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**Overview and Scrutiny Management Committee**

**10:00am on Friday 21<sup>st</sup> November 2025**

**Room 77, The Guildhall, Alfred Gelder Street, Hull, HU1 2AA and MS Teams (Officers Only)**

**Present:**

Councillors Burton, Gardiner, Hale, Hofman, Kemp, Randall and Robinson (Chair)

**In attendance:**

Councillor J. Dad – Deputy Leader of the Council

D. Bell – Director of Finance and Transformation, Hull City Council

T. Parker – Assistant Director Finance, Hull City Council

N. Howbridge – Assistant Director Property and Assets, Hull City Council

N. Turner – Head of Strategy and Policy, Hull City Council

R. Barker – Head of ICT Operations and Support, Hull City Council

A. Renton – Head of Revenues and Benefits, Hull City Council

A. Blake – Assistant Director of Major Projects and Infrastructure, Hull City Council

C. Jackson – Executive Director for Regeneration and Partnerships. Hull City Council

C. Bradbury – Senior Capital Programme Manager, Major Projects and Infrastructure, Hull City Council

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A. Blake – Assistant Director Major Projects and Infrastructure, Hull City Council  
 R. Lowther – Inward Investment Manager, Economic Development and Regeneration, Hull City Council  
 I. Anderson – Director of Legal Services and Partnerships, Hull City Council  
 A. Holgate – Head of Governance and Statutory Scrutiny Officer, Hull City Council  
 P. Todd – Scrutiny Officer, Hull City Council

**Apologies:**  
 Councillor Pantelakis

<b>39</b>	<b>DECLARATIONS OF INTEREST</b>	
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Councillor Kemp declared an interest at minute 41 insofar as he works for a disability activist company; minute 43 insofar as he rents an office in the Louis Perlman Centre and minute 46 insofar as he has a child that attends the nursery.

<b>Recommendations:</b>	<b>Reasons for Recommendations:</b>	<b>Officer Assigned</b>
a) That the declared interest be noted.	a) To ensure the Register of Members' Interests is updated accordingly.	a) Business Support and Development Manager (Governance)

<b>40</b>	<b>MINUTES OF THE MEETING HELD ON 24<sup>TH</sup> OCTOBER 2025</b>	
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A. Holgate (Head of Governance) submitted the minutes of the meeting of Friday 24<sup>th</sup> October 2025 for approval.

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The Committee discussed a previous request for a more detailed response from the Cabinet following a scrutiny recommendation, and requested it be added to the outstanding actions list.

Recommendations:	Reasons for Recommendations:	Officer Assigned
<ul style="list-style-type: none"> <li>a) That the minutes of the meeting held on Friday 24<sup>th</sup> October 2025 be taken as read and correctly recorded.</li> <li>b) That following the Committee’s recommendation to Cabinet, the Committee would like a detailed response on how their comments informed the report and decision-making process.</li> </ul>	<ul style="list-style-type: none"> <li>a) N/A.</li> <li>b) To provide information on how the Committee’s recommendations have informed the decision.</li> </ul>	<ul style="list-style-type: none"> <li>a) N/A</li> <li>b) L. Hawkins</li> </ul>

**41**

**DEPUTY LEADER’S PRIORITIES**

The Deputy Leader of the Council informed the Committee of her current priorities which included:

- i) Finance and Best Value; Develop and deliver a balanced 2025/26 financial plan while lobbying for fair funding, advancing the Best Value Framework, and creating a council-specific model to drive efficiency and transformation aligned with long-term community and council goals.
- ii) Corporate Property; Accelerate understanding of the corporate estate to enable strategic planning, secure external funding for maintenance and improvements, and explore acquisitions and regeneration opportunities to meet current and future Council and community needs.
- iii) Community Plan and Corporate Peer Challenge; Advance delivery and evaluation of the Community Plan, Council Plan, and Corporate Peer Challenge Action Plan to achieve the Council’s strategic ambitions.

The Committee discussed:

- i. Issues with Guildhall roof repairs, damp and mould on the third floor, and causes of building decline. The Commission was informed that a third phase of works is due to be presented to Cabinet for contractor procurement. This will include remedial works on the western end, repairs in the coroner’s area, and historic listed sections. Previous issues were caused by improper

- flashing, blockages, and vegetation in gutters however moving forward regular surveys are essential to prevent overflows and leaks during heavy rain.
- ii. Concerns about lift reliability and accessibility across the estate, impacting bookings and service delivery. The Commission was informed that refurbishment of the Guildhall front lift will start next month, though some repairs face delays due to sourcing parts internationally. To improve transparency, timetables and monitoring will be made more visible through software systems, and condition surveys are being used to prioritise works within budget limits. Accessibility issues were highlighted, including lifts unsuitable for power chairs and reliance on goods lifts and the Committee was advised that compliance with the Disability Discrimination Act remained key. Members stressed exceeding minimum standards in new developments, with ongoing improvements such as tactile indicators for visually impaired users.
  - iii. The need for Key Performance Indicators (KPIs) for corporate buildings, scrutiny oversight, and prioritisation of culture and leisure facilities to maintain competitiveness and appeal. The Commission was informed that concerns about prioritising culture and leisure facilities were acknowledged, as their condition impacts commercial competitiveness and public perception. City Hall was highlighted as a priority, with essential maintenance being aligned to a broader vision for the city's maritime and cultural offer. Property teams have stepped up efforts over the past 2–3 years to improve standards and address income and reputation risks.
  - iv. The development of key objectives for the Community Plan and how it will be shared. The Commission was informed that work is ongoing with partners under light governance arrangements to ensure collaboration. Delivery methods are being improved, with feedback from residents and users informing changes and broader engagement with anchor organisations is planned. Ambitions were linked to the Council's Corporate Plan, and the Community Plan would act as an anchor. Outcomes would be measured using KPIs and OPIs (Operational Performance Indicators), supported by data collection and dashboards for internal and external visibility. Service delivery plans will align with these objectives.
  - v. The stated revenue position and uplift from national government, as well as National Non-Domestic Rates (NNDR) growth assumptions and government compensation for reliefs. The Commission was informed that the revenue figures presented reflect last year's increase and were based on early assessments ahead of the Chancellor's statement. These figures will change following the recent fair funding announcement. It was also noted that the government has consistently compensated for national discretionary reliefs to date.
  - vi. Capital programme pressures, including maritime budget and other significant risks. The Commission was informed that the programme has been reviewed to ensure there are clear business cases and change management plans. Increased costs and extended timelines remained as risks, with contingency planning in place. Maritime projects were highlighted as a key pressure, alongside bridges, structures, and a backlog of property maintenance, including the potential major investment in City Hall.
  - vii. The East Riding Pension Fund and the lack of Hull City Council member representation. The Commission was informed that the Council has a non-voting member on the East Riding pension fund board and that concerns about inequity have been raised, and negotiations are ongoing to secure voting rights.
  - viii. Pay award assumptions and savings targets. The Commission was informed that assumptions made in July will be revisited following fair funding announcements. Pay award projections may need adjustment to reflect inflation, however savings targets remain challenging due to increased demand and costs, but efficiencies will continue to be pursued. Of the £28.5m savings

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identified, £20m has already been delivered, with £7.6m remaining.

<b>Recommendations:</b>	<b>Reasons for Recommendations:</b>	<b>Officer Assigned</b>
<ul style="list-style-type: none"> <li>a) That the Committee has access to Key Performance Indicators for Corporate Buildings.</li> <li>b) Senior Officers and the Leader should spend a day using a wheelchair within the Guildhall to better understand the accessibility challenges faced and subsequently provide an update on lessons learned and actions taken to improve access.</li> <li>c) When designing or refurbishing Hull City Council buildings, officers should aim to set a benchmark for accessibility by going beyond minimum requirements.</li> <li>d) The Committee express concerns over the absence of a Hull City Council voting member on the East Riding of Yorkshire Pension Fund and fully supports the continued efforts to challenge this lack of representation.</li> </ul>	<ul style="list-style-type: none"> <li>a) To allow for oversight and monitoring of Corporate Buildings and request items for the agenda should the Committee have concerns.</li> <li>b) Spending a day using a wheelchair will give officers first-hand insight into accessibility barriers, helping drive improvements and demonstrate commitment to equality.</li> <li>c) Going beyond minimum standards ensures inclusivity, future-proofs facilities, and positions the Council as a leader in accessibility.</li> <li>d) Voting rights are vital to protect the Council's interests in pension governance, influence decisions, and maintain accountability.</li> </ul>	<ul style="list-style-type: none"> <li>a) N. Howbridge</li> <li>b) Cllr Ross / Cllr Dad / M. Jukes</li> <li>c) C. Jackson / N. Howbridge / A. Blake / A. Codd</li> <li>d) D. Bell / T. Parker / Cllr Dad</li> </ul>

<b>42</b>	<b>DIRECTOR OF FINANCE &amp; TRANSFORMATION PRESENTATION</b>	
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D. Bell (Director of Finance and Transformation) attended the meeting to update the Commission on any service, policy or strategy developments that fall within the remit of the Committee, with a view to the Committee including them in the future work programme if they consider it appropriate.

The Commission received an update on the fair funding consultation released yesterday. Members were informed that the policy

statement outlines the funding approach, with key details expected in December and full clarity following the settlement announcement on 15th December. Initial headlines suggested no major shift from previous methodology, indicating a more positive funding position for Hull and reduced budget gaps.

Changes included adjustments to deprivation weighting, housing cost factors, and consideration of daytime visitors and commuters, which is expected to benefit Hull. The recovery grant remained included, providing a higher starting point. Overall, the position was anticipated to be positive, allowing continuation of current plans without sudden changes. Transition arrangements would support areas facing significant reductions, and the grant system will be simplified to improve forecasting.

Recommendations:	Reasons for Recommendations:	Officer Assigned
a) An update on Fair Funding be presented in December following the Government's announcement of the settlement details.	a) This will provide some clarity on the financial situation for Hull City Council moving forward and how it will impact the budget.	a) D. Bell

43	WI-FI RENEWAL / UPGRADE WORKS NOVEMBER 2025 UPDATE	
<p>D. Bell (Director of Finance and Transformation) and R. Barker (Head of ICT Operations and Support) provided an update on the progress of the Wi-Fi Renewal and Upgrade works across the corporate buildings.</p> <p>The Committee discussed:</p> <ul style="list-style-type: none"> <li>i. Status of work taking place on floors 2 and 3 of the Guildhall, including whether it has commenced, if it was on target, and if connection issues are linked to incomplete works. The Commission was informed that contractors have been on site this week, focusing on the third floor. A series of access points have been installed, and progress is being made with work continuing down to the lower floors.</li> <li>ii. Phasing and communication of project timelines. The Commission was informed that updates had previously been provided verbally, but earlier communication on phasing could have improved understanding.</li> <li>iii. Complexity of works compared to other buildings and reasons for delays. The Commission was informed that the Guildhall project is more complex due to its listed status and conservation requirements, which were part of the tender. While not significantly behind schedule, technical challenges have slowed progress. Easier works were completed first while plans for Guildhall were developed.</li> </ul>		

**OFFICIAL**

Recommendations:	Reasons for Recommendations:	Officer Assigned
a) IT Officers were available on-site at the Guildhall to assist elected members with queries on Full Council days; however, due to low uptake of this service, it should be discontinued.	a) It was an inefficient use of resources when other methods were already available to members.	b) R. Barker / D. Taylor

44	DECARBONISATION OF CORPORATE BUILDINGS – SALIX 4	
<p>C. Jackson (Executive Director for Regeneration and Partnerships), A. Blake (Assistant Director Major Projects and Infrastructure) and C. Bradbury (Senior Capital Programme Manager) provided a report that sought approval to implement decarbonisation measures across four key city centre buildings (Guildhall, City Hall, Wilson Centre, and History Centre) supported by £4.94m Salix 4 funding and £1.78m match funding from existing budgets. It outlined procurement and delivery routes to meet funding requirements and highlighted that the projects would contribute 3,440 tonne of carbon dioxide equivalent savings over 20 years, advancing the Council’s Net Zero targets.</p> <p>The Committee discussed:</p> <ul style="list-style-type: none"> <li>i. The projected completion of the programme by 2028 and whether funds will be spent on time. The Committee was informed that the works and planned maintenance are on track and expected to be completed within the programme timeline.</li> <li>ii. Ensuring contracts, expertise, and consultants future-proof the programme, and whether company ethics would be considered during procurement. The Committee was informed that procurement processes include equality, social, and environmental considerations. Company ethics are assessed before approval, and these checks are built into procurement systems.</li> <li>iii. The solar PV and canopy scheme, its relationship to the main programme, progress on implementation, and whether car park spaces will be resurfaced during canopy installation. The Committee was informed that the solar PV scheme is separate but includes some match funding from the main programme. Detailed designs for the first 10 sites are underway, with implementation expected to begin shortly. The original Cabinet approval covered 40 sites, including rooftops and car parks, with progression through the Clear Futures framework. If canopy designs require car park spaces to be reorganised, this will be incorporated into the works.</li> <li>iv. The cost for LED lighting, whether this includes fixtures and fittings, and the feasibility of adjusting fixings to reduce future maintenance costs. The Committee was informed that costs depend on the site. In the Guildhall, some fittings require full replacement, while others allow LED bulbs to be installed directly. There is a significant number of fittings involved, and this</li> </ul>		

- work would not be repeated regularly. Adjustments would be considered where possible, but historic fittings make this complex.
- v. The Cabinet report dated back to 2022, the reason it had taken three years to reach this point, and how the current scheme relates to the previous grant. The Committee was informed that the current scheme is separate from the 2022 grant and forms part of Wave 4. The grant for this scheme was secured within the last 12 months, and applications were made for the relevant buildings. An update report on all programmes could be provided.

<b>Recommendations:</b>	<b>Reasons for Recommendations:</b>	<b>Officer Assigned</b>
<p>a) The Committee supported the recommendations as set out at Section 2 of the report.</p> <p>b) That an off-agenda update be provided outlining the sites selected for solar PV and canopy installations, along with all other projects linked to Salix funding. The update will include current progress, anticipated implementation timescales, and associated programme funding.</p>	<p>a) N/A</p> <p>b) To allow the Committee to monitor progress on Salix-funded projects.</p>	<p>a) P. Todd / L. Hawkins</p> <p>b) C. Jackson / C. Bradbury</p>

<b>45</b>	<b>PURCHASE OF 1 STUDLEY STREET AND REMEDIATION OF THE FORMER EVANS HALSHAW SITE</b>	
<p>C. Jackson (Executive Director for Regeneration and Partnerships) and R. Lowther (Inward Investment Manager) attended the meeting to present a report that proposed Hull City Council purchase 1 Studley Street and remediate the adjoining former Evans Halshaw site to create a large, development-ready employment site with improved access, supporting new investment and job creation. It outlined the opportunity to secure up to £1.5m in Seed Capital Funding from Humber Freeport and proposes delegating authority for site purchase and assembly to the Director of Economic Development and Regeneration.</p> <p>There was a discussion regarding the Council’s previous ownership of the property, and the Committee was advised that the Council had owned it several years ago before entering into an agreement with Enviromail. The property was subsequently sold to Enviromail, and the current process involves repurchasing it and Enviromail relocating.</p> <p>To enable further discussions, the Committee moved the Exclusion of the Press and Public which was agreed. The Committee asked further questions, and the officers responded.</p>		

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Recommendations:	Reasons for Recommendations:	Officer Assigned
<p>a) That, in accordance with the provision of Section 100(A)(4) of the Local Government Act 1972, the public (including the press) be excluded from the meeting for minute 45, on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 1 of Part 1 of Schedule 12A of the Act, relating to financial or business affairs of any particular person (including the authority holding that information) and that the public interest test in maintaining the exemption outweighs the public interest test in disclosing the information.</p> <p>b) The Committee supported the recommendations as set out at Section 2 of the report.</p> <p>c) That an off-agenda update be provided detailing the previous sale price of Studley Street when it was last sold by Hull City Council.</p>	<p>a) To enable in depth discussions and scrutiny of the proposed purchase of the property, without the risk of disclosing information considered to be exempt from the public.</p> <p>b) N/A</p> <p>c) It allows the Committee to assess value for money and understand the historical context.</p>	<p>a) N/A</p> <p>b) P. Todd</p> <p>b) R. Lowther</p>

46	DAY CARE CENTRE – CAPITAL INVESTMENT	
<p>I. Anderson (Director of Legal Services and Partnerships) attended the meeting to present a report seeking approval for capital investment in day care centres to implement proposals within the Corporate Maintenance Strategy 2025–2030. The Council previously established a Dynamic Purchasing System to procure day care provision, focusing its internal resources on individuals with the most complex needs due to limited market capacity. Currently, the Council operates three facilities for these groups, including two for people with learning disabilities and one for older people with dementia. The Corporate Maintenance Strategy identified significant investment needs at Buckingham Street and Fernleigh centres, and initial funding has been allocated within the capital programme to improve infrastructure and commence implementation this financial year.</p> <p>The Commission discussed:</p>		

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- i. The future of Fernleigh, including its release for housing, demolition, and whether council housing is proposed, along with the need to factor demolition costs into budget considerations. The Committee was informed that a report on infill for council housing will be presented in December, alongside the housing strategy and delivery targets. The aim is to deliver affordable housing by bringing forward small sites with grant support. Once the framework is approved, the programme will continue to achieve these objectives, and Fernleigh is expected to be used for council housing if Homes England grant funding can supplement rents. The Committee was also informed that demolition costs have already been requested and will be progressed next week.
- ii. Leasehold and freehold arrangements, rent obligations, and what happens to the building at the end of the lease period. The Committee was informed that the Council is currently in the building under a joint operating arrangement. Contributions are covered by Private Finance Initiative (PFI) credits for the next nine years, which do not impact the bottom line as they are funded by government. At the end of the term, the building will revert to the NHS unless revised arrangements are agreed. Early discussions will be needed to mitigate risks, but the current arrangement differs from previous NHS rental agreements.
- iii. Consultation with Fernleigh service users and staff regarding relocation and continuity of services. The Committee was informed that engagement was underway to ensure a smooth transition. The current facility was recognised as inadequate, and users will be offered a modern, improved building designed around their needs. Transport arrangements will continue, and the aim is to enhance the overall offer for residents.

<b>Recommendations:</b>	<b>Reasons for Recommendations:</b>	<b>Officer Assigned</b>
<ul style="list-style-type: none"> <li>a) The Committee supported the recommendations as set out at Section 2 of the report.</li> <li>b) That the exit arrangements and future plans of the Orchard Centre be given due and early consideration, to enable effective preparation for once the Private Finance Initiative arrangements come to their end.</li> <li>c) That the demolition costs of the existing Fernleigh building be taken into consideration and included in the report to Cabinet.</li> <li>d) That during the engagement exercise with service users of the Fernleigh facility, staff should also be consulted.</li> </ul>	<ul style="list-style-type: none"> <li>a) N/A</li> <li>b) Early planning will reduce financial and operational risks when the PFI arrangement ends and ensure the continuity of services, clarity on ownership, and avoid unexpected costs or delays.</li> <li>c) Provide a full financial overview to support accurate budgeting and prevent surprise expenses.</li> <li>d) Involve staff and service users to capture practical needs, ensuring a smoother transition and better service design.</li> </ul>	<ul style="list-style-type: none"> <li>a) P. Todd / L. Hawkins</li> <li>b) T. Meyerhoff / C. Jackson / N. Howbridge / D. Bell / I. Anderson</li> <li>c) I. Anderson / C. Barker</li> <li>d) I. Anderson / C. Barker</li> </ul>

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<b>47</b>	<b>OVERVIEW AND SCRUTINY COMMITTEE OUTSTANDING ACTIONS</b>		
The Head of Governance submitted the outstanding actions list.			
<b>Recommendations:</b>		<b>Reasons for Recommendations:</b>	<b>Officer Assigned</b>
<ul style="list-style-type: none"> <li>a) That the action list be noted and those items with a RAG rating of “green” be removed.</li> <li>b) That data is provided off agenda on how many times the Right of First Refusal has been exercised in the last five years, broken down by year.</li> </ul>		<ul style="list-style-type: none"> <li>a) To ensure the committee can track progress.</li> <li>b) This will provide an incite into how often the Council have exercised their right, which will help increase the housing stock.</li> </ul>	<ul style="list-style-type: none"> <li>a) P. Todd</li> <li>b) B. Hanson</li> </ul>

<b>48</b>	<b>OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE WORK PROGRAMME 2025-26</b>		
The Head of Governance presented the Committee’s work programme to support Committee members in their consideration of items they wished to be included on the agenda.			
<b>Recommendations:</b>		<b>Reasons for Recommendations:</b>	<b>Officer Assigned</b>
<ul style="list-style-type: none"> <li>a) That the work programme be noted.</li> </ul>		<ul style="list-style-type: none"> <li>a) N/A</li> </ul>	<ul style="list-style-type: none"> <li>a) N/A</li> </ul>