the account, and the best estimates possible as to those amounts.

4.3.3 By section 24 of the Housing Act 1985 (the 1985 Act) the Council has a broad discretion in setting such reasonable rents and other charges as it may determine and must from time to time review rents and make such changes as circumstances may require. Such circumstances will of course include other statutory requirements such as those described in this report. The duty to review rents and make changes is itself subject to the requirements for notice of a variation set out in Section 103 of the 1985 Act. The notice must specify the variation and the date on which it takes effect which must be at least four weeks after the date of service. To implement the rent variation recommended in this report notice of the variation must be sent to all tenants within the first week of March at the latest.

4.4 Risk Management

4.4.1 The risk management plan is the basis of the Council's risk management strategy for the HRA Business Plan.

4.4.2 The key risks to the business plan have been identified and are listed in the risk section of the appendix report. The business plan is based on our best assumptions; however key risks such as the transition to Universal Credit, interest rates, inflation and Brexit could have significant impacts to the business plan.

4.4.3 Following an assessment of the risks to the HRA in the coming 5 years it is proposed for 2018/19 for a reserve level of £5.3m.

4.4.4 The main viability test for the business plan is its capacity to repay debt over the life of the business plan. Having this capacity provides cover for interest rate rises and mitigates the need to refinance borrowing in times of high interest rates.

4.4.5 The long term viability of the plan is dependent on the delivery of additional savings that will be required in the coming years.

5. ALTERNATIVE OPTIONS CONSIDERED

5.1 Sheffield City Council has a statutory duty to produce an annual HRA Business Plan update, therefore no other alternative option was considered to producing this report.

6. REASONS FOR RECOMMENDATIONS

6.1 To optimise the number of good quality affordable council homes in the city;

6.2 To maximise the financial resources to deliver key outcomes for tenants and the city in the context of a self-financing funding regime;

6.3 To ensure that tenants' homes continue to be well maintained and to optimise investment in estates; and

6.4 To assure the long term sustainability of council housing in Sheffield.

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Sheffield City Council
Housing Revenue Account
Business Plan 2018-2019



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Investment Programme

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Risks

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Introduction

The Housing Revenue Account (HRA) is the financial account used to manage our landlord activities. It is ring-fenced in law for council housing and housing income and expenditure, providing services to council housing tenants through the collection of rent and charges. Other City Council services are funded through council tax and central Government support which benefit all citizens of Sheffield regardless of tenure.

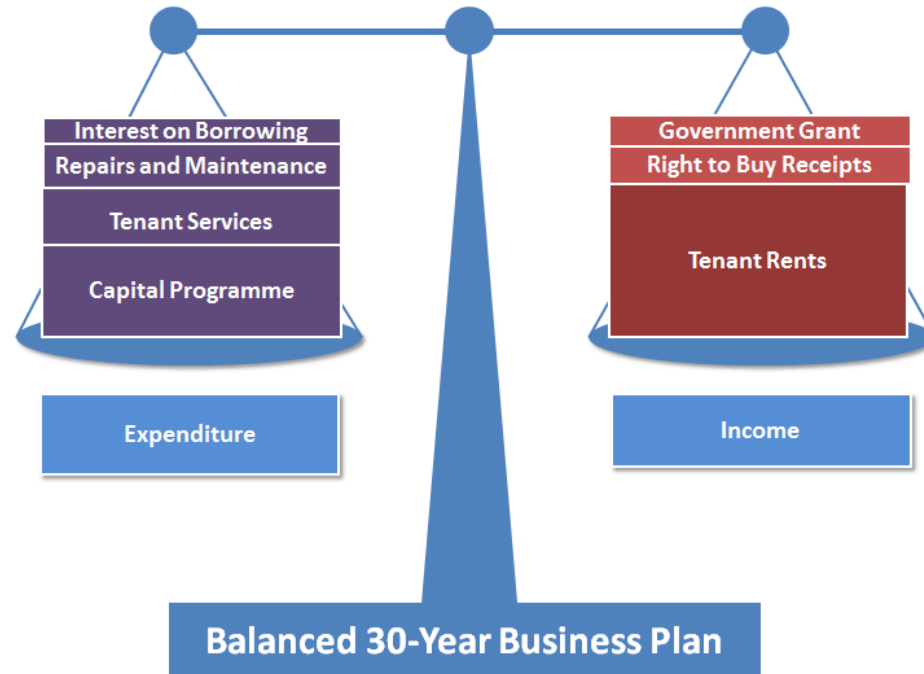
The Business

Plan Page 24

The HRA Business Plan sets out our income and expenditure plans for delivering council housing services in Sheffield. It sets out our key council housing priorities for the coming years, showing how we intend to develop our services to tenants.

Each year the HRA Business Plan is reviewed and updated to set budgets and charges for the year ahead. It also provides an updated 5 year plan for our investment programme. These plans are set within the context of a 30 year affordability profile – our long-term planning horizon for balancing the HRA.

HRA income predominately comes from tenant rents, with a small amount of income received from Right to Buy receipts and Government grant. HRA expenditure includes the capital programme, tenant services, repairs and maintenance with a small amount spent each year on paying off interest on our borrowing.



Last year's HRA Business Plan described the increasing financial pressures facing council housing in the coming years. These included the statutory requirement to reduce rents by 1% until 2020; the ongoing impacts of Welfare Reform and a range of central Government policies contained within the Housing and Planning Act 2016. Despite these pressures we have been able to maintain our key commitments to increasing our housing stock through new build and acquisitions and also continue to invest in our existing stock.

The HRA Business Plan 2018/19 will continue our drive to realise further savings to mitigate against continuing financial pressures. Our priority remains to increase the number of new homes we can build and acquire for the people of Sheffield.

National Policy Context

The HRA operates within a political environment therefore any changes in national housing policy can have a significant impact on our HRA Business Plan. Potential national policy impacts are factored into the business plan each year and captured in the plan's risk register. This section considers the key policies that we expect to have an impact on our business plan.

Welfare Reform

Welfare reform represents the biggest change to the benefits system in a generation. Supporting our tenants through Welfare Reform, and in particular the transition to Universal Credit, will continue to be a priority in 2018/19. Universal Credit has already been rolled out in Sheffield for single new benefit claimants, with the rollout of Universal Credit to couples and families expected to take place in 2 phases in November and December 2018. Migration of existing claimants in Sheffield is expected to take place between 2019 and 2022.

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Local Housing Allowance

Government announced in October 2017 that they would be dropping their plans to introduce the Local Housing Allowance (LHA) cap for both general needs social housing and supported housing. It had been proposed that the LHA would be used to determine the award of housing costs applying to all new tenancies claiming Housing Benefit from April 2016 and to all applicants receiving Universal Credit. The Government has carried out a review of funding for supported housing and is now consulting on proposals to introduce a new mechanism of setting rents for sheltered housing that will take into account the higher costs of older persons housing. The consultation also includes short term supported accommodation which may impact on the future rents we can set for temporary accommodation. Any proposals agreed by Government following consultation are expected to come into effect from April 2020.

Although the announcement to drop the LHA cap will help to alleviate some pressure both financially to the HRA and to tenants, the overall impacts of Universal Credit still remain. This will continue to impact on the choices that people make and their ability to access and sustain appropriate housing. We need to position our services to respond to these changes and develop our approach to provide a more flexible housing offer.

The Housing & Planning Act 2016 included a number of significant changes impacting on council housing and its continued viability. Government announced a number of changes to the original proposals as part of the Autumn Statement in November 2016 including no longer proceeding with the compulsory 'Pay to Stay' policy. At the time of writing, there still remains considerable uncertainty about how or whether the Government intend to progress these proposals.

Fixed Term Tenancies

If brought into force, Councils will be required to offer fixed term tenancies of between 2 -10 years to new tenants (or until the 19th birthday of the youngest child in the household if that is longer). It had originally been envisaged for this to be implemented in April 2017; however Government have yet to announce any further details concerning this policy.

Extension of Right to Buy for Housing Association Tenants

Originally Right to Buy (with discounts) was planned to be extended voluntarily to Housing Association tenants. The Government was to raise income to reimburse the cost of discounts to Housing Associations from the sale of vacant 'higher value' council homes. The Government have since announced a large scale pilot enabling up to 3,000 tenants to buy with the Government funding the estimated cost of £230 million.

Sale of Higher Value Assets

The 'higher value assets' payment was to be based on the estimated receipts from the sale of vacant 'higher value' council homes. The Government confirmed that no 'higher value asset' payment would be required from local authorities in 2017/18. It is not yet known if or when local authorities will be required to make a 'higher value asset' payment in the future and this remains the most significant risk to our business plan.

The Welfare Reform and Work Act 2016 included a statutory obligation on registered providers of social housing to reduce their rents by 1% per year, irrespective of inflation, for four years. This year will be the third year of applying the 1% reduction to our rents. This has had a significant impact on our business plan income. The Government announced in October 2017 that from 2020, social rents will return to a rent increase of the Consumer Price Index (CPI) + 1% for 5 years.

Local Policy Context

The HRA Business Plan is set within a wider strategic context of the overall ambitions of Sheffield City Council and those of the Housing and Neighbourhood Service.

The Corporate Plan and Wider Council Plans

Sheffield City Council's Corporate Plan aims to capture the long term ambitions for Sheffield. The corporate plan is currently being reviewed, however the HRA Business Plan will continue to help support the corporate plan and feed into the key priorities for the Council.

As well as the overall corporate plan, the HRA Business Plan will also help to support a range of other related strategies such as:

- The Housing Strategy
- Affordable Housing Strategy
- Older People's Independent Living (OPIL) Housing Strategy
- Homelessness Prevention Strategy and
- Tenancy Sustainment Strategy

Some of these strategies are currently in development; however the HRA Business Plan will continue to support and feed into these as they develop.

Housing and Neighbourhoods Service

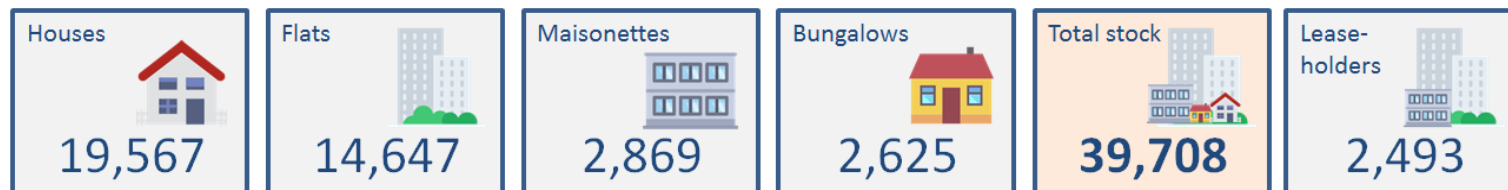
In Sheffield we are passionate about people and the places they live and as a Council we want to do our best to make a positive difference. Our service vision provides the framework for all the activity undertaken within the Housing and Neighbourhoods Service. Our key themes and ambitions are:



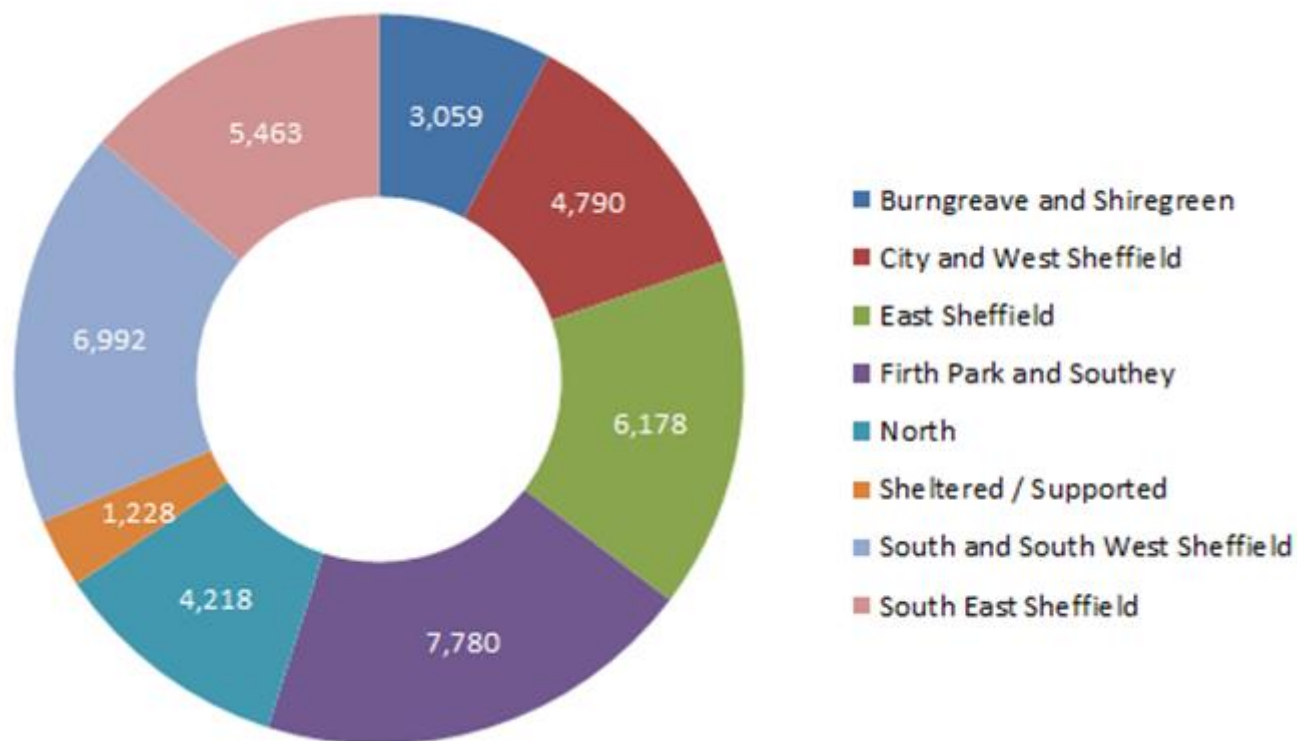
As a landlord we want our tenancies to be sustainable and successful, to maximise our income and have a positive impact on people’s lives. We know that in the current climate this requires us to be creative and flexible. We recognise that our customers have different needs and aspirations and if we are to achieve our ambitions it is important that we are able to deliver accommodation and services that reflect this.

The HRA Business Plan focuses on the council housing aspects that will feed in and contribute to this wider housing vision.

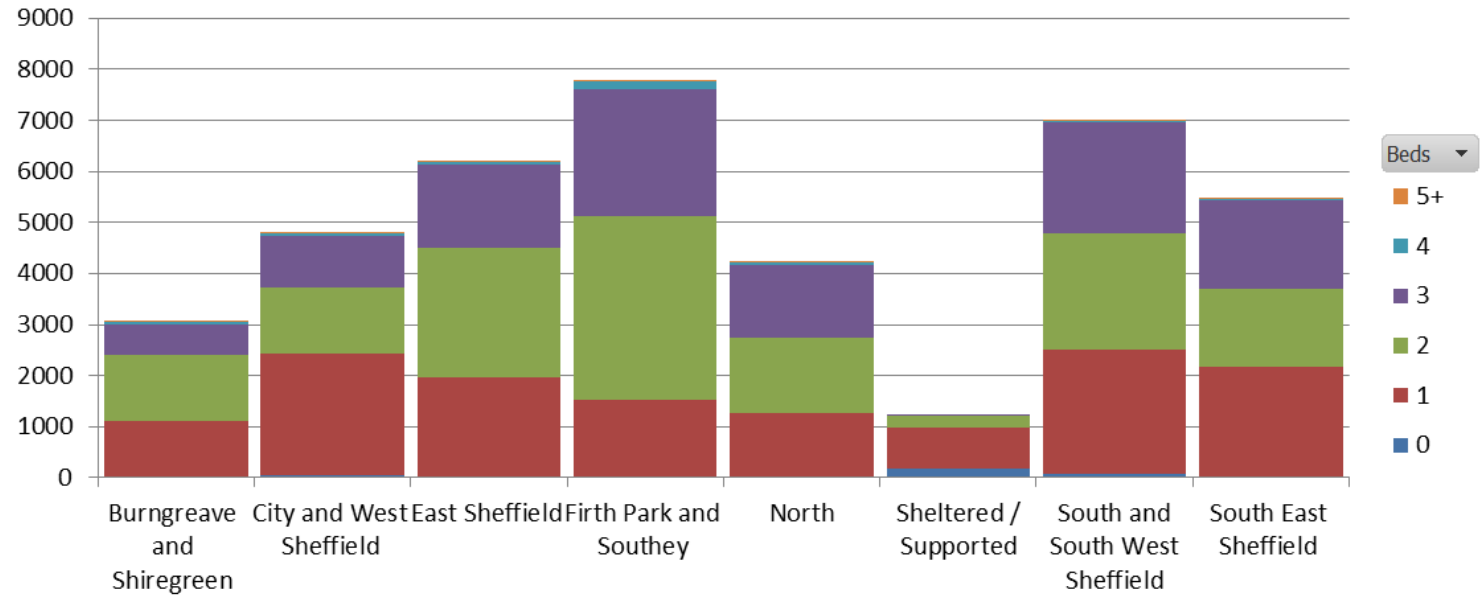
Our Housing Profile



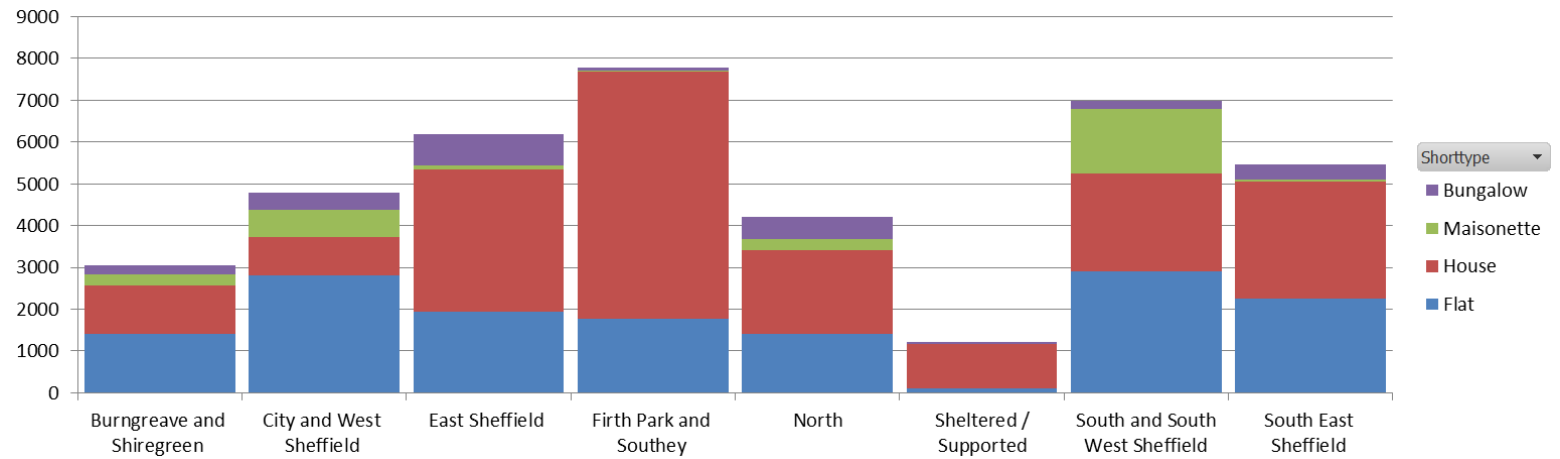
Council stock by housing neighbourhood area



Bedroom numbers by neighbourhood area



Building type by neighbourhood area



HRA Business Plan Priorities

The HRA Business Plan 2018/19 will help to contribute to achieving the ambitions of the Housing and Neighbourhoods Service. The following chapter details our key council housing business plan priorities and how these contribute to the service ambitions.

Key Headlines 2018/19

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A proactive approach to managing our neighbourhoods and supporting our tenants



Delivering improvements to our tenants' homes



Prioritise investment in fire safety



Keeping our costs under control, explore further savings and get better value for money



Increasing our council housing stock



Independence and Resilience

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Review customer access to our services

We want to review access to our services to ensure that they meet the changing needs of customers and the business. Digital brings great opportunities, but we understand that it will never meet the needs of all our tenants so will balance our approach between technology and personal contact.

Take a fresh approach to engagement

We are committed to effective engagement with all our customers. We will be making changes to meeting structures, engagement with Tenant and Resident Associations (TARAs) and the funding of TARAs following an extensive consultation exercise in 2017.

Support tenants to deal with poverty and its causes

Welfare Reform brings a number of challenges to our tenants and their households. We will continue to support tenants to manage their incomes. The Universal Credit roll out to families and couples begins in Sheffield during 2018 so a key task will be to assess and manage the impact on rent collection.

Help tenants sustain their tenancies

We want to support all our tenants to manage their tenancies effectively. We also want to give tenants the best start possible in their tenancy, so will be looking at the support we give new tenants to ensure that this meets their needs.

Build more specialist and supported housing

The Investment Programme chapter gives more details of our stock increase programme, however a key priority within this is the provision of specialist housing. We have plans to develop new homes for older people and people with learning disabilities, as well as completing a review of our supported housing provision.

Focus on community safety, enforcement and regulation

We want tenants and residents to feel safe in their homes and neighbourhoods. We already work jointly with the Police on community safety issues and will continue to build these relationships over the next year. We also want to ensure our contract with tenants is clear and will bring new Conditions of Tenancy into force following an extensive consultation exercise in 2017.

Further improve fire safety

The tragic events of 2017 have increased the focus of all social housing providers on fire safety. We were one of the first authorities to announce positive action around sprinklers in tower blocks and will begin to implement a series of improvements in 2018.

Sustainable and Attractive Neighbourhoods



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Create more new homes

Invest in our stock

Transform the repairs service

Capital investment in our existing housing stock is our biggest cost within the business plan. We also recognise that Right to Buy is continually reducing our housing stock and we need to invest in new homes. Full details of our investment programme activities can be found in the next chapter, but investing in the physical infrastructure of our stock will remain our main priority.

Deliver changes to clean and green services

2017 will see the completion of a review of the way that we deliver Estate Services to our tenants. We will be implementing a series of changes to this service in 2018 alongside continued work on our recycling and education and enforcement work.

Tailor neighbourhood housing services to local needs

We implemented a new approach to housing management, Housing+, just over a year ago. We have learnt a lot in that year and will continue to review the way that we interact with our tenants in their homes and within their neighbourhoods.

Contribute to the delivery of a new set of housing strategies

There has been a considerable amount of change over the past couple of years and we are in the process of reviewing our long-term Housing Strategy. This will be completed in 2018 and we will assess the impact of this on our HRA Business Plan over the next 12 months, along with changes to other sub-strategies including Homelessness and Older People.

Support locality working

We recognise that we are one of a number of Council services providing support to tenants in their communities. We want to ensure that we are providing our tenants with a joined-up service so will work over the next 12 months to improve the links with other locality services.



Invest in our people

We recognise the importance of our staff in delivering a great service to tenants. We will continue to review our approach to training and support for staff and further embed the work that we have started around a customer-focussed culture. We will also continue our successful housing apprenticeship programme which to date has recruited a total of 60 apprentices.

Make better use of information

We want to make better use of the data that we regularly collect as part of delivering a housing service. We will be implementing a new performance system in 2018, designed to support both front-line staff and managers in making more effective decisions.

Improve our use of technology

We recognise that we still have a long way to go to streamline our systems and make better use of the efficiencies and service improvements that ICT can bring. We will review our needs over the next 12 months and consider the steps we need to take to invest in a more digital future.

Review our office accommodation

Housing+, new technology and a changing customer service offer all have the potential to impact on our current accommodation needs. We will review our costs and portfolio over the next 12 months to ensure that it still meets our needs and delivers value for our tenants and our business.

Implement fairer charges for services

We deliver different services to different tenants. We want to review the way that we charge for these services over the next 12 months to ensure that our charges are fair and transparent.

Get best value from our shared services

We don't deliver our services in isolation and work with services across the Council to share costs and resources. We review these service level agreements annually and will review these again in 2018 to ensure that they remain value for money.

Support wider Council priorities

As well as sharing services, we also ensure that we support wider Council priorities wherever possible. Once the Council's refreshed Corporate Plan has been completed in 2017/18 we will assess our contribution to the delivery of its key priorities in 2018.

Investment Programme

The aim of the investment programme is to maintain the Council's housing stock for the future. The 5 year investment programme will continue to prioritise and deliver improvements to people's homes (kitchens, bathrooms, windows, doors, roofs, boilers, communal areas etc) to make sure homes continue to be well maintained.

5 Year Investment Programme

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Our key investment programme commitments for 2018/19 include:-

Investment in...	Progress so far and plans for 2018/19
Roofs	We are progressing well with delivering the pitched roofing programme. In 2018/19 we plan to procure a new roofing contract to allow us to complete the pitched roofing work. The flat roofing programme has now been completed.
Kitchens, Bathrooms, Windows and Doors	Our aim, by 2019, is to replace kitchens, bathrooms, windows and doors as required for 7,000 of 12,800 homes still requiring work. These projects are all progressing well. A saving of £3m has already been identified as a result of less work being found within properties than was originally forecast.
Electricals	Two contracts have been procured and a 4 year programme has started to deliver electrical improvements. This should ensure that electricians are maintained in line with the latest safety requirements and modernise properties to bring them to a standard fit for the future.

Stock Increase Programme

Communal Areas	The refurbishment of communal areas in all 12,000 low rise flats by March 2019 is still making good progress on site.
Energy Efficiency Work	The business case for an external wall insulation programme to non-traditional properties has been agreed and procurement of contracts to deliver this work will start in January 2018.
Garage Strategy	Garage demolition work continues and is expected to complete by the end of March 2018. A contract has been procured to deliver improvements to the garages being retained and this has started.

Procurement efficiencies and prioritising works have helped to free up resources and have now been factored into the business plan. Any savings from the investment programme will help to contribute towards expanding the stock increase programme.

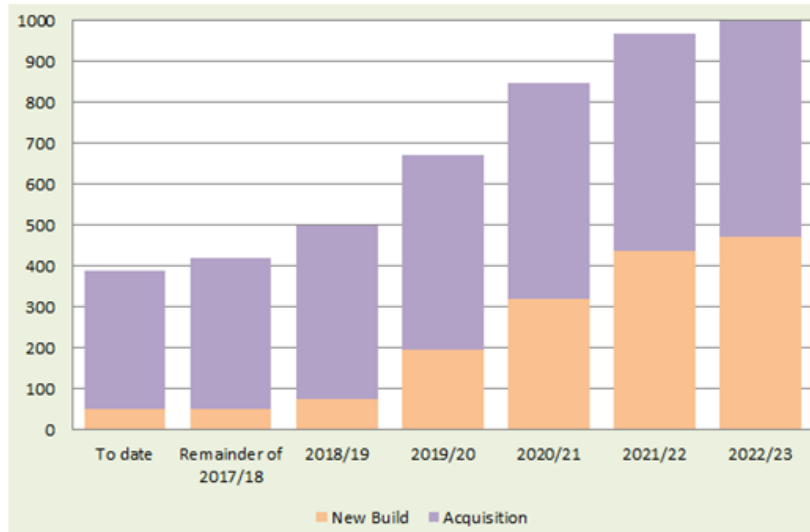
The updated 5 year investment programme can be found in appendix B to this report.

The commitment to increasing the number of new/replacement council homes continues to be a high priority.

The stock increase programme includes a mix of acquisitions and new build, working to a target of 1,000 new/replacement homes. Last year we switched our programme to focus more on new builds in order to provide the mix of properties we wanted to achieve as well as allowing us more flexibility in design specifications and opportunities to provide purpose build housing.

SHEFFIELD CITY COUNCIL STOCK INCREASE PROGRAMME

389 homes have been purchased or built
Up to 31 March 2017



Our plan for future years...
is based on New Build (including acquiring new build that other developers have built) and acquisitions of ex-council homes.

The number of council homes lost via Right to Buy is however forecasted to peak in 2018/19 and continue at a significantly higher rate than the number of new council housing being built or acquired each year. We are committed to maintaining our role as the largest social housing provider in the city and will continue to strategically plan for the best use of our current social housing stock as well as exploring new opportunities around our future housing stock. In 2018/19, alongside our commitment to 1,000 new council homes, we will also explore the potential to expand this programme. The number of any additional homes to the programme will be dependent on the level of savings that can be made from the HRA, on our borrowing capacity and any additional funding such as grant and use of receipts. We estimate that this could lead to a further 500 units by 2023/24.

As part of the programme, we will continue to build homes where there is appropriate land availability and where sites are within our highest demand strategic housing market areas. We will also acquire properties for sale on the open market and investigate options for acquiring new builds 'off-plan' or direct from developers as this still remains a flexible delivery mechanism.

We will continue to work with Government in relation to increasing our borrowing capacity and flexibilities over the use of Right to Buy receipts. Over the last year, we have been 1 of only 3 providers across the country that has been in discussion with Government about this and we will aim to continue with this dialogue into 2018/19.

The council housing stock increase programme is a key part to achieving the Council's wider Housing Strategy and contributes to delivering affordable homes to support growth in the city. The stock increase programme will feed into the Affordable Housing Programme once this has been developed.

In April 2017 the repairs and maintenance service transferred back into Sheffield City Council following a period of 15 years outsourcing to Kier. The repairs and maintenance service are responsible for the repairs and upkeep of around 40,000 homes across the city as well as the many corporately owned properties belonging to the Council. This year's focus has been to consolidate the service following the transfer. In 2018/19 we want to develop the repairs and maintenance service further by working with tenants to help us to develop a vision and further shape the service.

Financial Plan

Our financial plan shows how we will fund our council housing investment priorities and day-to-day council housing services. The financial plan is based on a number of key assumptions to help us mitigate risks or changes that may occur in the coming year. All of these assumptions are reviewed and refreshed each year to reflect the changing economic environment in which the business plan operates.

Key Financial Assumptions 2018/19

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Rents

Dwelling rents for 2018/19 (including temporary accommodation) are to reduce by 1% in line with the Welfare Reform and Work Act 2016. This will be the third year of rent reductions as part of the Act. The 1% reduction applies to both social and affordable rent properties. The 1% decrease will apply from 2 April 2018 and is equivalent to an average reduction of £0.75 per week.

The Council has a small but increasing number of properties that are let at an Affordable Rent (up to 80% of market rent). These are predominately new build properties and properties acquired as part of the stock increase programme. The 1% annual reduction applies to all social housing rents so properties let at an Affordable Rent will also be reduced.

Vacant properties will continue to be re-let at the 'target' (formula) rent in order to continue the process of making council rents equitable over time following the ending of the national 'rent convergence' policy by Government one year early. Target rents will also reduce by 1% in April.

The HRA Business Plan 2018/19 assumes a rent increase of the Consumer Price Index (CPI) +1% from 2020/21 – 2024/25 following clarification from Government on national rent policy. The business plan assumes a rent increase of CPI + 0.5% from 2024/25 and beyond.

City wide average weekly rents by bed size can be found at appendix C to this report.

When considering the HRA Business Plan 2017/18, Cabinet approved garage rents to be changed to a single rate for garage plots and a single rate for garage sites. This was because rents for garages sites and plots varied across the city and a change to a single rate would provide a simpler and fairer charging mechanism.

It is proposed for 2018/19, the rent for a garage plot will be £9.35 per week and £2.10 per week for a garage site.

It is proposed that new tenants will be charged the new rent level from the beginning of their tenancy. Existing tenants will pay their current rent until investment work to their garage has been completed. Tenants will be charged the new rent level if the location requires no work or a site survey identifies that the garage already meets the required standard. All garage tenants whose rent is to change will be given at least 28 days written notice of the change before it takes effect.

Community Heating

The community heating charges for 2018/19 will be frozen at the 2017/18 levels. The price freeze will apply to all community heating charges including:-

- The kWh charge
- The weekly standing charge
- The weekly sheltered housing hot water charge
- The weekly charges for the few tenants still receiving an unmetered supply

Relative price stability in the energy market over recent years and the incremental utilisation of reserves have made it possible for us to keep our community heating prices stable for our customers. We know our customers do not want to see spikes in prices, and longer term price stability is very important to them. At present we are well placed to deliver this price stability, however, we will continue to monitor the energy markets to assess if future price rises are necessary.

It is proposed to retain a community heating reserve to enable the Council to absorb risks such as significant future increases in gas prices and in doing so avoid the need to implement sharp/reactive price increases for tenants.

Burglar Alarms

The burglar alarm charge will remain unchanged for 2018/19.

Sheltered Housing

The sheltered housing service charge will remain unchanged for 2018/19.

Furnished Accommodation

The furnished accommodation service charge will remain unchanged for 2018/19.

Revenue Assumptions

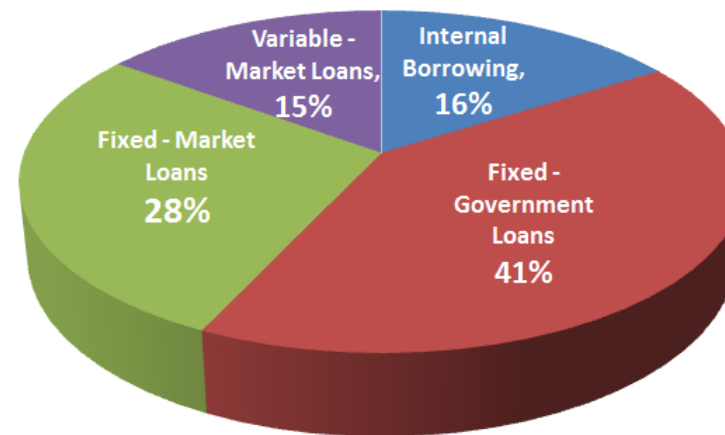
The detailed financial model behind the HRA Business Plan includes a number of assumptions we have used to understand what resources will be available for council housing over the next 5 years in the context of the next 30 years. These baseline assumptions are listed below.

Revenue Assumptions	Assumption
Opening number of homes in 2017/18	39,930
Estimated number of homes by 2046/47	33,550
Estimated number of RTBs in 2017/18	380
Estimated number of RTBs 2017/18 to 2046/47	7,560
Average rent in 2017/18 (50 week rent)	£74.69
Consumer Prices Index (CPI) of inflation in 2018/19	3.0%
Void rate	1.5%
HRA risk based reserve 2018/19	£5.3m

Debt Assumptions	Assumption
Opening HRA Borrowing requirement on 1 April 2018	£347m
HRA borrowing limit	£388m
Average estimated annual interest rates on HRA debt over 30 years	4.4%

Loan Portfolio

Breakdown of HRA Borrowing



The overall proportion of the HRA's loan portfolio that is subject to interest risk is 31% (internal borrowing and variable loans) which is lower than last year.

The HRA is required to borrow in order to realise its investment and service delivery programme. The question of when we borrow, and at what rate, is closely managed by active treasury management throughout the year.

The key considerations that shape these decisions are:

- The interest rate environment
- The HRA's cash requirements for investment and debt management
- Affordability in the context of the overall 30 year HRA Business Plan

Risks

Since 2012 the HRA has operated on a 'self-financing' basis with local authorities funding council housing from the income generated from rents and other charges. Although 'self-financing' has provided the Council with more flexibility, it has also brought additional risk. HRA Business Plan risks are collated and monitored via a risk register and are primarily concerned with threats to income and expenditure that would compromise the viability of the business plan and HRA. These risks are reviewed and regularly updated. The key risks to the HRA Business Plan for 2018/19 are:

Welfare Reform and Universal Credit

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The impacts of Welfare Reform on the HRA Business Plan are significant with the number and value of rent arrears expected to increase considerably. As a result of this, it is likely significant additional resources will be required in order to deal with debt recovery and additional support to help our tenants. A number of mitigations are already in place to help support tenants affected by Welfare Reform such as debt advice, Hardship Fund payments and Discretionary Housing Payments. As well as helping to reduce arrears, these mitigations are also helping tenants to sustain their tenancies.

Impacts of National Housing Policies

The Housing and Planning Act 2016 included a number of policy changes, some impacting on social housing. Since the Act was given royal assent in May 2016, there has been little response from Government to when and how local authorities are to implement the policies. Due to these uncertainties, we are still assuming a significant risk to the business plan for the potential impacts of implementing fixed term tenancies and more significantly a 'higher value asset' payment if this should be required in the future.

Interest Rate Risk

The HRA's loan portfolio is made up of both fixed and variable loans, some of which will be exposed to interest rate changes. Although this is a risk to the business plan, part of the role of treasury management is to manage the HRA's exposure to interest rate fluctuation and the risk this brings. However, it is also important to retain a degree of flexibility to take advantage of borrowing at low interest levels should opportunities arise.

Inflation Rate Risk

The HRA Business Plan assumes an ongoing inflation rate which has been factored into the 30 year business plan. If the assumed inflation rate was to change then this will have an impact upon the forecasted income into the HRA over the 30 years.

Right to Buy

Right to Buy sales are forecasted to continue to increase into 2018/19. Increased sales in Right to Buy creates implications for the HRA as the stock profile is reduced, meaning less rental income into HRA as a result.

Rent Loss from Vacant Properties

Rent loss from vacant properties continues to be a risk for the HRA. Further pressures to vacant rent loss are likely as a result of Housing and Planning Act 2016 policy changes that are likely to increase tenancy turnover.

Brexit

The decision by the UK to leave the EU has created a period of uncertainty. Potential risks and impacts from Brexit include changes in regulation and statutory requirements, changes in inflation rates, increased interest rates, increases in material costs (construction) and possible labour shortages (construction). We will continue to monitor any possible risks as a result of Brexit as further detail emerges. We will then be able to plan and manage any risk accordingly.

Appendices

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A – HRA Revenue Budget 2018/19

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B – 5 Year Capital Investment Programme

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C – Citywide Rents & Charges

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D – Equality Impact Assessment

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Appendix A – HRA Revenue Budget

Revenue Account	<i>Estimated</i>	<i>Year 1</i>	<i>Year 2</i>	<i>Year 3</i>	<i>Year 4</i>	<i>Year 5</i>	<i>Years 1-5</i>
	<i>Outturn</i>	<i>Budget</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
	<i>2017/18</i>	<i>2018/19</i>	<i>2019/20</i>	<i>2020/21</i>	<i>2021/22</i>	<i>2022/23</i>	<i>Total</i>
INCOME (in £millions)							
Net income dwellings	143.9	141.7	138.8	143.6	149.0	154.8	727.9
Other income	6.4	6.3	6.4	6.5	6.5	6.7	32.4
Total	150.3	148.0	145.2	150.1	155.5	161.5	760.3

EXPENDITURE (in £millions)							
Tenants services - including repairs and maintenance	83.6	85.8	87.0	89.1	91.4	93.7	447.0
Funding for capital programme	51.4	47.1	43.1	45.3	48.2	51.2	234.9
Interest on borrowing	15.3	15.1	15.1	15.7	15.9	16.6	78.4
Total	150.3	148.0	145.2	150.1	155.5	161.5	760.3

Required revenue reserve	5.0	5.3	5.3	5.3	5.3	5.4	
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Appendix B – 5 Year Capital Investment Programme

HRA Programme	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Years 1-5
	<i>Outturn</i>	<i>Year 1</i>	<i>Year 2</i>	<i>Year 3</i>	<i>Year 4</i>	<i>Year 5</i>	<i>Total</i>
EXPENDITURE (in £millions)							
Essential investment work (health & safety etc)	1.9	3.7	7.2	4.1	0.8	3.0	18.8
Adaptations & access	2.0	2.0	2.2	2.5	2.5	2.5	11.7
Regeneration	0.0	0.0	0.0	0.0	7.0	1.0	8.0
Garages capital	0.7	1.7	1.1	0.0	0.2	0.2	3.2
Waste	0.0	0.8	0.8	0.9	0.0	0.0	2.5
Community heating	0.8	0.5	1.2	3.3	0.0	1.8	6.8
Area investment environmentals	0.1	0.1	0.0	0.0	0.0	0.0	0.1
Heating & insulation	0.7	5.1	11.0	6.9	2.2	2.2	27.4
Roofs & externals	21.4	22.4	10.6	15.1	15.6	17.2	80.9
Communal area investment	6.9	3.5	1.2	5.0	5.0	5.0	19.7
Electrics	1.0	7.0	7.0	7.0	4.0	5.1	30.1
Kitchens, windows, bathrooms & doors	16.4	8.0	1.7	0.0	5.0	5.0	19.7
Other planned elementals	0.0	1.0	1.0	2.0	2.1	1.7	7.8
Sub-total core investment programme	51.9	55.8	45.0	46.8	44.4	44.7	236.7
Capital management fee	3.0	2.8	2.8	2.8	2.8	2.8	14.0
IT upgrade	0.0	0.0	3.0	0.0	0.0	0.0	3.0
Repair and refurb – stock increase	1.1	0.6	0.6	0.6	0.0	0.0	1.8
Sub-total other capital spend	4.1	3.4	6.4	3.4	2.8	2.8	18.8
Total Capital Programme	56.0	59.2	51.4	50.2	47.2	47.5	255.5
Stock increase programme	3.7	10.1	19.5	20.3	30.9	33.3	114.1
Overall Total HRA Programme	59.7	69.3	70.9	70.5	78.1	80.8	369.6

Appendix C – Citywide Rents and Charges

Citywide average weekly rent by bedsize

Bedsize	Average weekly rent		Decrease	
	2017/18	2018/19		
Bedsit	£58.24	£57.66	£0.58	1%
1 bed	£65.99	£65.33	£0.66	1%
2 bed	£75.34	£74.59	£0.75	1%
3 bed	£84.32	£83.48	£0.84	1%
4 bed	£94.32	£93.37	£0.95	1%
Total (all bedrooms average)	£74.69	£73.94	£0.75	1%

Note: The above rents are for illustrative purposes only as they are based on city wide averages. Actual individual property rents will vary from these figures. Both years' averages are calculated using current stock numbers to enable comparison.

Proposed Community Heating Charges from April 2018

1. Metered heat

Metered Heat	Charge		Current weekly charges	Proposed weekly charges from April 2018
Standard price	Unit charge	Pence per kwh	3.04 pence	3.04 pence
	Standing charge	£ per week	£4.00	£4.00
	*Unmetered hot water charge	£ per week	£0.63	£0.63

*only for dwellings where hot water cannot be measured through the meter

2. Unmetered heat*

Bedsizes	Full heating		Partial heating	
	Current prices £/week	Prices April 2018 £/week	Current prices £/week	Prices April 2018 £/week
Heating & hot water				
Bedsit	£11.38	£11.38	£10.52	£10.52
1 Bedroom	£11.82	£11.82	£10.82	£10.82
2 Bedroom	£14.66	£14.66	£13.62	£13.62
3 / 4 Bedroom	£15.78	£15.78	£14.66	£14.66
Heating only				
Bedsit	£8.38	£8.38	£7.76	£7.76
1 Bedroom	£8.58	£8.58	£n/a	£n/a
2 Bedroom	£10.82	£10.82	£10.03	£10.03

* For unmetered heating a weekly £5 surcharge applies where customer have consistently refused access to fit heat meters

Appendix D – Equalities Impact Assessment

Rent Charges 2018/19

National and local evidence shows that women, older people, disabled people, and some Black and Minority Ethnic (BME) groups are more likely to be in poverty and financially excluded than non-protected groups. Women, older, BME and disabled people are over-represented generally in the customer profile as compared to the city profile; therefore these groups may be disproportionately affected by the rent reduction. However this should not result in any negative impacts or contribute to any further financial exclusion.

Every year the Council communicates the rent increase to tenants at the City Wide Forum (CWF) in January, a week before the HRA report goes to Cabinet. Tenant feedback on any concerns is taken to Cabinet and Full Council. Tenants are informed of the individual reduction to their rent by letter before the end of February.

Other Charges

Garage Rents

The change to a single rate charge for both garage plots and sites will mean a fairer and more transparent charging system. The change supports community cohesion as garage tenants will be paying the same rent level for a standard garage across the city. At present the wide variety of charges mean that tenants are paying a different rate to others in the local community for a standard garage. The impact on existing garage tenants is summarised below:

Garage Plots

- Although 1,280 Garage Plot tenants are facing a rent increase, for 1,271 of these the increase will be £1.00 a week or less.
- Only 9 tenants are facing a rent increase of £1.00 a week or more.

Garage Sites:

- Although 535 of Garage Site tenants are facing a rent increase, for 495 of these the increase will be £0.08 a week or less.
- The largest rent increase for a Garage Site tenant will be £0.28 a week and this increase only affects one tenant.

The impact of the rent change on those who will see a rent increase is further mitigated by the fact that garage rents have been frozen at 2014-15 levels. Garage rent charges have not therefore been subject to the approximate annual increases of CPI + 1% which would otherwise have been applied in 2015-16 and 2016-17. Further detail on the impacts and mitigations can be found in EIA reference 1296 (Change to Garage Rent

Restructure) which concludes that this change does not have a disproportionate impact on any particular tenant group or groups.

Community Heating

The HRA Business Plan 2018/19 recommendation is for no increase to be applied to the Community Heating charge and prices will be frozen at the 2017/18 levels. Therefore there should be no negative impacts to tenants who receive this charge.

Burglar Alarms

As these charges are not increasing for 2018/19 there is unlikely to be any negative equalities impacts on tenants who pay for these charges.

Sheltered Housing and Furnished Accommodation Service Charges

As these charges are not increasing for 2018/19 there is unlikely to be any negative equalities impacts on tenants who pay for these charges.

An increase in the council housing stock is likely to have a positive impact across all socio economic groups as increasing the type and number of properties available can help to house a number of target groups such as people with disabilities, older people and larger families. Newly acquired properties as part of the programme will continue to be let at an Affordable Rent (up to 80% of market/private rent). Although Affordable Rent is traditionally higher than social rent, it will be lower than the equivalent in the private rented sector.

The acquisitions programme is reliant on housing that is available and is financially viable for us to purchase. A high proportion of acquired housing has been made in the North East of the city and this is mainly due to their being more council housing in this part of the City, with ex council properties being a priority to purchase. The acquisitions strategy is reviewed on an annual basis to adjust for changes within the housing market and purchases have been made using a scoring process within the acquisitions strategy which includes data and needs identified in the [Strategic Housing Market Assessment](#).

Properties acquired/built through the stock increase programme will be continued to be let through the Choice Based Lettings System, meaning that there shouldn't be a disproportionate impact to a particular equalities or demographic group.

Agenda Item 14

Minutes of the Meeting of the Council of the City of Sheffield held in the Council Chamber, Town Hall, Pinstone Street, Sheffield, S1 2HH, on Wednesday 3 January 2018, at 5.00 pm, pursuant to notice duly given and Summonses duly served.

PRESENT

THE LORD MAYOR (Councillor Anne Murphy)
THE DEPUTY LORD MAYOR (Councillor Magid Magid)

1	<i>Beauchief & Greenhill Ward</i> Andy Nash Bob Pullin Richard Shaw	10	<i>East Ecclesfield Ward</i> Pauline Andrews Steve Wilson	19	<i>Nether Edge & Sharrow Ward</i> Mohammad Maroof Jim Steinke Alison Teal
2	<i>Beighton Ward</i> Chris Rosling-Josephs Ian Saunders Sophie Wilson	11	<i>Ecclesall Ward</i> Roger Davison Shaffaq Mohammed Paul Scriven	20	<i>Park & Arbourthorne</i> Julie Dore Ben Miskell Jack Scott
3	<i>Birley Ward</i> Denise Fox Bryan Lodge Karen McGowan	12	<i>Firth Park Ward</i> Abtisam Mohamed	21	<i>Richmond Ward</i> Mike Drabble Dianne Hurst Peter Rippon
4	<i>Broomhill & Sharrow Vale Ward</i> Michelle Cook Kieran Harpham Magid Magid	13	<i>Fulwood Ward</i> Sue Alston Andrew Sangar Cliff Woodcraft	22	<i>Shiregreen & Brightside Ward</i> Dawn Dale Peter Price Garry Weatherall
5	<i>Burngreave Ward</i> Jackie Drayton Talib Hussain Mark Jones	14	<i>Gleadless Valley Ward</i> Lewis Dagnall Cate McDonald Chris Peace	23	<i>Southey Ward</i> Mike Chaplin Tony Damms Jayne Dunn
6	<i>City Ward</i> Douglas Johnson Robert Murphy Moya O'Rourke	15	<i>Graves Park Ward</i> Ian Auckland Sue Auckland Steve Ayriss	24	<i>Stannington Ward</i> David Baker Penny Baker
7	<i>Crookes & Crosspool Ward</i> Anne Murphy	16	<i>Hillsborough Ward</i> Bob Johnson George Lindars-Hammond Josie Paszek	25	<i>Stocksbridge & Upper Don Ward</i> Jack Clarkson Richard Crowther Keith Davis
8	<i>Darnall Ward</i> Mazher Iqbal Mary Lea Zahira Naz	17	<i>Manor Castle Ward</i> Lisa Banes Terry Fox Pat Midgley	26	<i>Walkley Ward</i> Olivia Blake Neale Gibson
9	<i>Dore & Totley Ward</i> Joe Otten Colin Ross Martin Smith	18	<i>Mosborough Ward</i> David Barker Tony Downing Gail Smith	27	<i>West Ecclesfield Ward</i> John Booker Adam Hurst
				28	<i>Woodhouse Ward</i> Mick Rooney Jackie Satur Paul Wood

1. APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillors Andy Bainbridge, Ben Curran, Craig Gamble Pugh, Adam Hanrahan, Abdul Khayum, Alan Law, Vickie Priestley and Zoe Sykes.

2. DECLARATIONS OF INTEREST

- 2.1 There were no declarations of interest made by Members of the Council.

3. PUBLIC QUESTIONS AND PETITIONS AND OTHER COMMUNICATIONS

3.1 Petitions

3.1.1 Petition Requesting Pedestrian Crossings Outside Sheffield Schools

The Council received an electronic petition containing 20 signatures, requesting the Council to install pedestrian crossings outside Sheffield schools.

There was no speaker to the petition.

The Council referred the petition to Councillor Jack Scott, Cabinet Member for Transport and Sustainability.

3.2 Public Questions

3.2.1 Public Question Concerning Section 106 Funds for High Green Parks

David Ogle stated that £16,000 of Section 106 funds had been allocated to High Green Parks in 2016. He asked where the funding was now, why it had been held on to for two years, why there had been no consultation with the High Green community, and why had local Councillors for the Ward ignored requests for information.

Councillor Mary Lea, Cabinet Member for Culture, Parks and Leisure, said in response that if Section 106 funds had been allocated and not used they would still be available for a suitable project. Councillor Lea confirmed that when a project idea was found officers would consult with the community and the money would be used. She advised that, with relatively small sums of Section 106 monies, match funding was sought or it was used on an existing project, and undertook to find out the details and contact the questioner.

3.2.2 Public Question Concerning Boilers at Angram Bank Pavilion

J. Brownrigg, Ecclesfield Parish Councillor, stated that one of two gas boilers at Angram Bank Pavilion at High Green had been condemned and

asked who would enforce the Council as Landlords on this matter.

Councillor Mary Lea, Cabinet Member for Culture, Parks and Leisure, said in response that she was not aware of the details for these boilers but advised that if the boiler was being replaced it would be included in a wider scheme of works. The Cabinet Member undertook to find out the details for this Pavilion and contact the Parish Councillor.

3.2.3 Public Question Concerning Awareness of Sickle Cell Anaemia

Gerald Edwards outlined the severity of symptoms of sickle cell anaemia and some of the difficulties experienced by those with the disease, and asked whether it would be beneficial to raise awareness within schools, with parents, and with the general public alike.

Councillor Cate McDonald, Cabinet Member for Health and Social Care, agreed it was a major issue and advised that it was included in the longstanding Public Health programme. The Cabinet Member undertook to get an update as to what was being done and contact the questioner.

Councillor Jackie Drayton, Cabinet Member for Children, Young People & Families, responded that Personal, Social, Health and Economic (PSHE) education was being included in schools' curriculums which would undoubtedly cover issues relating to diseases such as sickle cell anaemia. The Cabinet Member advised that she would speak with the Director of Public Health to see if more could be done in schools and would contact the questioner if further support was needed.

3.2.4 Public Question Concerning Automaton and Digitalisation in the Workplace and its Impact on Public Health

Nigel Slack, with reference to job loss from automaton and digitalisation in the workplace and its impact on public health, asked if the Council would look at developing a joined up policy across all the relevant communities and institutions.

Councillor Cate McDonald, Cabinet Member for Health and Social Care, said in response that the estimated rise in automated services and its subsequent impact on the population was debateable, with evidence not supporting the theorised rise in automated services. She agreed that it was something to be monitored, but was not at a critical point.

3.2.5 Public Question Concerning the Streets Ahead Contract

Nigel Slack asked when and where the Council will publish the full list of Key Performance Indicators (KPIs) for the Streets Ahead contract and details of the contractor's performance against those KPIs.

Councillor Bryan Lodge, Cabinet Member for Environment and Streetscene, responded that the contract was measured in milestones rather than KPIs

and information was published every month on the Council's website. Councillor Lodge advised that the core investment period had ended at the end of December 2017, a milestone which was currently being independently assessed, although there would be further investment during the 25-year lifecycle period.

3.2.6 Public Question Concerning the Council's Performance

Russell Johnson asked how close the Council was to renegotiating the contract with Amey considering their disastrous performance, and asked Julie Dore to review her position and resign as Leader of the Council in light of the catalogue of failures in recent years.

Councillor Julie Dore, Leader of the Council, replied that the only failures in this City were due to austerity measures imposed by the last coalition Government and continued by this Government.

3.2.7 Public Questions Concerning Trees and the Streets Ahead Contract

Sheldon Hall asked whether Labour amended the Streets Ahead contract to allow Amey to cut down trees over 70 years old and, if so, what was the purpose behind this amendment and what were the implications for the remaining twenty years of the contract.

J. Buxton asked whether Sheffield City Council had or has a contract with Amey LG Ltd and what was the payment of £600,000 for when no contract with Amey LG Ltd is available or visible to the public.

Secondly, Mr Buxton asked why Schedules 2 and 3 of the Streets Ahead contract (Output Specification and Method Statement) were redacted in full.

J. Buxton asked why numerous streets and pavements without trees still required resurfacing and whether extra resurfacing crews or extra felling crews would be taken on.

J. Buxton also asked whether the Leader of the Council, Julie Dore, had complete confidence in John Mothersole as the sponsor of the Streets Ahead contract and in his oversight of Council officers.

Councillor Bryan Lodge, Cabinet Member for Environment and Streetscene, responded to the questions. He stated that Labour had not amended the Streets Ahead contract. He confirmed that no Councillors had been involved in the drafting of the contract, which was instead done by professional officers.

Councillor Lodge confirmed he did not have the details to hand regarding the payment of £600,000 but undertook to contact the questioner outside the meeting with a response. He confirmed this response would be copied to all Council Members.

With regards to the redacted passages in the Streets Ahead contract, Councillor Lodge advised that part of the document included commercially sensitive information and had therefore been redacted. He stated that officers were currently going through the document in full and releasing as much information as possible but that this was a long process owing to the complexity of the contract.

Councillor Lodge advised that only a set percentage of roads were intended to be resurfaced in the first five years, with the rest of the road network being resurfaced on a rolling cycle based on condition surveys carried out zonally. If additional crews were needed to bring all roads up to an acceptable standard, this was a matter for Amey and would be at their cost.

In response to the final question, Councillor Julie Dore, Leader of the Council, replied that she had complete confidence in John Mothersole.

3.2.8 Public Questions Concerning Trees

Mr Dilner stated that Sheffield City Council stated in their Five Year Tree Management Strategy 2012-2017 that their strategic goals included the aims to “Improve public relationship with highway trees through positive engagement and good management” and “Improve understanding of benefits of urban trees through communications and events”, and asked whether the Council felt they had succeeded.

Secondly, Mr Dilner stated that a Forestry Commission report advised that 40-60 saplings equalled the ecosystem benefits of one mature tree, and asked why the Council had undertaken a one-for-one replacement.

Councillor Bryan Lodge, Cabinet Member for Environment and Streetscene, responded to both questions. He advised that tree management had not all gone smoothly, with a small number of people across the City remaining unhappy.

Councillor Lodge confirmed that the work undertaken had been assessed and deemed as necessary for reasons including inclusive mobility, and that engineering solutions had been completed throughout the City. He advised that concerns had been raised by residents over protestors preventing work from taking place, and highlighted that the majority of people wanted the work to continue.

4. MEMBERS' QUESTIONS

4.1 Urgent Business

4.1.1 There were no questions relating to urgent business under the provisions of Council Procedure Rule 16.6(ii).

4.2 South Yorkshire Joint Authorities

- 4.2.1 There were no questions relating to the discharge of the functions of the South Yorkshire Joint Authorities for Fire and Rescue or Pensions, under the provisions of Council Procedure Rule 16.6(i).

5. MINUTES OF PREVIOUS COUNCIL MEETING

- 5.1 RESOLVED: On the Motion of Councillor Peter Rippon, seconded by Councillor Michelle Cook, that the minutes of the meeting of the Council held on 6th December 2017 be approved as a true and accurate record.

6. REPRESENTATION, DELEGATED AUTHORITY AND RELATED ISSUES

- 6.1 RESOLVED: On the Motion of Councillor Peter Rippon, seconded by Councillor Michelle Cook, that (a) Councillor Adam Hurst be appointed to serve on the Children, Young People and Family Support Scrutiny and Policy Development Committee in place of Councillor Josie Paszek and (b) Councillor Ian Saunders be appointed to serve on the Sheffield Conservation Advisory Group, filling a vacancy.

7. ADDING LIFE TO YEARS AND YEARS TO LIFE: DIRECTOR OF PUBLIC HEALTH REPORT FOR SHEFFIELD (2017)

(Note: At this point in the proceedings, the Lord Mayor (Councillor Anne Murphy) left the meeting and the Deputy Lord Mayor (Councillor Magid Magid) took the chair for the remainder of the proceedings.)

- 7.1 The Council received a presentation by the Director of Public Health, Mr Greg Fell, concerning the health of the local population, which set out the three key strategic messages from the Joint Strategic Needs Assessment (JSNA) and why these were priorities for the City's health and wellbeing.
- 7.2 In his presentation, Greg Fell outlined how and why adverse childhood experiences, mental health (across the life course) and multi-morbidity were important in terms of their impact on healthy life expectancy, life expectancy, health inequalities and the use of health and social care services in Sheffield.
- 7.3 He described a number of priority actions identified in the report which were concerned with how best to respond to these issues and achieve required improvements. These actions took into account the available evidence, what was already happening in Sheffield, and the opportunities for maximising health and wellbeing outcomes accordingly.
- 7.4 Mr Fell outlined three key recommendations, made in the Annual Report, as follows:-
1. The Council and the Clinical Commissioning Group (CCG) should request Public Health England to co-ordinate further research into identifying and describing the long term return on investment and

effectiveness of models for preventing Adverse Childhood Experiences (ACEs).

2. The Council and the CCG should review the Sheffield mental health strategy and evaluate the city's approach to mental health and wellbeing against the current evidence base for high impact/high value interventions, including developing the economic case for investment in good mental health.
3. The Council and the CCG should commission more in-depth epidemiological analysis of changes in multi morbidity and ways to enhance Sheffield's approach to healthy ageing, including care of people who have multiple illnesses.

7.5 Members of the Council asked questions and commented upon issues raised by the Director of Public Health's Annual Report and presentation and these, together with the responses to them, are summarised below:

This report focussed on shifting the approach to health care, looking at prevention as well as treatment. Mr Fell acknowledged the key challenge was moving from a health and care system focused on an episode-based, reactive model, to a preventive and community focused model with a greater focus on utilising assets in the community (e.g. pharmacies) to enable people to self-manage and reduce acute illnesses.

Despite having a significant impact on health, no specific mention of air quality had been made in the report as it was being addressed in the new Clean Air Strategy, which had been taken to Cabinet for approval in December 2017.

A question was asked about the health implications of an application recently discussed by the Planning and Highways Committee. The Director of Public Health responded that he and the Chief Planning Officer had agreed to screen future planning applications for potential health impacts and advise where further stipulations were needed.

With regard to national public awareness campaigns, the evidence of success was mixed. With specific reference to smoking, campaigns 30 years ago had been very successful with lasting impacts on people's habits. This was now being extended into encouraging smokers to replace cigarettes with e-cigarettes as current evidence indicated that these were significantly less harmful than traditional cigarettes.

In response to further questions regarding vaping, the Director advised that there was no conclusive evidence that vaping encouraged children to smoke. He also stated that although less harmful than cigarettes, he would still not recommend vaping indoors owing to the distress reported by some people.

In response to a comment about promoting the health of employees in the

private sector, Mr Fell reported that it had been easier for larger companies to implement changes or policies but smaller businesses struggled owing to their smaller workforce. This was an issue recognised locally and nationally, with the Chamber of Commerce and other bodies recognising this.

With regard to the financial benefits to a healthy population and the economic benefits of a healthy workforce, the links between a healthy population and economic prosperity were increasingly being recognised. Mr Fell stated that there was a need to move away from short term savings and solutions based on a one-year financial cycle, and instead to look further into the future for a long term return on investment.

A question was asked as to whether more could be done by individuals, and the Director confirmed that the personal actions of the whole population of the City, rather than the provision of additional health services, would have far greater impact than changes to health services. Members discussed personal responsibility and the value of sport and exercise and noted that the advice to 'move more', regardless of starting point or ability, was recommended.

Responding to a comment regarding health inequalities and deprivation by Ward, the Director confirmed he was very concerned about the different outcomes. With regards to austerity, he confirmed the evidence was increasingly clear that austerity had a negative impact on health and wellbeing and was one of the factors in the slowing in the slowing of improvement in life expectancy, although it might not be the sole cause.

Responding to a comment about other illnesses, the Director advised that asthma was linked to damp in housing, poor air quality, and smoking. Support for people with diabetes could be improved; a Diabetes Prevention Programme was in place for individuals, which was effective but required willpower to stick to. A structural policy would have a much bigger impact, as demonstrated by the results seen by Sheffield International Venues who had implemented a sugar tax for over a year with positive results.

Responding to a number of points, Mr Fell advised that it was necessary to develop a clear model of how to help those affected by Adverse Childhood Experiences and to prevent them, which was why the report recommended further research and development in this area.

A question was asked as to the average waiting times for therapeutic services (mentioned at page 15 of the report) and how they had changed over the past 2 years, to which the Director of Public Health undertook to confirm the figures and contact the Member outside of the meeting. He also undertook to speak to interested Councillors about specific policies the Council could implement.

A comment was made about Members' experiences as local Councillors regarding the difficulty in accessing mental health services. Mr Fell acknowledged that Councillors would see the most complex cases and

agreed that although services in Sheffield were good, they could be improved.

With regard to 'gatekeeping' observed in relation to mental health treatment, the Director stated that enabling primary care services to refer patients with social, emotional or practical needs to local, non-clinical services, could help tackle the stigma of mental health problems and these issues of 'gatekeeping'.

- 7.6 RESOLVED: That this Council notes the information contained in the Director of Public Health's report, expresses support for the three recommendations outlined in the report for improving the health of the local population, and thanks him for his presentation.