

Cabinet28<sup>th</sup> October, 2024PRESENT:-

Councillors Ross, Chambers, Conner, Dad, Drake-Davis, Haines, Ieronimo, Pritchard and Tock.

IN ATTENDANCE:-

I. Anderson (Director of Legal Services and Partnerships), D. Bell (Director of Finance and Transformation), P. Turner (Director of Children and Family Services), T. Meyerhoff (Statutory Director Adults Social Care), A. Codd (Assistant Director Economic Development and Partnerships), L. Dixon (Assistant Director Legal Services and Governance), T. Parker (Assistant Director Finance and Transformation) and L. Hawkins (Senior Democratic Services Officer).

M. Nearney (Assistant Director Housing and Neighbourhoods) and B. Hanson (Head of Strategy, Market Intervention and Growth) minute 55.

APOLOGIES:-

Councillors Quinn and Ross.

Minute No.	Description/Decision	Action By/Deadline
<b>PROCEDURAL ITEMS</b>		
52.	<p><b>DECLARATIONS OF INTEREST</b></p> <p>No declarations of interest were received in respect of the items that follow below.</p>	
53.	<p><b>MINUTES OF THE MEETING HELD ON 23<sup>RD</sup> SEPTEMBER 2024</b></p> <p><b>Agreed</b> – that, the minutes of the meeting held on Monday, 23<sup>rd</sup> September, 2024, be taken as read and correctly recorded and be signed by the Chair.</p>	
54.	<p><b>PUBLIC QUESTIONS</b></p> <p>No public questions were received.</p>	

## NON-EXEMPT ITEMS

## Key Decisions

55. **BEVERLEY ROAD CALDERS STOCK APPRAISAL: CONSULTATION RESULTS AND NEXT STEPS**

The Director of Legal Services and Partnerships submitted a report which outlined the findings from the consultation held between 20<sup>th</sup> May and 20<sup>th</sup> August 2024 in relation to the future investment in the Beverley Road Calders properties (BRC) and provided recommendations for subsequent actions and next steps.

The Assistant Director Housing and Neighbourhoods provided an overview of the outcome of the consultation. He confirmed that 37 responses had been received from the 42 residents and landlords of BRC of which 28 residents had been in support of demolition; seven had been in support of refurbishment and three had been unsure. There had been 25 responses from the wider community with 10 in favour of demolition; 10 in favour of refurbishment and five were unsure.

The Cabinet was informed that there was a clear preference for demolition and the business case was set out within the report; that tenants would receive one to one support throughout the relocation process; that the Council would look to build at least 37 new properties and that tenants living in similar properties would be contacted.

Members commented that the cost of refurbishing the properties outweighed their value which had led to further discussions in relation to redeveloping the site. It was acknowledged that any redevelopment and relocation project would be undertaken in a transparent and considerate way.

The comments of Communities Overview and Scrutiny Commission held on 17<sup>th</sup> October 2024 were noted.

**Agreed –**

- a. That Cabinet notes the responses received during the consultation, acknowledges the key themes identified and approves the following recommendations within the report;
- b. To agree a comprehensive communication plan, from inception to completion of the project including all relevant stakeholders, including ward councillors and Area Committee, with the Portfolio Holder for Regeneration and Housing, based on an overall detailed project plan which includes the commencement of a programme of demolition in respect of the 37 properties which comprise the Beverley Road Calders, based on solid evidence including the results of the consultation;
- c. To authorise the Assistant Director for Neighbourhoods and Housing to initiate a relocation programme for council tenants affected by the demolition of the Beverley Road Calders, as per

- the Council's policy and to develop and execute a relocation programme for the current residents of privately owned Beverley Road Calder properties, including provisions for statutory home loss and disturbance payments;
- d. To delegate authority to the Assistant Director for Neighbourhoods and Housing to acquire, by voluntary agreement where possible, the relevant privately owned Beverley Road Calder properties (as strategic acquisitions) to support the regeneration efforts in the area. Negotiations will commence with all parties to secure acquisitions by agreement. Where voluntary agreement to acquire properties cannot be reached then authority is given to the Assistant Director for Neighbourhoods and Housing to acquire remaining properties using compulsory purchase powers;
  - e. To authorise the Assistant Director of Neighbourhoods and Housing to serve initial Demolition Notices / Final Demolition Notices on all secure council tenants of BRC properties in order to prevent the completion of any further sales under the Right to Buy Scheme and that no further claims will be accepted and that any existing right to buy claims will cease;
  - f. To authorise the Assistant Director for Neighbourhoods and Housing (in consultation with the Director of Legal Services and Partnerships and the Portfolio Holder for Regeneration & Housing to procure and enter contract with a demolition contractor to carry out the demolitions of the 37 BRC properties;
  - g. To approve the initiation of design development for replacing the BRC with a minimum of 37 energy efficient and sustainable Council homes, ensuring consultation with affected residents and ward members, and to delegate final decision to the Portfolio Holder for Regeneration and Housing approval of implementation of the final designs via a decision record;
  - h. To authorise the Assistant Director for Neighbourhoods and Housing (in consultation with the Director of Legal and Partnerships, Director of Finance and the Portfolio Holder for Regeneration and Housing) to procure a developer for building of new housing at the site with any new development providing a minimum of 37 affordable rent homes (replacing at least the number of Council homes lost through demolition), and
  - i. To authorise the Assistant Director, in conjunction with the Director of Legal and Partnering to settle, complete and execute all documentation arising from the above recommendations.

#### Reasons for Recommendations

- The feedback from the 37 BRC residents during the consultation strongly favoured demolition over refurbishment. While many residents expressed dissatisfaction with the current properties, there is a clear desire to return to the area, which supports the case for redevelopment. The Council's tailored relocation and support package aims to address most concerns regarding the demolition, and residents will be given the first opportunity to return to newbuild properties, subject to their availability. The Renewals

Team will ensure that residents are promptly informed about decisions, there are clear channels of communication and officers provide a person-centred approach throughout the process, being fully in tune with the sensitivities of the situation. A more comprehensive overview of the feedback received can be found in Appendix B.

- Officers have evaluated refurbishment and demolition options, especially when considering the implications for retrofitting of external wall insulation to enhance thermal efficiency. Due to the presence of asbestos, and structural risks, residents and their immediate neighbours would need to vacate their homes. Individual circumstances will have to be assessed to gauge the impact on residents.
- During the consultation, the feedback from the majority of residents strongly favoured demolition over refurbishment. This preference aligns with the officers' views that demolition is the most viable option for the BRC based on the assessment of the properties current condition and long term suitability, and the recognition that refurbishment would require complex and costly technical solutions to resolve existing issues. However, there are other challenges that further reinforce this the proposal to demolish the dwellings. Two private residents indicated they may not vacate their homes for the necessary works to be undertaken at neighbouring Council properties – despite clarification provided setting out that this would be at no detriment to them beyond the upheaval of temporary vacation of those properties (i.e. all associated costs would be met by the Council). The reason for temporary relocation is due to the potential hazards associated with asbestos removal.
- Refurbishing the properties would impose significant costs and disruptions on owner-occupiers, who would be responsible for funding the refurbishment, making it financially unfeasible for most. Additionally, if repairs are not conducted, it could jeopardise the ongoing maintenance and refurbishment of neighbouring council homes.
- The surrounding community raised no objections that would impede either demolition or refurbishment.
- Demolition could facilitate the integration of several regeneration initiatives along the Beverley Road corridor, potentially yielding new homes at higher density and in a design that fosters sustainable community development. This aligns with and is consistent with the objective set out in the Council's Housing Strategy. The BRC properties pose significant challenges, and long-term forecasts underscore the necessity for modernisation to align with the Council's asset management goals and sound financial governance of Housing Revenue Account (HRA) housing.
- Reviewing underperforming assets based on their Net Present Value (NPV) and other sustainability indicators ensures that the HRA's limited resources and – ultimately – Council tenants' rent is spent efficiently, guaranteeing value for money and that assets that do not currently meet asset management expectations or HRA value standards are addressed.

	<ul style="list-style-type: none"> <li>• The demolition and redevelopment of the BRC site can provide a net increase in the number of properties on that site (which are more energy efficient, built to modern standards and designed to modern neighbourhood design principles), remove unsustainable housing stock and thus contribute to key strategic housing, health and wellbeing objectives.</li> <li>• The layout of the Calders in the Beverley Road area is notably different and less aesthetically pleasing than other Calder properties managed by the Council in other areas. The properties exhibit limited private ownership and occupy a distinct site, making it more viable for the construction of new quality homes.</li> <li>• In order to progress a decision in favour of demolition it is essential that the Council takes action immediately to prevent the completion of any further claims from secure tenants seeking to exercise the Right to Buy. This is achieved initially by the service upon all secure tenants of an Initial Demolition Notice which complies with the statutory requirements set out in Schedule 5A of the Housing Act 1985. This effectively places a hold on any claims pending any new claims made. The Council has a reasonable period of time (which should not exceed 7 years) to plan and progress a scheme. As part of the communication/project plan, the intention would be to progress to demolition via a Final Demolition Notice which complies with the requirements of Schedule 5 of the Housing Act 1985 must be served on secure tenants which will exclude any new claims for the Right to Buy and extinguish any pending claims. Where claims are pending there is a limited right to compensation for certain expenses incurred by the tenant.</li> <li>• The Renewals Team will ensure that residents and landlords are promptly informed of the Cabinet decision through letters – delivered on the same day. This outreach will offer support for the chosen option and invite inquiries for further information. Additionally, letters will be sent to residents who live in the same Calder property type in different areas of the city, reassuring them that there are currently no plans to take similar action and their homes are safe. The Council’s Housing Strategy, ensures all dwellings are assessed over a period of time and the Council will use this information to make appropriate and specific recommendations, based on that property type of group of dwellings, which could include further investment or potential demolition.</li> <li>• Should the recommended option be agreed, this site would be included in the Small Site Phase 3 list, with Building Design Services expected to commence feasibility studies in 2024/25. Considerations will be given how this site can be integrated into a broader Beverley Road Corridor Master Plan.</li> </ul>	
<p>56.</p>	<p><b>PROCUREMENT OF MARKETING DESIGN FRAMEWORKS</b></p> <p>The Director of Legal Services and Partnerships submitted a report which sought approval to commence a tender process for the provision of</p>	

Marketing Design Services by means of an Open Tender process for three years with 2-year extension subject to satisfactory performance.

The Cabinet was informed that the framework contract would comprise of three lots. The first lot would be for comprehensive Marketing and Design Service for the promotion of events and activities within Leisure Services (single supplier); the second lot would be for higher value marketing support above £2,000 (award by rotation or mini tender), and the third lot would be for capacity support for the internal marketing team value below £2,000 (award by rotation).

Members commented that the contract would require robust monitoring.

The comments of Overview and Scrutiny Management Committee held on 25<sup>th</sup> October 2024 were noted.

#### **Agreed –**

- a. That Cabinet approve an open tender process to establish a Framework contract comprising of 3 lots for the provision of marketing and design services for a duration of 3 years with the option to extend by up to 2 periods of 12 months;
- b. That the 3 lots comprise:
  - Lot 1: A comprehensive Marketing and Design Service for the promotion of events and activities within Leisure Services (single supplier);
  - Lot 2: Higher Value Marketing support above £2,000 (award by rotation or mini-tender);
  - Lot 3: Capacity Support for the internal marketing team value below £2,000 (award by rotation);
- c. That tenders be evaluated on 40% cost/price and 60% quality, with 5% of the quality criteria be evaluated against social, economic and environmental deliverables, and
- d. That Authority for the award for the most economically advantageous tenders be delegated to the Director of Legal Services and Partnerships in consultation with the Portfolio Holder, Deputy Leader of the Council.

#### Reasons for Recommendations

- The Council has previously established a framework contract for marketing support. A significant amount of expenditure committed by the Council fell within a scope for which the Council's requirements could be met through a tender through a framework contract let by the Yorkshire Purchasing Organisation and was accordingly progressed through that contract upon expiry of the existing contract in August 2023.
- However, there remains a demand for lower value marketing support within the Council and a more significant demand within Hull Culture and Leisure for a marketing partner to assist with the marketing of their cultural offer. Consequently, it is necessary to

	<p>tender the requirements of both the Council and Hull Culture and Leisure.</p> <ul style="list-style-type: none"> <li>• The proposed Tender Lots provide for the needs of Hull Culture and Leisure while also providing two lots to support the Council's internal requirements. Those lots both allow for the award of small commissions to supplement internal marketing capacity where there is insufficient internal capacity to respond to demand, but also provide for the award of larger commissions (above £2k) where there is a need to place the entire scope of work outside the Council.</li> <li>• The proposed procurement approach will ensure compliance with the requirements of Public Contracts Regulations and the Council's Contract Procedure Rules.</li> </ul>	
57.	<p><b>HOUSEHOLD SUPPORT FUND 6 – 1<sup>ST</sup> OCTOBER 2024 TO 31<sup>ST</sup> MARCH 2025</b></p> <p>The Director of Finance and Transformation and Director of Legal Services and Partnerships submitted a report which sought Member's agreement for the commitment of the additional £3,038,298.68 Household Support Fund (HSF) provided by the Government.</p> <p>The Director of Finance and Transformation explained that the Government had agreed to continue with the allocation of funds through the Household Support Fund; the rules for spending the funds had not changed since the previous allocation; that the funding had to be spent by 31<sup>st</sup> March 2024, and that the allocation of funding would be reviewed in three months time.</p> <p>It was confirmed that the HSF would be used to support pensioners affected by the loss of the Winter Fuel Payment. It was possible to identify the individuals who were in receipt of pension credit and work would be undertaken to individuals who were eligible for pension credit were in receipt of it.</p> <p>A discussion took place around the uncertainty around whether the HSF would continue in April 2025. Members commented that the Council had written to the Chancellor of the Exchequer to request that the HSF continued to be allocated to local authorities or that it became part of the welfare system. It was acknowledged that late confirmation of funding made it difficult for local authorities in relation to financial planning.</p> <p>The comments of Overview and Scrutiny Management Committee held on 25<sup>th</sup> October 2024 were noted.</p> <p><b>Agreed –</b></p> <p>a. That Cabinet approves the framework for further assistance for the period 01 October 2024 to 31 March 2025 established by the Council in partnership with the Voluntary Sector through the</p>	Director of Finance and Transformation

- Financial Inclusion Network to continue to support the Community through the Cost-of-Living crisis;
- b. That funding for the period 1 October 2024 to 31 March 2025 be applied as set out in the table at 7.1.

<b>Payment Proposal</b>	<b>HSF allocation October 24 to March 2025</b>	
<b>Food</b>		
1. Food vouchers to approximately 14,700 Free School Meal recipients for 6 weeks holiday periods (1 week October half term, 2 weeks Christmas, 1 week February half term, 2 weeks Easter) at £15/week.	£1,323,000	
2. VCS foodbank support to facilitate food distribution that supports a comprehensive response to the needs of all community groups through VCS organisations.	£24,000	
<b>Fuel and Energy</b>		
The options below will also seek to leverage other possible match funding through the Governments ECO 4 / ECO Plus schemes to increase the overall expenditure in this area with the aim of reducing residents' energy costs through increased efficiency.		
3. Support for Low Income households to improve energy efficiency, including insulation improvements and boiler replacements.	£200,000	
4. Warm Homes funding for smaller items to improve energy efficiency. Including smaller insulation improvements and domestic appliances.		
<b>Health</b>		
5. VCS warm spaces support.	£95,000	
<b>Money and Debt</b>		
6. Local Assistance Scheme (LAS) top up. Annual HCC LAS budget £350k	£703,293.68	

7. School Uniforms – funding to support low-income residents with the purchase of school uniforms based on circa 1,400 awards of £40.		£56,000	
8. Proactive payments to specific vulnerable groups presenting with hardship. An award will be made following delivery of money advice. Primary receivers will be single persons followed by, those with disabilities, parents and pensioners and people generally disproportionately affected by increased energy and food costs including those with no recourse to public funds.		£150,000	
9. Supporting pensioners affected by the loss of Winter Fuel payments. Using targeted approach of pensioners entitlement to Council Tax Support (CTS) to provide allocation of £200, for those receiving CTS awards between 80% and 99%, against their Council Tax.		£307,000	
<b>Housing</b>			
9.Tenancy Support and Sustainment for those renting homes.  This funding contributes to a wider strategy aiming to prevent homelessness and protect tenancies.		£75,000	
<b>Administration</b>			
10.Administration costs. The work to distribute HSF is significant, 4 temporary staff are in place to process applications for direct financial support through the LAS scheme.		£105,000	
Total		£3,038,293.68	

- c. That Cabinet notes the allocation of £220k for Food Vouchers for October 2024 Half term has been committed by Decision Record

	<p>(MR/056/2024) through Urgent Implementation due to the need for provision for October half term;</p> <p>d. That allocation of funding will be reviewed after 3 months through the Overview and Scrutiny Management Committee who will be informed by quarterly briefings on spending at their meetings in January 2025 and May 2025, and</p> <p>e. That Members note there has been no indication from the government that HSF will continue after the 31 March 2025. Additional work will be undertaken during this time to review ways to try to minimise the impact of the cessation to Household Support Funding.</p> <p><u>Reasons for Recommendations</u></p> <ul style="list-style-type: none"> <li>• To ensure that there continues to be a co-ordinated cross system response to support the City through the Cost-of-Living Crisis.</li> <li>• To ensure that, so far as possible, that funding supports longer term improvements in energy efficiency for those in fuel poverty.</li> <li>• To provide funding to ameliorate the impact.</li> <li>• To ensure that funding available is effectively targeted to those most in need and ensure that provision has a long-term sustainable impact.</li> </ul>	
58.	<p><b>REVENUE BUDGET MONITORING 2024-25 – SECOND FORMAL REPORT</b></p> <p>The Director of Finance and Transformation submitted a report which provided the Cabinet with an update on the revenue budget monitoring position as at Period 5, explanations for material variances from Budget, year-end projections, and the management actions being taken where appropriate.</p> <p>Members were informed that there were financial pressures relating to homelessness temporary accommodation, Children’s Services and Adult Social Care. There was a possibility that the pressures would impact on the Medium Term Financial Plan (MTFP).</p> <p>A discussion took place around the report and members acknowledged the challenges that were being faced by the Council and that it was important that services delivered the savings that had been agreed.</p> <p>The comments of Overview and Scrutiny Management Committee held on 25<sup>th</sup> October 2024 were noted.</p> <p><b>Agreed –</b></p> <ol style="list-style-type: none"> <li>a. That members note the projected General Fund overall overspend position;</li> <li>b. That Directorates continue to minimise costs throughout the year, in line with recommendations contained within the MTFP Update presented at July Cabinet;</li> </ol>	

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| <p>c. That members note the forecast in year deficit of £1.5m for the DSG, and actions/funding required to bring the cumulative position into balance in the medium term, and</p> <p>d. That members note the £1.3m potential surplus reported for the HRA.</p> |  |
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Reason for Recommendations

The Council needs to ensure that it is managing its resources effectively while ensuring that the public receive the benefits from the functions that it provides itself or commissions from other service providers.

The above Executive Decisions will come into force and may be implemented on expiry of five working days after the publication of the decisions i.e. 8<sup>th</sup> November 2024, unless called in by the Overview and Scrutiny Management Committee.

Published – 31<sup>st</sup> October, 2024.

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