Report to the Cabinet

15 December 2025

Wards: All

Housing Growth Plan – Approval of Procurement Strategy

Report of the Director of Legal Services and Partnerships

Report Status:
This item is not exempt
Therefore exempt reasons are not applicable

This is a key decision. The matter is in the Forward Plan

Forward Plan reference: 61/25

1. Purpose of the Report and Summary

1.1. This report seeks Cabinet approval for the proposed procurement strategy to implement plans for delivering modern new Homes that meet the Council's requirements pursuant to the adopted Housing Growth Plan for the city.

1.2. Putting in place a robust procurement strategy will enable the Housing & Neighbourhoods service to ensure that schemes are given the best chance to be viable and deliverable.

2. Recommendations

2.1. That Cabinet approve the procurement of a social housing development agreement to facilitate the delivery of housing in the city of Kingston-upon-Hull and the East Riding of Yorkshire with an initial duration of 10 years, but with provision for an extension of 5 years, to facilitate delivery of the Council's primary requirement for Social Housing.

2.2. That the contract be open to enable utilisation by other Local Authorities and Social Housing Landlords operating in the city.

2.3. That the outcomes to be achieved by the developer be delegated to the Executive Director of Housing and Communities in consultation with the Portfolio Holder with responsibility for Housing (Portfolio for Economic Renewal, Housing and Organisational Development).

2.4. That the award of the contract to the successful development partner to deliver housing schemes be delegated to the Executive Director of Housing and Communities, with housing delivery commitments to be confirmed by published Decision Record in consultation with the Portfolio Holder with responsibility for Housing and the Executive Director of Corporate Resources.

2.5. The Cabinet approve the tender of a smaller sites framework agreement with a duration of 8 years, with provision for a further call for competition after 4 years.

2.6. To delegate the award of contracts through the smaller sites framework agreement to successful tenderers to the Executive Director Housing and Communities.

2.7. That Cabinet note and reconfirm the delegations within Minute 87 of the Cabinet Meeting on 27th January 2025 for the Assistant Director of Neighbourhoods and Housing by Decision Record to:

2.7.1. acquire s.106 homes, new build turnkey opportunities or other land-led opportunities or existing properties – either through RTB buyback process or those generally available on the market, including properties to be used by the Council for providing temporary accommodation – subject to viability and within the agreed five -year HRA Capital Programme.

2.7.2. to launch a small sites, land-led homebuilding initiative whereby developers are encouraged to approach the Council with sites they have secured;

2.7.3. to establish a refreshed loans and grants framework (utilising grants made up of right to buy receipts, Mayoral Combined Authority/devolved housing funds or government department housing funding) for community-led housing organisations and/or registered providers delivering housing growth projects.

2.7.4. to appropriate general fund land into the HRA for the purposes of bringing forward viable Council housing development

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3. Reasons for Recommendations

3.1. The Housing Strategy and Housing Growth Plan established the framework for the delivery of housing, including affordable housing within the city and established the target numbers for delivery;

3.2. There is a significant need for social housing in the city consequent upon the homelessness crisis in the country and having in place appropriately procured agreements through which to deliver housing is crucial to facilitating delivery;

3.3. That housing needs to meet sustainable energy targets that will reduce the likelihood of the need for subsequent retrofitting, expedite delivery timeframes, minimise long term maintenance liabilities and maximise the benefit to the Hull economy through employment and industry opportunities. Consequently, the development of specification outcomes for housing must be carefully developed, balancing these needs alongside the requirement to deliver the maximum number of social houses with a focus upon encouraging the successful development partner to demonstrate innovation and a commitment to the city;

3.4. Registered Social Landlords operating in the city are subject to duties to:

3.4.1. Co-operate with the local authority when it requests help, to help address the homelessness duties under Part 7 of the Housing Act 1996.

3.4.2. Help to offer accommodation to people who are in priority need under the local authority's housing allocation scheme

3.4.3. Respond to reasonable request to consider tenants for housing.

3.5. Access to the same agreements for partner organisations will assist the local authority to facilitate wider delivery through working with Registered Social Landlords operating in the city as well in partnership with the Mayoral Combined Authority and the East Riding of Yorkshire Council over the duration of the proposed agreement.

4. Impact on other Executive Committees (including Area Committees) and decision makers:

4.1. The proposals will have an impact on all Wards within the city.

5. Contribution to the delivery of the Community Plan, the Council Plan and/or Area Plans:

5.1. The proposals will support the Community Plan themes of safer and welcoming neighbourhoods and economic growth that works for all.

6. Impact on other key strategies/business plans:

6.1. The proposals will support the delivery of the Housing Strategy and Housing Growth Plan.

7. Equalities Impact Information

7.1. Investment in Social Housing supports those in groups in highest need given their representation among those who have a priority need for the provision of housing.

8. Consultation

8.1. Consultation upon the proposals will be undertaken through the Communities Scrutiny Commission on 11th December 2025.

9. Background

9.1. In January 2025 Cabinet approved the Housing Growth Plan 2025-31. The Plan sets out how the Council will facilitate new housing delivery across the city to work towards the new housing targets set out in the updated National Planning Policy Framework. The Plan also outlines the Councils own house building programme, which sets an ambitious target of delivering 840 new Council homes over the plan period.

9.2. The Council is facing a very significant demand for social housing in the city with homelessness presentations having doubled from 2000/annum to circa 4000/annum in recent years. In the same period the return of social housing to the Council for re-letting has fallen from circa 1800/year to circa 1100/year. This has placed very significant pressure upon the Council and social housing partner organisations in the city to identify housing.

9.3. Registered Social Landlords are subject to duties to support the local authority in addressing homelessness in the city and meeting the needs of those who fall within priority homeless groups. In addition, the Council has a key strategic relationship through the Mayoral Combined Authority Portfolio Holder and Deputy Leader of the Council to facilitate housing delivery.

9.4. The Council has a strong track record of housing delivery, having completed nearly 600 new Council homes over the last 10 years. The latest plan builds upon this success and continues to deliver much needed modern new Council homes to meet high demand.

9.5. The Council delivers its own new Council homes through a number of different routes. These include direct delivery on land owned by the Council, turnkey acquisitions from strategic partners and the market and finally land led opportunities where these arise. The latter being where a private, often local developer may approach the Council with a view to agreeing the sale of planned new homes on a private site acquired by the developer and to be built out by the developer. These routes are broadly summarised in the table below taken from the Housing Growth Plan.

Table 1

9.6. Historically the Council has developed out many new Council homes through direct delivery, however increasingly we are now also acquiring new homes through a turnkey mechanism where this represents good value to the HRA. In recent years, notably since 2020 the construction costs of delivering new homes has increased significantly. Where historically we may have seen costs range from £1,600m² to £2,000m² we are now seeing costs typically ranging from £2,500m² to £3,500m². This is having a significant impact on the viability of delivering modern, new Council homes. Whilst rents have also increased during this period, less so than construction costs.

9.7. We must also be mindful that we may need to charge Affordable Rent in some cases to ensure viability, this must be balanced against affordability for tenants and housing those most in need. Affordable Rent is ordinarily defined as a maximum of 80% of the local market rent. The term Social Rent ordinarily reflects the rent that the Council as a Housing Provider applies to housing it rents through the Housing Revenue Account. Annual increases to the Social Rent are limited by an annual Government cap. The current government has put the focus back on Social Rent which is lower than Affordable Rent and therefore compounds the financial viability of delivering new homes. An example of how Social Rent can compare to Affordable rent is given in the table below as an illustration. This shows the loss of revenue when appraising the financial viability of delivering new affordable homes.

Scheme	Social Rent (p/wk.)	Affordable Rent* (p/wk.)	Variance (p/a)
Dane Park (3 bed home)	£126.96	£158.40	£31.44p/wk. / £1,572 p/a
Hopewell (3 bed home)	£128.31	£163.20	£34.89 p/wk. / £1,744 p/a

9.8. Recent announcements from central government have set out the intent to develop a new 10 year Affordable Homes Programme. Should this come to fruition it will provide greater funding certainty, however, the grant rates are unlikely to fully offset the increase in construction costs and will likely focus on the lower Social Rent as a requirement. Therefore, viability is expected to remain challenging.

9.9. The Housing Growth Plan identifies a number of sites for the delivery of new Council Homes. The table below provides some background as to the anticipated number of homes to be delivered on each site and the progress made to date. In the first year of the plan good progress has been made. 194 homes are now contracted of the 840 target, this represents 23% of the target. A further 42 homes across 3 sites are currently out to tender, which subject to viability will take the total number of contracted homes to 236 which is 28% of the target.

Table 2

Site	Total Homes	Starts/ Contracted	Completions
Dane Park	99	99	0
Isledane	34	34	0
Hopewell Rd	10	10	0
Hollywell Cl	8	8	0
Campbell Court	17	0	0
Oriel Grove	20	0	0
Ellerburn Avenue	5	0	0
Pickering	150	0	0
Selworthy	150	0	0
Bilton	16	0	0

Wath	26	0	0
Henson	24	0	0
Turnkey	186	43	34
Future Sites	95	0	0
TOTAL	**840**	**194**	**34**

10.0 Issues for Consideration

10.1 In order continue the positive momentum and to ensure that we harness the efficiencies to deliver the against the Growth Plan targets, a procurement strategy is proposed. The focus of this strategy is to address the key challenges we face which includes financial viability challenges, gaining the necessary planning consents, harnessing the best technical knowledge and taking a partnership led approach to work collaboratively to unlock our ambitious growth plans.

10.2 Historically the Council has delivered new Council homes through direct delivery via a Design and Build route. Under this arrangement the contractor is responsible for both the design of a new scheme and the construction of it. This can help to manage risk for the Council however there is an element of control that is lost when it comes to the design process. Main contractors are generally procured through existing frameworks such as YORBuild and EN Procure. In recent years it has become increasingly apparent that this route has become more costly with construction costs rising and the viability of schemes becoming more challenging. Further to this there is much more of a focus from providers of Affordable Housing such as the Council, to drive even higher standards when it comes to energy efficiency and reducing carbon emissions. Therefore, greater influence over the design for new schemes has become a bigger driver.

10.3 The Council also has a strong track record of delivering homes through development partnerships (e.g. the Citywide Housing Development Partnership). Under these arrangements, desired outcomes are articulated at the commencement of the procurement process, and the Council makes available its land upon which to deliver housing, a proportion of which will be provided as affordable housing (managed by a social landlord), a proportion will be delivered as Council housing and the remaining housing is available for private sale. Consequently, through the development agreement the Council utilise the land value to deliver a variety of forms of housing and the development partners are selected through a procurement process based on their offer. A long-term relationship with clear objectives and mutual confidence enables the Council to harness the expertise of development partners to bring about efficient, diverse and more innovative approaches to delivering housing outcomes.

10.4 The existing Development Partnerships have now almost exhausted the limits set in the original tenders. Consequently, it is necessary to initiate the process to secure a development framework for the next 10 years in the city.

10.5 The financial viability of schemes is increasingly challenging. With this in mind, a plan has been formulated for approval by Cabinet which proposes three alternate routes to delivery as we move toward the final stages of the current development framework. This approach can be summarised in the Table 3 below:

Table 3

Housing Growth 840 New Council Homes				
Housing Delivery Partner	Small Sites Framework	Other Specialist i.e. MMC	Existing Frameworks	Turnkey/ Land-led/s106
Pickering - 150+ Selworthy - 150 Brandesby - 35 Beverley Road - 45	Wath Grove - 26 Bilton - 16 Future Sites - 15+	Oriel Grove - 20 Campbell Court - 17 Ellerburn Ave - 5 Henson - 24	Dane Park - 99 Isledane - 34 Hopewell - 10 Hollywell Close - 8	Various - 186
TOTAL - 380+	TOTAL - 57+	TOTAL - 66	TOTAL - 151	TOTAL - 186
Of Which On site - 0 Complete - 0	Of Which On Site - 0 Complete - 0	Of Which On Site - 0 Complete - 0	Of Which On Site - 151 Complete - 0	Of Which On Site - 43 Complete - 34

10.6 Procurement of a Housing Delivery Partner

10.7 There are a number of sites identified within the Housing Growth Plan that are of strategic importance, both in terms of driving the number of new homes to be delivered but also the regeneration impact they will bring about and creating new neighbourhoods. These sites include the land at Pickering where there is potential to deliver in excess of 150 new Council homes. Likewise, at Selworthy Close there is potential to deliver in excess of 150 new Council homes. Furthermore, off Beverley Road a programme to clear 37 existing non-traditional Calder Homes is underway which will provide a further site. These sites are however, not without their challenges and will require a multidisciplinary team of planners, designers and engineers to establish plans and layouts for these sites that are both viable and deliverable.

10.8 The procurement of a lead delivery partner takes a more long-term collaborative approach. Procuring a delivery partner, the Council would set out a series of clear outcomes that will set the tone and focus for what is required to be delivered in terms of the built environment as well as the homes within that environment. Those outcomes will include measures to achieve long term sustainable energy utilisation, for example Modern Methods of Construction as well in turn a lead delivery partner will bring expertise to the table that includes, planners, architects, engineers and commercial teams that can collaborate to establish plans that are acceptable in planning terms but that are also viable and deliverable. Further to this it would be expected that a lead

delivery partner will also bring the ability to offer other forms of tenure should these be required to ensure a financially viable scheme.

10.9 Past experience suggests that housing developers can be more efficient than direct delivery when it comes to costs of delivery. This is because they have established and efficient types of homes which can be modified and tailored to suit different local environments. There is also strong synergy between the design teams and the commercial teams to manage the viability of schemes. There is significant demand for more affordable homes, however the financial constraints associated with viability mean that we must explore more efficient delivery mechanisms. This is where a lead delivery partner is expected to help deliver a large proportion of the Councils housing growth plan targets. In recent years, a number of housing developers have also increased the number of homes they are delivering on behalf of clients such as Councils, Housing Associations and Build to Rent providers.

10.10 In the summer 2025 the Council undertook an exercise to explore interest from the market for the opportunity to work in partnership with the Council to deliver homes. The Council set out the vision for partners to deliver well designed modern new neighbourhoods with placemaking at their heart. Delivering a range of house types to suit a diverse range of residents, the request was that sites promote sustainable living with long term sustainability woven into the fabric of the design. The broad objectives set out within the EOI included.

1. The delivery of over 840 new Council Homes
2. Accelerate housing delivery in line with the adopted Housing Growth Plan 2025-31
3. To take a fabric first approach to deliver energy efficient new Council Homes.
4. A commitment to provide community facilities on identified sites.

10.11 This engagement is informing the approach to achieve of the objectives within the Council's Housing Growth Plan which will inform the procurement process for the appointment of a Housing Delivery Partner, including the delivery of the maximum level of Council homes for each site. The minimum level of housing required has been set identified at Table 3 (above). Where the maximum viable number of Council homes has been exhausted a holistic approach to other forms of tenure would be permissible which may include other forms of affordable housing such as shared ownership or alternatively build to rent or home ownership.

10.13 Key to this approach is the development of a trusted financial model for appraisal of the viability of sites to ensure that affordable forms of tenure are given priority.

10.14 Having undertaken the EOI exercise the Council received 12 submissions which is considered a positive outcome from the process. The responses came from a wide range of delivery organisations including some who are already successfully delivering new homes in the city and a number of organisations that have not worked with the Council previously. This should be seen as a positive outcome as it demonstrates that the extensive work to focus on housing growth and facilitating housing led regeneration over the last 25+ years in the city has had a real impact.

10.15 The procurement of a housing delivery partner is therefore considered a central element to support our ability to deliver 840 new Council homes over the Growth Plan period 2025-31. The extensive experience and specialist knowledge to unlock sites through a partnering approach will bring greater efficiencies and enable the Council to innovate as we look to deliver high quality, energy efficient modern new homes for our tenants.

10.16 Small Sites Framework

10.17 The majority of new homes will be delivered through a housing delivery partner. However, there are smaller sites that are less likely to be able to be efficiently delivered through a development agreement structure. For these sites it is proposed that the Council seeks to establish a small sites framework contract for contractors who are able to deliver new Council homes on smaller sites across the city.

10.18 Since 2020 the Council has operated a successful small sites programme which has seen 12 different sites come forward and 39 modern new homes completed with a further 18 homes due to complete imminently. Therefore, taking the total to 57 homes across 12 sites. By its nature the delivery of new Council homes on small sites is challenging. Small sites present significant viability challenges as they are much less efficient with reduced economies of scale and physical constraints that can be more complex to resolve. However there remain a number of sites across the city where new homes could be delivered providing additional housing in established housing areas.

10.19 In order to make the process for delivering on small sites more efficient and consistent the proposal is to establish a small sites framework where contractors will be procured to a new internal framework based on a set of standard house types established by our in-house design team. It is hoped that this will bring about a greater degree of certainty around the tendered rates to deliver such homes and the familiarity of the Councils standard house types. Each individual site will however, still present its own unique challenges associated with but not limited to ground conditions, flood risk and other potential physical constraints. Therefore, there will still be a requirement to undertake initial feasibility work to determine if a site has the potential to be deliverable and viable. If so, then a small sites framework once established can be used to engage contractors. This would see the Council working closely with its own internal design teams and either deliver through a design and build route, transferring the design risk to a main contractor or where the risk is low or managed then the Council may seek to retain full control of the design and seek to use the contractor for the construction of new homes only.

10.20 This route is not expected to deliver significant numbers of homes, however, initial sites have been identified above, which will be added to as other sites are brought forward. This should deliver circa 60 homes over the 5 year plan period.

10.21 **Specialist**

10.22 This route for delivering new Council homes will provide the opportunity for the Council to take part in any pilot schemes or other bespoke opportunities should they arise. For example, the Council is currently engaged in a pilot to deliver 42 new homes

using Modern Methods of Construction (MMC). The pilot, facilitated initially by Local Partnerships are an in-house public sector delivery partner jointly owned by the LGA, HM Treasury and Welsh Government. They work solely for central government departments, the Welsh Government, councils and combined authorities.

10.23 The above pilot brought together a multi-disciplinary team of designers, planners and cost consultants to establish proposals across three sites where delivery is predicated on MMC. The scheme recently went out to tender with an appointment of the successful contractor due to be appointment subject to approval imminently.

10.24 Further to this we have identified a site at Henson Villas within this route. Henson Villas is a site located off Pearson Park and will see up to 24 new Council flats/ apartments delivered. This site is quite unique because of the extensive constraints it presents and that it will see the delivery of flats/apartments which is a departure from the Councils standard house led approach on other sites. The viability for this site is extremely challenging. Therefore, this route is really to take sites forward that do not fit with either the Housing Delivery Partner route or the Small Sites Framework route.

10.25 Turnkey/ Land-Led/ s.106

10.26 As an existing delivery route, it is proposed to continue to acquire new Council homes that meet with our specification requirements on a turnkey basis where opportunities arise. This is where the Council acquire new homes as completed assets rather than contracting prior to their construction. The route can provide good opportunities to acquire a bulk number of new homes from developers who see the benefit of a bulk sale with a discount provided to the Council to make it a viable and worthwhile investment.

10.27 The Council will also accept homes from developers delivered as a consequence of section 106 planning obligations. This is where a developer is required to provide an agreed number of affordable homes on a development to comply with requirements set out by the local planning authority.

10.28 Land led development opportunities (ie where a developer owns housing land and presents to the Council an opportunity to secure some of the developed site at a discount) are also providing some good opportunities to acquire new Council homes from often local developers. This route to delivery is limited but has the potential to be bigger. As part of this procurement strategy, it is recommended that the Council take a more proactive approach to advertising to local developers who are seeking to bring forward new homes on private land that the Council are willing to engage with them to consider the potential for homes being acquired as Council homes.

11. Options and Risk Assessment

11.1 Do Nothing

Should the Council do nothing, the Council will continue to utilise the existing procured development agreements till they are exhausted and thereafter have to rely on wider framework contracts.

This will mean that the Council is restricted to existing agreements. It will not be able to utilise.

It will also mean that the Council would need to take schemes out to tender through a design and build or traditional contract, which increases the risk of stalled sites owing to viability constraints.

11.2 Pursue a Development Agreement led procurement approach

This has the potential provide the structures through which to achieve the required outcomes of the maximum number of social homes that meet energy efficiency requirements, avoid the need for retrofitting, expedite delivery times and minimise the long term costs of maintenance by working on a long term partnership basis with the Council to support housing delivery in the city. The contract will requires careful specification to maximise the outcomes and the potential for regeneration benefits and employment for the city. Creating an effective development agreement that delivers a long term partnership in the city can also provide the option for Social Housing partners and the Mayoral Combined Authority to support the response to homelessness, in particular for those with priority needs, in the city. Tendering for a long term contract with provision for extension, enables the continuation of the partnership if it proves successful over time.

11.3 Procure a small sites framework agreement

This will address the areas that the larger development contract will be unable to fulfil. It allows for the Council to develop a long term small sites framework, with provision for that framework to be refreshed after four years, to again build on the understanding developed. This framework also will provide a swift route for delivery of in-fill sites working alongside the design team through the planning process. It provides a good opportunity for smaller developers in the locality to support the Council's need to deliver quality social housing.

12. Comments of the Monitoring Officer (Assistant Director, Legal and Governance)

12.1 The primary proposal in this report is that the Council tenders a long term development agreement for the outcomes it requires, to include the maximisation of social housing delivery for the Council, with a focus upon modern methods of

construction to expedite delivery over a long term partnership, accords with public procurement practice subject to compliance with the requirement for competition. The Council is required to publicise through the contract notice all elements of the arrangement which will govern the contractual relationship going forward. The call for competition is required to include information on the intended duration of the public contract. However, as the contract is to provide a service over a fairly long period, it must be able to adjust to changes in the economic, legal or technical environment. Changes in circumstances can be accommodated as long as the principles of equal treatment and transparency are upheld. It will be necessary to make specific provision for the possibility that some conditions of the invitation to tender will be amended after the successful tenderer has been selected. Accordingly the notice of invitation to tender/tender documents will need to define the framework within which changes will be carried out, so that all the potential tenderers interested in taking part in the procurement procedure are aware of that possibility from the outset and are therefore on an equal footing when formulating their respective tenders. Options for renewal or modification of the public contract will need to be sufficiently detailed, in order to ensure fair and effective competition. The contract b will also need to set out what will happen if the public contracts are not awarded in the future and/or public contracts which have already been awarded are not extended.

12.2 The small sites framework contract that is proposed will have a maximum duration of 8 years under current procurement law, however, there will need to be a refreshing of the framework after 4 years.

12.3 Given the duration of the contractual arrangements it will be important to ensure that Social Value is delivered through the contractual arrangements and measures incorporated into the procurement process and contractual documents to ensure that. [IA}

13 Comments of the Section 151 Officer (Director of Finance and Transformation)

The Director of Finance and Transformation notes and supports the recommendations. (SC)

14. Comments of the Assistant Director OD & HR and compliance with the Equality Duty

The Assistant Director of OD & HR notes this report. There are no staffing or equality issues. Social housing supports those in groups of highest needs. (SH)

15 Comments of Overview and Scrutiny

This report will be considered by the Communities Scrutiny Commission at its meeting to be held on Thursday 11th December 2025. Any comments or recommendations agreed by the Commission will be submitted to Cabinet for consideration. Ref: Sc9011 [PT]

16 Comments of the Portfolio Holder for Economic Renewal, Housing and Organisational Development

I endorse the proposed approach to delivery of the Housing Growth Plan. There remains a key requirement for the Council to engage with residents with a view to ensuring that new housing schemes are shaped by feedback and welcomed as a result of the wider benefits of housing development/housing-led regeneration being understood. The new national, mandatory house building targets will be challenging to deliver but this procurement strategy that takes a city wide approach is the proactive role for the Council that I was seeking in respect of all housing development when supporting the Housing Growth Plan. PF1073

Ian Anderson

Director of Legal Services and Partnerships

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Officer Interests: None

Background Documents: -

Housing Strategy

Housing Growth Plan

Implications Matrix

This section must be completed and you must ensure that you have fully considered all potential implications

This matrix provides a simple check list for the things you need to have considered within your report

If there are no implications please state

I have informed and sought advice from HR, Legal, Finance, Overview and Scrutiny and the Climate Change Advisor and any other key stakeholders i.e. Portfolio Holder, relevant Ward Members etc prior to submitting this report for official comments	Yes
I have considered whether this report requests a decision that is outside the Budget and Policy Framework approved by Council	Yes
Value for money considerations have been accounted for within the report	Yes
The report is approved by the relevant Director/Assistant Director	Yes
I have included any procurement/commercial issues/implications within the report	Yes
I have considered the potential media interest in this report and liaised with the Media Team to ensure that they are briefed to respond to media interest.	Yes
I have included any equalities and diversity implications within the report and where necessary I have completed an Equalities Impact Assessment and the outcomes are included within the report	Yes
Any Health and Safety implications are included within the report	Yes
Any human rights implications are included within the report	N/A

I have included any community safety implications and paid regard to Section 17 of the Crime and Disorder Act within the report	Yes
I have liaised with the Climate Change Advisor and any environmental and climate change issues/sustainability implications are included within the report	Yes
I have considered how the decision may contribute or impact on culture and heritage within the city.	Yes
I have included information about how this report contributes to the Community Plan/ Area priorities within the report	Yes
I have considered the impact on air quality, carried out an appropriate assessment and included any resulting actions or opportunities necessary to improve air quality in the report.	Yes