

Leicester
City Council

MEETING OF THE OVERVIEW SELECT COMMITTEE

DATE: THURSDAY, 3 NOVEMBER 2022

TIME: 5:30 pm

PLACE: Meeting Rooms G.01 and G.02, Ground Floor, City Hall, 115 Charles Street, Leicester, LE1 1FZ

Members of the Committee

Councillor Cassidy (Chair)

Councillor Gee (Vice-Chair)

Councillors Batool, Halford, Joel, Joshi, Pantling, Porter, Thalukdar and Westley

Youth Council Representatives

To be advised

Members of the Committee are invited to attend the above meeting to consider the items of business listed overleaf.

For Monitoring Officer

Officer contacts:

Francis Connolly (Scrutiny Policy Officer)

Jacob Mann (Democratic Services Officer)

Tel: 0116 454 63543, e-mail: angie.smith@leicester.gov.uk
Leicester City Council, 115 Charles Street, Leicester, LE1 1FZ

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Further information

If you have any queries about any of the above or the business to be discussed, please contact:

Jacob Mann , Democratic Support Officer on 0116 454 63543.

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PUBLIC SESSION

AGENDA

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1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any interests they may have in the business to be discussed.

3. CHAIR'S ANNOUNCEMENTS

4. MINUTES OF THE PREVIOUS MEETING

Appendix A

The minutes of the meeting of the Overview Select Committee held on 8th September 2022 and the Special Meeting of Overview Select Committee held on 27th September 2022 are attached and Members are asked to confirm them as a correct record.

5. PROGRESS ON ACTIONS AGREED AT THE LAST MEETING

To note progress on actions agreed at the previous meeting and not reported elsewhere on the agenda (if any).

6. QUESTIONS, REPRESENTATIONS AND STATEMENTS OF CASE

The Monitoring Officer to report on the receipt of any questions,

representations and statements of case submitted in accordance with the Council's procedures.

7. PETITIONS

The Monitoring Officer to report on any petitions received.

8. TRACKING OF PETITIONS - MONITORING REPORT [**Appendix B**](#)

The Monitoring Officer submits a report that updates Members on the monitoring of outstanding petitions. The Committee is asked to note the current outstanding petitions and agree to remove those petitions marked 'Petitions Process Complete' from the report.

9. MARKET REDEVELOPMENT UPDATE [**Appendix C**](#)

The Director of Tourism, Culture, and Inward Investment submits a presentation outlining the proposals for the redevelopment of Leicester Outdoor Market.

10. CORPORATE ESTATE ANNUAL REPORT [**Appendix D**](#)

The Strategic Director of City Development and Neighbourhood Services submits a report setting out a summary of the performance of the Council's Corporate Estate for the year ended 31 March 2022. The Commission are invited to note the performance of the Corporate Estate in relation to its key metrics and its contribution to the Council's revenue budget; and consider the wider contribution of the portfolio in supporting the local economy, local businesses and communities, whilst minimising risk to the Council.

An Executive Summary is included before the full report.

11. COST OF LIVING CRISIS PRESENTATION

The Director of Public Health will deliver a presentation on the Council's response to the ongoing cost of living crisis.

12. REFUGEE RESETTLEMENT PROGRAMME UPDATE [**Appendix E**](#)

The Director of Housing submits a report on the Immigration, Migration and Asylum within Leicester City with a focus on the Homes for Ukraine and Afghan schemes. The Commission is invited to note the update and make any comments as they see fit.

13. DRAFT LOCAL PLAN CONSULTATION FEEDBACK [**Appendix F**](#)

The Director of Planning, Development, and Transportation submits a report providing feedback on the comments on the draft Local Plan made during the initial scrutiny considerations during September and the extended consultation period with all members during October and outlines the proposed changes to the plan.

The Commission is invited to note the Officer comments and any proposed changes, and to make any further comments on the draft plan as required.

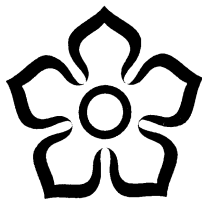
14. QUESTIONS FOR THE CITY MAYOR

The City Mayor will answer questions raised by members of the Overview Select Committee on issues not covered elsewhere on the agenda.

15. OVERVIEW SELECT COMMITTEE WORK PROGRAMME [**Appendix G**](#)

The current work programme for the Committee is attached. The Committee is asked to consider this and make comments and/or amendments as it considers necessary.

16. ANY OTHER URGENT BUSINESS



Leicester
City Council

Appendix A

Minutes of the Meeting of the OVERVIEW SELECT COMMITTEE

Held: THURSDAY, 8 SEPTEMBER 2022 at 5:30 pm

P R E S E N T:

Councillor Cassidy (Chair)

Councillor Batool
Councillor Joshi
Councillor Halford

Councillor Pantling
Councillor Porter
Councillor Thalukdar

Councillor Westley

In Attendance:

City Mayor, Sir Peter Soulsby
Deputy City Mayor, Councillor Clair
Deputy City Mayor, Councillor Clarke
Assistant City Mayor, Councillor Myers
Councillor Kitterick
Councillor Waddington

Also Present:

Youth Representative – Bhavneeta Khodiyar
Youth Representative – Kiera Finney

* * * * *

22. APOLOGIES FOR ABSENCE

The Chair led on introductions and welcomed Youth Representatives Bhavneeta Khodiyar and Kiera Finney to the meeting.

The Chair noted that the meeting was taking place whilst people were deeply concerned for Her Majesty the Queen, who was very ill.

Apologies were received from Councillor Gee.

23. DECLARATIONS OF INTEREST

Members were asked to disclose any pecuniary or other interests they may have in the business on the agenda.

There were no declarations of interest made.

24. CHAIR'S ANNOUNCEMENTS

The Chair announced that there would be a special meeting of Overview Select Committee 27 September to primarily consider scrutiny of the Local Plan proposals. Details of the full programme of scrutiny, which included three further meetings across all the Commissions, had been made available to Members.

The Chair further announced the sad deaths of two former Councillors, Ann Glover and Maggie Bodell-Stagg, and that people would remember their dedicated public service, and Members' thoughts were with their families.

25. MINUTES OF THE PREVIOUS MEETING

Minute 1, Apologies for Absence – it was noted that Councillor Gee had requested an amendment to the previous minutes as he had forwarded his apologies for the meeting.

AGREED:

That the minutes of the meeting held on 30 June 2022 be confirmed as a correct record, subject to the amendment above.

Councillor Porter requested an amendment to the agreed minutes of the meeting held on 30 June 2022, Minute 12, Survey of Leicester:

As part of the discussions, it was noted that:

- *The cost of Council Tax was included within the utilities section*

He asked that the minute be amended to note points made at the previous meeting on 30 June 2022 that residents' Council Tax bills were not included in the survey, and in terms of people's difficulty with the cost-of-living crisis, rising gas and electricity bills, and food, that Council Tax should have been listed as a cost to residents.

26. PROGRESS ON ACTIONS AGREED AT THE LAST MEETING

Minute 12, Survey of Leicester – The Chair noted that there would be a further separate briefing with all Scrutiny Chairs on how the outcomes of the survey could be explored, which would take place once the full survey findings had been published.

27. QUESTIONS, REPRESENTATIONS AND STATEMENTS OF CASE

The Monitoring Officer reported that no questions, representations and statements of case had been submitted in accordance with the Council's procedures.

28. PETITIONS

The Monitoring Officer reported that no petitions had been received.

29. TRACKING OF PETITIONS - MONITORING REPORT

The Monitoring Officer submitted a report which provided an update on the status of outstanding petitions against the Council's target of providing a formal response within three months of being referred to the Divisional Director.

AGREED:

That the status of the outstanding petitions be noted, and to remove those petitions marked 'Petition Complete' Ref: 21/11/02, 22/01/01, 22/03/01 and 22/02/01 from the report.

30. CALL-IN - PURCHASE OF 22 MARKET PLACE

The Chair informed the meeting the agenda items would be heard out of order, and item 10, Call-In – Purchase of 22 Market Place would be heard next.

The Monitoring Officer submitted a report informing the Overview Select Committee that the Executive Decision taken by the City Mayor on 19 July 2022 relating to the purchase of 22 Market Place had been the subject of a five-member call-in under the procedures at Rule 12 of Part 4D (City Mayor and Executive Procedure Rules) of the Council's Constitution.

The Overview Select Committee was recommended to either:

- a) Note the report without further comment or recommendation. *(If the report is noted the process continues and the call in will be considered at Council on 29 September 2022); or*
- b) Comment on the specific issues raised by the call-in. *(If comments are made the process continues and the comments and call in will be considered at Council on 29 September 2022); or*
- c) Resolve that the call-in be withdrawn *(If the committee wish for there to be no further action on the call-in, then they must actively withdraw it. If withdrawal is agreed the call-in process stops, the call-in will not be considered at Council on 29 September 2022 and the original decision takes immediate affect without amendment).*

The Chair invited the sponsor Councillor Kitterick to address the Committee during which he made the following points:

- The call-in had been brought for two reasons; firstly the principal of the decision, and secondly the execution of the decision.
- In his time as a councillor, no one had suggested having a link between the market and Cank Street. The project was already looking to cost £3million even before the demolition of a building.

- He welcomed the £7.5million project for the upgrade of the market which was in need of an uplift.
- Everyone had recognised Dolphin Square as an unpleasant space and much had been done to improve it.
- During current times when money was tight for the Council, it did not merit a project that was likely to cost £5-10million.
- There was concern over the execution of property purchased in the city.
- The purchase being considered at the meeting was the purchase of a property and car park behind for £975,000, nearly a £1m building, and he questioned this valuation.
- Excluding legal fees and VAT, taking into account the stamp duty amount, and that the three years rent free period was valued at approximately £195k a year, and if the £46k of back log was added, the total came to £1.2million to purchase the building.
- Members had been told chartered surveyors had valued the property, but when looking at surveys, they did not match reality.
- When looking at the last accounts for 22 Market Place, Frank Gadsby Ltd. the building and tangible assets were valued at £471k, but the Council were going to purchase the property for a least £975k. Even taking into consideration accounting practice and depreciation, it was asked why there was such a discrepancy in the two figures.
- Members had been told the purchase was being made because it was a good investment but was for the purposes of a wider scheme on Cank Street.
- The figures in the report had talked about yield. On £975k a 5% net yield would provide the Council with £50k per year. But another property ready to be fitted out go was being advertised at £20k per year.
- Members had been told the upstairs could be turned into six residential units, but the report had not included the cost of turning them into residential units.
- A purchase made in December 2017 for 12-20 Market Place had cost the Council £1.8million. Six months later a private company purchased 24, 26 and 28 Market Place for £610k for a similar footprint. It was questioned why the Council paid 2.8 times the amount for its purchase for a similar footprint.
- In conclusion it was believed the purchases, were part of an ongoing pattern of investment in the City Centre that had already received millions of pounds that could have been spent in the poorer, outer areas of the city where there was a poverty crisis.

The Chair invited Councillor Waddington as a signatory to the call-in to speak, and she made the following additional points:

- She had questioned whether spending £1million on 22 Market Place would actually be of benefit to the residents of the city and could not see the logic.
- The Council's investment in various areas had benefited the city in terms of its income, such as employment units, which would be a better contribution to city centre and wider neighbourhoods in economic development, or would be better spent on housing, as Members were aware of the housing crisis in the city and long waiting lists.
- In the spending of public money, the Council should be looking at the public need and the public interest, and the purchase of 22 Market Place did not

represent good value for money or help meet the objectives of employment or housing.

The City Mayor responded that the professional judgement of officers had been sound and always of the very highest quality. He noted that members were also to receive a presentation on the Council's corporate estate, which indicated that over many decades there had been reliance on professional judgement for the purchase, administration and disposal of property, and in particular the income from property. He continued that the corporate estate was worth over £130million, that it produced several millions of pounds towards the Council's running costs every year, and it was very well managed.

The City Mayor added the property was worth its valuation and was in an area of strategic importance to the Council, being immediately adjacent to the Cank Street link. The purchase came at an appropriate time when the Council was looking at the future of that part of the city and looked to ensure it remained a vital part of the city centre for years to come.

The City Mayor reminded Members that it was often said that the only investment the Council made was in the city centre, when in fact the Council's overwhelming majority of the Council's investment was in outer neighbourhoods. Regardless of this, the city centre continued to serve as the city's shop window.

Richard Sword, Strategic Director City Development and Neighbourhood Services, delivered a presentation that provided an overview and background to the purchase of 22 Market Place. During its presentation it was noted that:

- The property was over five floors, at 5,357 square feet, and ran front to back from Cank Street to Market Place.
- There was car parking space for seven cars at the rear, which had development potential.
- The property was in an area of the city where the Council was looking to redevelop and invest.
- The building was not listed.
- The purchase was made up of front of shop for £800k, and the back land for £175k. It was important to separate out the two purchases as the values were calculated differently.
- There was a clear connection of land use with the previous purchase of 12-20 Market Place.
- To undertake the valuation, a Council employed Chartered Valuation Surveyor had valued the property, followed by an independent valuation, and then completed with comparison analysis.
- Yield had been calculated based on the 5,357 sq feet of space, with the ground floor and basement let at £26k per annum. Above the shop, the first, second and third floors would be let at £8k per annum, and the car park for £10.5k per annum; a total of £44.5k per annum.
- There would be a three-year rent-free period, which was included in the report, and with the RPI and the projection it was expected to be £50k per annum growth.

- There was a potential for yield increase and development, and a series of plans had been looked at for potential residential units.
- In ascertaining that the yield was correct, there had been various comparators taken from around the city, such as, the average per square foot around the location.
- The key comparable properties included 8 Market Place at £25sq ft in October 2021, 4a Hotel Street at £35sq ft in July 2021, and other various benchmarks.
- In response to claims that the Council purchased properties for more than their value it was noted that the Council was offered on average 50 properties for sale a year which were not purchased by the Council. It was reported that most times the value problem was with owners wanting more than the value of the property which could not be met. Alongside that, when the Haymarket was purchased, it had been offered at £5million more than the Authority bought it for.
- Furthermore, officers were currently working on a purchase in housing where owners wanted £8.7million, and when it was valued by two independent Chartered Surveyors and the Council's own surveyors it was substantially valued less by millions, and negotiations were ongoing with the owners.
- Independent valuers as professionals would use their own benchmarks around the city to arrive at a valuation. There were on occasion some valuation conflicts, but overall there tended to be a Red Book approach.

Members were given the opportunity to ask questions.

Councillor Porter raised the following points:

- Copies of the independent valuation had not been provided and this would have been helpful, and that something as important as the spending of over £1million should have been made available to Members.
- He noted the various purchases for 15 properties in Market Place and surrounding area, with an average price of £266,333. He said that the valuation of nearly £1million for the property and yield was over estimated.
- The presentation had given a figure per square metre which tallied with a property up for rent on 39 Gallowtree Gate at £149 per square metre.
- Mentioned in the report were the Council's objectives, but if the Council was to be seen to be transparent with the use of public money the report should include reasons for the purchase.
- There was a mention of compulsory purchase which would cost £100k more at 10%, which was believed to be hugely over inflated.
- The figure quoted for tangible assets in the company's accounts had alluded to other assets, but there was no separate valuation for the property.
- Based on information he had received and heard, Councillor Porter supported the call-in, and believed the Council should be spending the money more wisely in other areas and not necessarily in the city centre.
- There was a huge fall in the number of people travelling to the city centre, and the Park and Ride service had seen a 40% decline in the number of people using it.

- Market Traders wanted the Council to provide half an hour free parking around the market to support trade.

The City Mayor informed the meeting that he would present soon to the Overview Select Committee the footfall figures for the city centre, which would show the city centre had bounced back remarkably since the pandemic, as it was somewhere that people wanted to invest, live and shop.

The City Mayor mentioned the issue of the value of the property shown in the accounts of the company, which were the historic costs that were paid when purchased by the company. He added that what also helped to assess market price was the valuation completed by professionals, who advised the City Mayor and Members. He added that the proposals for the wider market development did need and deserve wider scrutiny as it was a large sum of money and offered to bring it to a future meeting with a presentation on the Cank Street link.

He added the case had been made to go ahead and he hoped Members endorsed the decision made.

The Chair welcomed the offer made by the City Mayor to bring information in relation to the wider market development and Cank Street link to a future meeting.

The Strategic Director responded to points made by Councillor Porter. He noted the property had been purchased in 2006 for £550k and was being accounted at that value. He added that in looking at property rise and RPI since 2006, the loan would take the figure around £930k.

He added when considering the other points raised on property figures, it was very difficult to make a legible comparison without knowing clearly the size and configuration of each property. It was further reported that the separate elements of the purchase had been explained, i.e. the basement, floors and car park had been separately calculated and the yield reached.

Councillor Kitterick responded that the corporate estate was substantial and had been acquired over decades. He added that he did, however, have concerns over yield figures at 5%. The yield figures were based on there being residential units above, but there was not budget for conversion. He reiterated that in 2017 the Council purchased a footprint property for £1.7million, and six months later an almost identical footprint was purchased privately for £610k.

Members of the Committee discussed the call-in further which included the following comments. Questions were responded to by officers present:

- Thanks were given to the officers. Also welcomed was the investment in the new market but noted that the surrounding areas of the market also required investment. It was stated that investment needed to continue to be made in city centres so they continued to survive.

- It was asked that with the six residential units they would be private, affordable housing, as with the current housing crisis any accommodation, no matter how small had got to be welcome.
- The professional judgement of officers was accepted, and there were no doubts over the valuation of the investment.
- The future investment announced in one of the best markets in Europe was highly welcome, as the city needed a vibrant area for people to visit and spend time, and the regeneration of the city centre was much needed for future generations to come.
- The yield over 22 years to get back the investment was considered to be reasonable.
- Members appreciated the Council's vision for the area, which improve the area for events. It was noted that so many people came into the city to enjoy it, and Councillors supported the overall vision.
- Purchasing property for investment was essentially good, but it had to prioritise what was good for the community.

The City Mayor said the first preference for any housing development was to provide council housing, which was easy to achieve and more economical in some places more than others. He supported the views of others to continue to invest in other parts of the city.

The Chair stated that it was important for Members to look at what was happening in the future and reminded Members the City Mayor had stated his intention to come back with an explanation on future plans for the area, and that it should not stop the purchase at this stage.

The Chair added he was of the opinion that the position reached by officers was correct, and was evidence based.

The Chair MOVED that:

“That the call-in be withdrawn, with there being no further action or need for consideration at Council on 29 September 2022, and the original decision to take immediate effect without amendment, and that the Committee shall receive a presentation at the earliest opportunity on the Council's plans for better connecting that part of the city.

The Motion was **SECONDED** by Councillor Westley.

On being put to the vote the Motion was carried.

AGREED:

1. That the call-in be withdrawn, with there being no further action, or need for consideration at Council on 29 September 2022, and the original decision to take immediate effect without amendment.
2. The Committee shall receive a presentation at the earliest opportunity on the Council's plans for better connecting the part of the city in question.

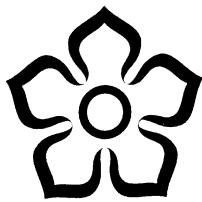
The Chair then announced to the meeting that he had been informed that Her Majesty had passed away and proposed that the meeting be adjourned.

Any urgent matters would be considered at a Special Meeting of Committee, or otherwise taken to the next ordinary meeting of Committee.

The City Mayor said he was grateful for the service that Her Majesty gave for such a long time. It was a deeply sad occasion, but hoped it was one to look back on her life with thanks and gratitude, with pleasure on the times she visited Leicester, inspiration given to us and others in the UK and around the world. She had been an astonishing figurehead and amazing example to us all.

The Chair MOVED that the meeting be adjourned. This was SECONDED by Councillor Westley and on being put the vote the motion was CARRIED.

The meeting adjourned at 6.57pm. The remaining agenda items would be considered at a future meeting of the Committee.



Leicester
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Minutes of the Meeting of the
OVERVIEW SELECT COMMITTEE

Held: TUESDAY, 27 SEPTEMBER 2022 at 5:30 pm

P R E S E N T:

Councillor Cassidy (Chair)

Councillor Batool
Councillor Halford

Councillor Porter
Councillor Thalukdar

Councillor Westley

In Attendance:

City Mayor, Sir Peter Soulsby
Deputy City Mayor, Councillor Clair

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31. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Joel, Joshi and Pantling.

32. DECLARATIONS OF INTEREST

Members were asked to disclose any pecuniary or other interests they may have in the business on the agenda.

Councillor Westley declared an interest in Item 9, Housing Scrutiny Crisis report, in that family members were council tenants.

Councillor Thalukdar declared an interest in the agenda items to be discussed that family members were council tenants.

Councillor Halford declared an interest in the agenda items to be discussed that family members were council tenants.

Councillor Porter declared an interest in Item 4, Leicester Local Plan (2020 – 2036) that he had submitted objections on behalf of local residents, and also submitted his own objections during consultation on the plan.

In accordance with the Council's Code of Conduct, the interests were not considered so significant that they were likely to prejudice the Councillors' judgement of the public interest. The Members were not, therefore, required to withdraw from the meeting.

33. CHAIR'S ANNOUNCEMENTS

The Chair invited the City Mayor to give a statement regarding recent incidents of unrest in Leicester East.

The City Mayor noted that he was deeply concerned about the recent events. He stated that these were particularly shocking in a city such as Leicester in that it was unique and proud of its diversity and proud of how communities lived together. He suggested that the incidents had been orchestrated by a comparatively small group of people, but nonetheless it was intensely distressing for people in the city, particularly in the locality affected.

The City Mayor said he intended to make a statement at the Special Council meeting on 29th September, and would ensure Members were briefed on the situation at the end of the coming week. He believed that the events needed and required the authority to examine further what lay behind them, and intended to review the events, and to most crucially, examine what were the motivations of those that took part, what lessons could be learnt, and to then seek to develop recommendations to be taken on board by public authorities, the council and community groups. Terms of Reference would be developed for the review group, which would be shared with Members before adoption. He also sought to ensure that Members would be briefed throughout the process.

In response to a question, the City Mayor responded that he hoped that he would be in a position to share the Terms of Reference shortly and would include opposition Members in relevant discussions, following which a discussion would be had in terms of who would lead the review. The City Mayor anticipated that a report would come out at or around start of the new year.

The Chair thanked the City Mayor for the update.

34. LEICESTER LOCAL PLAN (2020 - 2036) - PUBLIC CONSULTATION ON SUBMISSION PLAN (REGULATION 19)

The Director of Planning, Development and Transportation submitted a report which outlined the main strategies and proposals of the submission for the City of Leicester Local Plan for public consultation in November 2022.

Members were invited to consider the report and make any recommendations for Full Council.

The Chair stated that this was a key opportunity to examine the Local Plan proposals ahead of a Full Council decision. Members were asked to examine

the proposals and to offer comments and recommendations in respect of the final stages in adopting a new local plan. It was noted that scrutiny commissions had already looked at the plan and had provided comment on it during discussions.

The City Mayor introduced the plan. He stated it was important that the City had a Local Plan, which was a requirement, and needed to enable the Council to plot the future as a city, and particularly to have a framework for land use decisions, for employment, new developments that provided employment, and housing. It was noted there was an expectation from Government that the authority provide housing in and around Leicester, but he was keen to do it in a way that protected the vital open space, the green space and ecology within the city, which was a difficult balance. He added that in seeking to find the space for housing there was a very strong incentive, with those constraints in mind, and because it made good environmental sense in other respects for people to not to need to travel for work, leisure or other activity. He believed officers had sought to get the balance right, and they had put a tremendous amount of work and professional expertise into the plan. He also said he was very grateful for the fact they had worked very well with the district councils around Leicester, and that those districts had themselves engaged with Leicester City Council to try to get the balance to take an appropriate amount of development within their areas.

The City Mayor was mindful that a significant volume of papers lay behind the draft plan, and that it was appropriate to ensure that they were examined. He suggested to bring further detail of the strategies and policies that lay behind the local plan to the Overview Select Committee at its next ordinary meeting.

Grant Butterworth (Head of Planning) and Fabian DCosta (Team Leader, Generic Planning) were present to introduce the report. It was noted the Plan had been taken to three scrutiny meetings in recent weeks, and each Commission had been reminded of what had been said at the previous stage of consultation and how officers had addressed those comments. A summary of discussion and consideration from each of the scrutiny commissions had been published and circulated to the Overview Select Committee prior to the meeting. The extracts had reflected extensive questioning on the plan.

Members were informed the plan needed to be evidence based, and the intention was to make all documents with evidence available to all Members for review over the coming weeks, and to give opportunity for Members to seek clarity from officers.

The Chair then invited the Members that had chaired the Scrutiny Commission meetings to provide a few words on key issues raised.

Councillor Westley reported back from the Housing Scrutiny Commission which had been joined by Members of the Economic Development, Transport and Climate Emergency Commission. He added he been pleased that Members had been able to make a series of comments and observations which they hoped the Executive would act upon. He expressed thanks on behalf of all

Members to Grant Butterworth and his team, in that they were able to set out what was a complex picture in an understandable way. Points made were:

- For Housing Scrutiny Commission Members, the key factor in the Plan was the need to provide enough development land to meet the social housing needs of the community over the coming decades.
- A more general point made related to the relationship between housing and employment. It was felt those provisions should be near each other to reduce travel time and costs and to curtail air pollution impacts.
- Members were also concerned that space standards for new buildings be clearly set out in the Local Plan.
- Another concern that had been raised was the planning for high-rise buildings. Members were concerned that isolated high-rise blocks were a worse option than high-rise development near existing similar schemes.
- Finally, there was discussion about brownfield sites. It was felt some could be developed, though members were warned that the Environment Agency had stopped the development of several sites because of the risk of flooding. Members had asked for a summary report on brownfield sites across the city and their status in terms of what obstacles there were in developing them.

Councillor Halford reported back from the Heritage, Culture, Leisure and Tourism Scrutiny Commission who had been joined by Members of the Neighbourhood Services Scrutiny Commission for joint scrutiny of the Local Plan item. Some of the points covered were:

- Having a reassurance for space standards for new development housing areas.
- Priority be given to affordable social housing for future housing developments.
- The council to retain and control our open spaces, as much as possible.
- The council to retain a sense of place and sustainability with consideration to be given to the history of land areas and archaeological sites of interest in Leicester, for example the Western Park Golf course site.
- Consideration be given to the needs of the younger generation and the elderly generation within areas of development, with amenities planning for all age groups, for example Rancliffe Crescent.
- Green wedge land area should be retained where possible, for example the land adjacent to Grand Central Railway.

Councillor Halford then thanked Grant Butterworth and his team for preparing an excellent presentation to scrutiny, and for taking on board the views and comments of scrutiny members to feed into the Local Plan, as it was a massive and complex topic for the council and the city.

Councillor Thalukdar, Chair of Neighbourhood Services Scrutiny Commission, added that housing was needed in the city, with social housing being particularly important for the next generation of people who were finding it very

difficult to buy a house. He also added retainment of green space was important and should not be protected as far as possible.

Councillor Batool (for Councillor Pantling) reported from the Adult Social Care, Children, Young People and Education, and Health and Wellbeing Scrutiny Commissions which had examined the Local Plan proposals at their joint meeting. It was reported the meeting had been well attended by Members across the three commissions. Points raised mainly related to:

- Concern around the loss of green space and the impact it had on health and wellbeing.
- A desire for the Council to build its own social housing.
- The impact of further house building on access to front-line health services, including GPs and dental practices.
- The need for young people, particularly through schools, to be engaged in the process.

The meeting had agreed two specific recommendations:

1. That where possible, the Council should look to prioritise the building of more purely social housing on Council owned sites; and
2. That where possible, the Council should act to minimise the impact of new developments on existing inequalities (including those relating to health and education) especially on sites owned by the Council

The request was that Overview Select Committee endorse those comments and recommendation ahead of Full Council consideration.

The City Mayor wished to comment on one particular point, noting that there was a desperate need in the city to deliver more social housing. He wanted it noting that, whilst it could not be specified what sort of housing should be provided when drawing up the Plan, the Council could commit itself to maximise the development of social housing. He was of the opinion the Council needed to set very challenging targets and make these clear to the public so they could judge that the Council was making its contribution to social housing to relieve the desperate housing crisis in the city.

Members were then given the opportunity to make comments and ask questions and responses were given:

- A Member stated the Local Plan consultation had been ongoing for several years and had gone through another round of scrutiny, and that as part of the process members should have had the opportunity to see those documents which would have addressed some of the issues raised.
- With Government directives, and the current Levelling Up Bill, the new Prime Minister was reported to have said she did not believe that housing targets works and wanted to abolish them. It was asked if the Local Plan could be obsolete within 18 months, and that sites allocated with a few thousand houses on could be kept as green spaces.

- Officers responded that there had been various comments made by prospective prime ministers, the Prime Minister, and ministers. The Government had set a target of 300,000 a year and it was believed the Government would set context on how they would be delivered nationally. It was reported that the latest announcement talked about investment zones as an answer to how houses would be delivered and where local authorities want to see the houses developed. Since the announcement, the indication was the investment zones would not be able to deliver the requirement for the level of housing need evidenced.
- Officers also stated it was highly unlikely that, with the government recently increasing the target by 35% which led to all of the work with the districts to take half of the housing need from the city, that the government would reduce the housing requirement to a level recommended in the plan. It was noted that the comments made at all the scrutiny meetings included the need to find deliverable sites for housing to tackle housing crisis. In the Plan the majority of the sites were on brownfield land but there was a need to open up other sites that were the most deliverable. It was concluded that the Plan would not be out of date until the government introduced new planning legislation, but even if they decided to amend targets through the Levelling Up Bill it would take several years for secondary legislation to come through to confirm targets, in which time the Plan would be due its five-year refresh.
- Members believed the radical plans the government had announced on planning could have an impact as well. The paper on the Housing Crisis to be discussed later in the meeting noted that additional land was needed, with Leicester running short on sites, therefore, it would be a long, up-hill struggle to reach any targets.
- Officers noted the Levelling Up bill was based upon the White Paper produced over two years ago, and that there was a danger that legislation took a long time to come to fruition, and the Levelling Up bill did not specify a new approach to housing targets so there was likely to be even more delay before the new government had chance to consult to confirm a new mechanism. In the meantime, the biggest imperative was to progress as quickly as possible the duty to cooperate which would be abolished under the Levelling Up bill, which would mean the Council would lose the ability to capitalise on the agreement with the districts, which sought to deliver just over half of the total of housing need.
- A Member was pleased that some of the pressure had been reduced on some of the green field sites within the city, but that shifting the problem of housing building to the other side on the boundary with a large amount of people moving to the surrounding areas of Leicester would still place pressures on existing services such as hospitals, GPs, etc which were already struggling to cope, and that unless there was an approach laid out in the Local Plan on how it would be addressed, it could be disastrous.
- Officers noted there was a very substantial document which was an infrastructure study which had been published at the last consultation stage, and had invited comment on health and a whole range of infrastructure topics to support the need for delivery of the Plan, and had since been updated and was included in the bundle of evidence which would be made available for viewing. The Government, and those in charge of development

and partners such as the police would find that infrastructure information very useful.

- A Member stated that the impact of all the development, new housing and industrial units on the fight against global warming and climate change, with the construction industry being a major contributor to carbon emissions, which should be addressed in the Local Plan through policy and construction materials and was something the Council should be pushing. As the first environment city in Europe, Leicester should look to have minimal impact on the environment.
- With regards to global warming and carbon efficiency, officers responded that the authority was restricted by national government policies on how far the Local Plan could go in terms of setting those standards.

The Chair asked why the process had taken so long to reach its current stage. The City Mayor responded that there had been many statutory processes to negotiate and it had been a complicated process which had required careful consideration of sites, with the procedures being changed by Government on a number of occasions throughout the process. It was also worth noting that the authority were significantly some way into the process compared with other authorities.

Officers also responded that the draft plan had been due to go out to consultation just when the first lockdown was announced, following which there had been reconsideration of sites, and reconsideration of capacity work. Officers had also been working with districts on the issue of unmet need and there had been a lot of evidence and work done on where unmet need could be accommodated, which had been a huge piece of work affecting timescales.

The Chair moved and was seconded by Councillor Westley, that the Commissions' comments and recommendations be supported, and also comments made at the Overview Select Committee meeting, and that they be taken to Full Council.

The Chair noted that the associated Local Plan policies and strategies would be brought to the next ordinary meeting of the Committee on 3rd November 2022, and in the meantime, these would be made available to all Members. He thanked Grant Butterworth and his team for all of their hard work.

AGREED:

That:

1. The key local plan strategies, policies, site allocation, and provisions for consultation be noted be made available to Members for review.
2. The Overview Select Committee endorse the comments and recommendations from the joint Scrutiny Commission meetings, along with the comments and recommendations from Overview Select Committee Members to Full Council on 29th September 2022.

3. The associated Local Plan policies and strategies be brought to the next ordinary meeting of Overview Select Committee on 3rd November 2022.

35. FINANCIAL REPORTS

36. REVENUE MONITORING APRIL - JUNE 2022

The Deputy Director of Finance submitted a report to the Overview Select Committee which was the first in the monitoring cycle for 2022/23 and which provided early indications of the financial pressures the Council was facing for the year.

The Committee was recommended to consider the overall position presented within the report and make any observations it saw fit.

The Head of Finance presented the report and the following points were noted:

- The report highlighted a forecast of a £12.7million overspend for the year due to three main reasons: income shortfalls due to the on-going impact of the pandemic; inflation and energy costs which were much higher than anticipated including significant contracts such as the contract for waste collection and disposal; and the expected pay award which would exceed the budget by £7.4million.
- All councils were facing significant budget pressures, most of which would be ongoing to future financial years.

The Chair stated he felt that Finance officers were managing well both the present and future problems. The Head of Finance responded that the report showed current year problems, but inflation and the pay award meant there was now significant additional pressure on future years' budget forecasts. She added that for the current financial year the pressures would be managed under the Managed Reserves Strategy but that this meant there would be less funding available to support future years.

The Chair requested, if possible, for future reports to show how plans were being affected by the additional budget pressures, and to include more progress on how issues were being managed. The Head of Finance reported that these points would be picked up in the draft 2023/24 budget which would be available towards the end of the calendar year.

Members were given the opportunity to ask questions and responses were given at the meeting, as follows:

- The Housing Revenue Account had an overspend of £1.4m but was saving money on vacant posts of £1.2million. It was noted that voids did not generate rental income. It was asked that, if there was a shortage of people in the housing department that were able to refurbish properties to get them back out to rent, would it not be better to recruit to the vacant posts to speed up the process of getting the backlog of empty properties let. The

Head of Finance would ask the Director of Housing to provide a written response to the Member.

- It was reported that the Biffa waste management contract costs increased annually with inflation, and the expected impact was built into the budget each year. As inflation had turned out higher than predicted, contract costs now exceeded the current year's budget. The Deputy Director of Finance added that various councils had different contracts with Biffa. It was noted that Biffa would also have seen their costs increase through inflationary pressures. He added that with regards to the recent increase in share price for Biffa, there had been movement in recent months from parties wanting to take over Biffa Group.
- With regards to the increase in the running cost of swimming pools, officers were analysing total costs with the inflation rate rising, and that options for future funding would then be considered. It was acknowledged a wider area would be looked at, to include the festivals and events budget and the funding of lights etc. An energy report would be brought back to a future meeting of the Committee.
- Members asked if they would be told of problems with local community centres, for example, having problems with meeting the costs of heating. It was reported that for any Council building their energy costs would be met. The forecast for next year was being looked at and would be built into the budget.
- There were overspends in housing, including on homelessness, landlord services and district heating. It was acknowledged that the charges to tenants and leaseholders for district heating would need to increase. It was noted that households on the district scheme received heating and hot water, but electricity would come directly from their chosen commercial supplier. The Government were giving a £400 discount over six months to all households, which would be applied to a household's electricity bill from October 2022.
- The Government had recently announced support for businesses with their energy bills which would include schools. It was not known at this point if the support would be extended to the district heating scheme costs; this would likely depend on whether the supply tariff costs charged to the Council exceed the tariff support threshold.
- People's energy suppliers would receive the £400 assistance from Government, who would then pass on the reduction to residents. People should not have to do anything as it the reduction for each month would be applied automatically.
- It was asked if the Council should review the plan to light up empty buildings at night in light of rising energy costs.
- . Information on the additional waste contract and energy cost breakdown would be sent to the Members directly.

The Chair thanked officers for the report and noted the recommendation to consider the overall position presented, and the recommendations for Executive which were supported.

AGREED:

That:

1. The overall position as outlined in the report be noted.
2. The Director of Housing to be asked to provide information on the management of voids and that information regarding recruitment to vacant posts in Housing repairs should also be provided to Members.
3. Information on the additional waste contract to be provided to Members.
4. An energy costs report would be brought back to a future meeting of the Committee.

37. CAPITAL MONITORING APRIL - JUNE 2022

The Deputy Director of Finance submitted a report to the Overview Select Committee which showed the position of the Capital Programme as at the end of June 2022 (Period 3).

The Committee was recommended to consider the overall position presented within the report and make any observations it saw fit.

The Head of Finance reported on the following:

- The report was the first Capital Monitoring report for 2022/23 financial year. As previously reported, there was slippage and cost pressures to the current capital programme due to the pandemic, inflation and volatility in the construction industry.
- The report highlighted three decisions the Executive would be asked to approve on the Capital Programme.

Members were given the opportunity to comment and ask questions, and the following responses were given:

- The Jewry Wall Museum improvements delay in completion date was referenced. Officers reported the project was previously showing as red due to the contractor going into administration, which had stopped the whole scheme. The project had since returned to amber and a procurement exercise had been undertaken for a new contractor to continue the works.
- The Chair recalled at the beginning of the pandemic it had been queried if work could continue in council houses. It was agreed that there were concerns initially with repair workers going into houses which had slowed down works. There were still some residents with concerns about having people in the house, but the workers were catching up on repairs.

The Chair noted the recommendations for the Executive, and the recommendation for the Committee to note the overall position in the report.

AGREED:

1. That the Committee note the overall position as outlined in the report.
2. That the Committee support the recommendations for the Executive.

38. SCRUTINY ANNUAL REPORT 2022/23

The Director of Delivery, Communications and Political Governance submitted a report which provided a summary of the Scrutiny Annual Report for the Municipal Year 2021-22.

The Committee was invited to review the report and provide any comments or recommendations before the report was taken for consideration at Full Council.

The Chair informed the meeting that Full Council was required to approve the Scrutiny Annual Report each year, and the report set out each of the nine Commissions' highlights and achievements over the year. He added there was so much work ongoing in scrutiny and that Chair and Vice-Chairs of commissions had done an excellent job over the year.

The Chair said he was very pleased to recommend the report to Full Council and looked forward to saying at Council how important scrutiny was. He thanked the City Mayor and the Executive for listening to scrutiny, and thanked all officers that had worked alongside Members on scrutiny.

The Chair noted the report.

AGREED:

1. That the report be noted and be forwarded to Full Council for endorsement.

39. FINAL HOUSING SCRUTINY TASK GROUP REPORT - HOUSING CRISIS

The Chair of the Housing Scrutiny Task Group submitted the Scrutiny Review "Housing Crisis in Leicester" report.

On behalf of Councillor Gee who had chaired the task group, Councillor Westley stated the report followed one of the most important reviews that had been undertaken. He noted that officers in the Housing Division, Planning Team and Members had taken part in the task group meetings and were all thanked for their part. It had been opened up to all non-Executive Members, who had made significant and constructive contributions both during the review and in the framing of recommendations. Points made were:

- The review had started in April 2022, and the economic developments since that time had highlighted and amplified the complex range of issues which made up the full picture of the housing crisis, which affected both public and private housing, as well as those who were homeless.
- The Government had over time cut the support payments which directly helped people to meet housing costs and to support low-income households. With current inflation levels, it was putting more pressure on those who could least afford it.
- Members believed a lack of affordable social housing was a major cause of the developing housing crisis. Land to build new homes had been identified

as a critical issue in an already highly developed city, but the major drain on social housing for those in greatest need had been the Government's continuing Right-to-Buy policy.

- The Task Group had produced a range of recommendations, many of which were aimed at national Government, but also aimed at driving development and strategy at a local level. A framework for devising programmes and objectives had been identified in the recommendations which provided a guide for future work by the Housing Scrutiny Commission.

The Committee was asked to endorse the report prior to it being forwarded to the Executive. The Chair of the Housing Task Group also endorsed in particular the idea of further work on the Housing Crisis in Leicester by the Housing Scrutiny Commission to continue to develop the ideas of the task group, and that work should continue to set out programmes and define milestones and objectives for those programmes.

The City Mayor stated it was an excellent piece of work, and an example of good scrutiny and added to the good governance of the city by the Council. He added it was timely and he welcomed the reference to the problems caused by Right to Buy. He said he wanted people to be able to own their own homes if they so wished, but Right to Buy had significantly reduced the Council's housing stock which prevents people who wanted to rent a council property from being able to do so, and that they had to largely rely on the private sector at much higher rents. He added that the pattern of housing in Leicester over recent decades had been the decline in housing that the Council were able to provide for people and denied people needing to rent a home the right to a decent landlord.

The Chair stated that this was an excellent piece of work and thanked Councillor Gee, Councillor Westley and the task group, the Assistant City Mayor for Housing and Education, and also the officers who had provided evidence throughout the review.

The Chair supported the recommendations and asked that the Overview Select Committee be copied into the response from the Executive.

AGREED:

That:

1. The Overview Select Committee support the recommendations.
2. The Executive response to the report be provided to the Housing Scrutiny Commission and also copied to members of the Overview Select Committee.

40. ANY OTHER URGENT BUSINESS

- a) The Chair informed the Committee that Angie Smith, the Democratic Support Officer, was leaving the authority. He noted she had been with the authority for some time and wished her all the very best in her future role. The City Mayor joined the Chair in extending best wishes to her for the future.

There being no other items of urgent business, the meeting closed at 6:57pm.

41. DATE OF NEXT MEETING

The next meeting was scheduled for 3 November 2022, 5.30pm at City Hall.

Tracking of Petitions – Monitoring Report

Overview Select Committee

Date of meeting: 3 November 2022

Lead officer: Katie Jordan

Useful information

- Ward(s) affected: All Wards – Corporate Issue
- Report author: Katie Jordan
- Author contact details: Katie.Jordan@leicester.gov.uk
- Report version number: 1

1. Purpose of the Report

To provide Members with an update on the current status of responses to petitions against the Council's target of providing a formal response within 3 months of being referred to the Divisional Director.

2. Recommendations

The Committee is asked to note the current status of outstanding petitions and to agree to remove those petitions marked 'Petition Process Complete' from the report.

3. Detailed report

The Committee is responsible for monitoring the progress and outcomes of petitions received within the Council. An Exception Report, showing those petitions currently outstanding or for consideration at the current Overview Select Committee meeting is attached.

The Exception Report contains comments on the current progress on each of the petitions. The following colour scheme approved by the Committee is used to highlight progress and the report has now been re-arranged to list the petitions in their colour groups for ease of reference:

- **Red** – denotes those petitions for which a pro-forma has not been completed within three months of being referred to the Divisional Director.
- **Petition Process Complete** - denotes petitions for which a response pro-forma has sent to the relevant Scrutiny Commission Chair for comment, subsequently endorsed by the Lead Executive Member and the Lead Petitioner and Ward Members informed of the response to the petition.
- **Green** – denotes petitions for which officers have proposed a recommendation in response to a petition, and a response pro-forma has been sent to the relevant Scrutiny Commission Chair for comment, before being endorsed by the Lead Executive Member.
- **Amber** – denotes petitions which are progressing within the prescribed timescales, or have provided clear reasoning for why the three-month deadline for completing the response pro-forma has elapsed.

In addition, all Divisional Directors have been asked to ensure that details of **all** petitions received direct into the Council (not just those formally accepted via a Council Meeting or

similar) are passed to the Monitoring Officer for logging and inclusion on this monitoring schedule.

6. Financial, legal, equalities, climate emergency and other implications

There are no legal, financial or other implications arising from this report.

7. Background Papers – Local Government Act 1972

The Council's current overall internal process for responding to petitions.

8. Summary of appendices:

Appendix 1 – Table of Current petitions.

9. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?

No

10. Is this a “key decision”? If so, why?

No

Appendix 1

Date Petition referred to Divisional Director	Received From	Subject	Type - Cncr (C) Public (P)	No. of Sig	Ward	Date Receipt Reported to Council (C) / Committee (Ctee)	Lead Divisional Director	Current Position	Scrutiny Chair Involvement	Date of Final Response Letter Sent to Lead Petitioner	Current Status	Ref. No.
25/04/2022	Raju Nana	Parking issues in Newington Street area. Request for residents parking and for the moving of a private garage business	(p)	13	Belgrave		Andrew L Smith	The garage at 96a Newington Street operates under a lawful development certificate. Taxed and insured vehicles can be parked on the street. If not taxed it can be reported to the DVLA for action. Residents parking is prioritised, and the Council continues to allocate resources to address issues. Although Newington Street and the surrounding area is not in the priority list for the current programme, the requests for a residents parking scheme have been added to a list for consideration by the Traffic Operations Team. The City Wardens will continue to monitor the situation and take any action where possible regarding this matter.	Proforma returned by the Scrutiny Chair	12/09/2022	PETITION COMPLETE	22/04/01
16/06/2022	Ayisha Tayoub	Petition regarding disabled bay Baggrave Street	(p)	37	North Evington		Andrew L Smith	Consultation continues with ward councillors.			RED	22/06/01
28/06/2022	Shah Ali	Against the Safer Streets Healthier Neighbourhoods scheme for Evington	(p)	535	Evington	C 7th July 2022	Andrew L Smith	Petition sent to lead director			RED	22/06/01
28/06/2022	Stephen Cooper	Against the Safer Streets Healthier Neighbourhoods scheme for Evington	(p)	560	Evington	C 7th July 2022	Andrew L Smith	The proforma has been developed and awaits confirmation by the Executive.			GREEN	22/06/02
30/06/2022	Hannah Wakley, for Leicester Friends of the Earth	Petition asking the Council to change its policy and stop using pesticides in parks and green spaces.	(p)	476 (e-petition) 214 (paper petition) Total 690	Citywide	C 7th July 2022	Sean Atterbury	Leicester City Council have continually worked to reduce Leicester's carbon dioxide emissions and ensure the city can adapt to climate change for many years, furthermore, has a vision to be a city that is rich in biodiversity with connected, diverse, and high-quality habitats supporting and safeguarding local species and where local people are fully engaged in conservation. As part of its Biodiversity Action Plan (BAP) the Council's strategic ambition is to reduce the overall use of pesticides across the council land by at least 50% by 2031. Numerous weed treatment trials have been undertaken to attempt to reduce the usage of glyphosate, with those measures having reduced the volume of glyphosate over the last 5 years from 480 litres to 238 litres on Parks and green spaces. The Council's aim is to completely remove glyphosate products from use on all its Parks and green spaces on a trial basis commencing in January 2023, noting there is no alternative product than glyphosate to treat Japanese Knotweed, which will continue to be treated by direct stem injection, as a controllable weed by law. Across the city wildflower areas have and will continue to be developed as part of the Council's grassland strategy, creating areas of biodiversity and providing habitat and food for pollinating insects. Leicester City Council are working together with Pesticide Action Network (PAN) in developing a pesticide action plan.	Proforma returned by the Scrutiny Chair	06/09/2022	PETITION COMPLETE	22/06/03

RED - Pro-forma not completed within 3 months of being referred to Divisional Director

PETITION PROCESS COMPLETE - Scrutiny Chair commented on Pro-forma, Lead Executive Member signed off response and final letter sent to Lead Petitioner.

GREEN - Lead Executive Member consulted on proposed response and Pro-forma sent to Scrutiny Chair

AMBER - Petition response progressing within 3 months of being referred to Divisional Director

Appendix 1

Date Petition referred to Divisional Director	Received From	Subject	Type - Cncr (C) Public (P)	No. of Sig	Ward	Date Receipt Reported to Council (C) / Committee (Ctee)	Lead Divisional Director	Current Position	Scrutiny Chair Involvement	Date of Final Response Letter Sent to Lead Petitioner	Current Status	Ref. No.
09/08/2022	Salma Ahmed	Senior Residents Parking, Gwendolen Road. Issues: Illegal parking (non-resident long-term, drug deadline, excessive loud music and litter from vehicles), vandalism and theft, littering (particularly by children during school time dropping and stuffing into letter boxes). Intimidation of elderly/inform vulnerable adults	(p)	21	Spinney Hills		Sean Atterbury / Andrew L Smith	Petition sent to lead director			AMBER	22/08/01

RED - Pro-forma not completed within 3 months of being referred to Divisional Director

PETITION PROCESS COMPLETE - Scrutiny Chair commented on Pro-forma, Lead Executive Member signed off response and final letter sent to Lead Petitioner.

GREEN - Lead Executive Member consulted on proposed response and Pro-forma sent to Scrutiny Chair

AMBER - Petition response progressing within 3 months of being referred to Divisional Director

Leicester Outdoor Market

Redevelopment Proposals

OSC Nov 3rd 2022

Investment to date / timing

- Tried 'Market Corner' - didn't work (2012)
- Created new Food Hall instead (2014) - did work
- Demolished Indoor Market (2015)
- Created Green Dragon Square (2016)
- 3 Upgraded streets around Market and in Horsefair St / Cank St / Hotel St etc (2017 – 2021)
- Removed stalls opposite Dolphin Square (2020)
- Created link through to Town Hall Square (2020)
- But ...
 - minimal investment in outdoor market
 - needed to deliver all the above first

The Problem ...

- An iconic Leicester space at heart of city identity but now struggling
- Was a cash generator for council and traders, unit rents were high
- Environment now poor compared to surrounding area
- Stalls, lighting, public realm, orientation, waste handling all sub par
- Offer now focused much more on 'value' than 'quality'
- Changes in shopping have made traditional markets vulnerable
- Traders older, now losing them to retirement / illness
- Stalls occupancy not recovered post COVID, overall numbers reduced
- Been difficult to attract new traders / extend commodities
- Income targets no longer realistic – creating cost pressure for budget
- Problems with anti social behaviour been especially difficult
- But ...
 - around the country, places are investing in traditional markets
 - radical approaches are reversing decline



The Opportunity. If we can ..

- Create an environment to attract new traders and customers
- Extend the product offer and increase quality
- ³ Open up space to allow for views, access, more flexible uses and specialist markets
- Design out anti social behaviour and hide unsightly waste management processes

There is scope to make the market a genuine attraction again and improve income.

Scheme visuals were released in September

The Proposals – Zone A

- Remove existing roof
- Improve views and access from Gallowtree Gate (Market now is easily missed !)
- Create space for temporary and specialist markets when required
- Relocate and extend café to new position by Dolphin Sq – chairs in the sun, improve early evening offer
- Introduce quality landscaping and public art features



Leicester Market



© 2021 Google

23

cafe bocca
ITALIAN COFFEE BAR

cafe bocca
ITALIAN COFFEE BAR



© 2021 Google

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STAY - STAY



Cafe

39



The Proposals – Zone B

- Remove existing roof, create new 'core' market for circa 80 stalls under a new roof
- Maintain and build on core fruit and veg offer
- Replace existing stalls
- 4 • Upgrade lighting, improve natural light, install solar panels
- Improve circulation to and through the market
- Secure perimeter to design out asb out of hours
- Creates better offer for Sunday hire
- Use material to match Food Hall



The Proposals – Zone C

- Remove existing roof
- Create new, flexible free standing units with green roofs
- 42 • Create views through to Market and Food Hall from Cheapside
- Introduce quality landscaping and public art features
- Relocate / enclose waste management





The Proposals – New Identity / Vision

- Not just about capital investment
- Need new management standards and approach
- Emphasis on quality of product and display, waste management, new commodities, customer service
- New visual identity and website for the Market
- Business support packages for existing / new traders
- A market for all
- A place to visit / buy something ‘Leicester’
- Requires concentrated marketing
- Markets now part of economic regeneration

Enabling the Scheme

Temporary Market

Green Dragon Square

The Proposals – Temporary Market

- Existing Market can't operate during works
- Plan is relocation to Green Dragon Square (GDS)
- Can be accessed / serviced / is adjacent Food Hall
- ⁴⁷ Humberstone Gate / Clock Tower would impair city centre businesses / undermine Food Hall
- Can accommodate existing stalls and unit traders (with exception of Café Bocca) on GDS





Trader Feedback

- All traders now been spoken to one to one
- Largely positive about the permanent scheme and the investment
- Main issues raised
 - Weatherproofing at the temporary market and for the units in the permanent scheme
 - Concern about signage / footfall / trading levels at the temporary market
 - Questions about rent

Next Steps

- Conclude temporary market design, feedback to traders
- Secure planning permission for temporary market
- Architect works up prototype for permanent unit – felt can respond to concerns
- Issue decision report to draw down capital funds (next few weeks)

Programme

- Temporary Market operational from May 2023
- Outdoor Market scheme contractor procured and on site summer 2023
- Works programme and commissioning / handover circa 14 mths
- New scheme fully operational end summer 2024

Capital Funding

Based on RIBA stage 2 cost plan. Scheme total cost estimated at circa £8.521m including temporary market costs to be funded as follows

£0.861m	(remaining funds previously approved)
£7.300m	(provision for Market in 2022/23 capital programme)
£0.360m	(from 2022/23 capital programme provision for inflationary cost increases)
£8.521m	

Revenue Funding

- Current yr outturn predicting circa £300k negative variance against budget (target is surplus £215k)
- New scheme can deliver savings, especially business rates, (now £150k) and premises (£30k)
- 54 • Revenue forecasts assume can get back to pre-COVID occupancy. Challenging but achievable.
- Forecast assumes modest increase on stall rent and a reduction in Unit rents
- Target is to get back to current year budget (i.e. surplus £215k)

Corporate Estate Annual Report

Overview Select Committee

Date of meeting: 03 November 2022

Lead director/officer: Richard Sword

Useful information

- Ward(s) affected: All
- Report author: Richard Sword
- Author contact details: Richard.sword@leicester.gov.uk
- Report version number: 0.1

1. Summary

Overview Select Committee will receive a presentation at the meeting on 03 November from the Strategic Director City Development and Neighbourhood Services setting out a summary of the performance of the Council's Corporate Estate for the year ended 31 March 2022.

2. Recommended actions

Overview Select Committee (OSC) are invited to:

- note the performance of the Corporate Estate in relation to its key metrics and its contribution to the Council's revenue budget; and
- consider the wider contribution of the portfolio in supporting the local economy, local businesses and communities, whilst minimising risk to the Council.

3. Detailed report

The City Council holds a diverse portfolio of land and property assets ranging from historic buildings such as the 13th century Guildhall, to the Richard III Visitor Centre - opened in 2014 - alongside the King's burial site. For the most-part however, the estate owned by the City Council is held and managed in order to provide front line services for the city's residents in the form of homes, schools, leisure centres and neighbourhood centres - with parks, playgrounds and open spaces providing areas for leisure and recreation, whilst critical infrastructure such as bridges, footpaths, cycle paths and car parks aid the smooth running of the city.

There is also a grouping of land and property assets – known as the Corporate Estate – that is managed in-house, and provides local businesses with commercial premises, offices, shops, industrial units and workshops, whilst generating an income for the Council to re-invest in its services.

Whilst other investors are significantly influenced by how the market is performing at any given time, as a public body we are able to take a long-term view of the needs of the city – something that other investors are not always able to consider.

The benefits we receive today, in terms of a growth in value and income to the council, along with our ability to bring forward land for redevelopment, are a direct result of the prudent investment and wise management of the Corporate Estate portfolio.

The Corporate Estate Annual Report for the year ended March 2022 shows how the portfolio supports the local economy and local businesses by providing a range of competitively

priced accommodation, and details its performance across a number of key metrics, including value, occupancy, revenue and yield, demonstrating why our long-term views, and balanced approach are working well.

6. Financial, legal, equalities, climate emergency and other implications

6.1 Financial implications

The Corporate Estate Annual Report sets out the performance of commercial property held by the Council for use by businesses. These assets are held in line with the Council's Investment Strategy. Income received in any given year will reflect the portfolio of assets that are held along with local market conditions. With income from the Corporate Estate representing around 2% of the Council's net budget, the Council's wider finances are not significantly exposed to changing market conditions.

Stuart McAvoy – Acting Head of Finance

6.2 Legal implications

There are no direct legal implications arising from the report. The Council must, however, act in accordance with its Constitution and with legislation, including its fiduciary duty to act in the interest of tax payers in its management of the portfolio.

Kevin Carter - Head of Law - Commercial, Property & Planning

6.3 Equalities implications

There are no direct equality implications arising from this update report. Many businesses, community and voluntary groups in Leicester contribute to delivering better outcomes for individuals and communities. It is important that the council ensures a common, consistent and transparent approach for all prospective tenants.

Equalities Officer, Surinder Singh Ext 37 4148



Corporate Estate Annual Report

Executive Summary

for the Year Ended March 2022



1. Foreword from Leicester City Mayor

Leicester City council has operated a corporate estate that manages property for many generations - and with government cuts to revenue budget over the last ten years, unlike many other councils, we have utilised capital budgets to invest in our estate – generating much-needed income that we can spend on jobs and services in order to keep down council tax but also to use it constructively to make good things happen in our city.

Our corporate estate includes a wide range of properties with the vast majority in our neighbourhoods. From many shops across our estates to units within the city centre, now including Haymarket Shopping Centre, to a growing portfolio of managed workspaces that provides flexible space for entrepreneurs and thus creating jobs, as well as

unlocking opportunities for investment and regeneration - effective management of our estate undoubtedly has a huge contribution to the local economy.

At one time, the corporate estate was reported to council every year and as Mayor I have reintroduced those reports to ensure that the public know what is being done on their behalf with their resources and for the wellbeing and economic prosperity of the city.

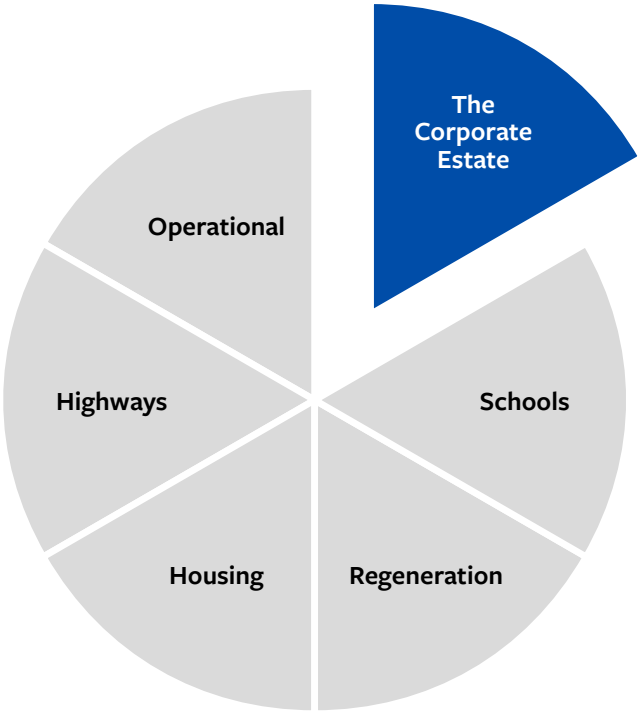
Peter Soulsby, Leicester City Mayor



2. Background to the Council's Land and Property Holdings

Leicester City council holds a diverse portfolio of land and property assets ranging from historic buildings such as the 13th century Guildhall to the King Richard III Visitor Centre opened in 2014. For the most-part however the estate owned by the council is held and managed in order to provide front line services for the city's residents in the form of homes, schools, leisure centres, and neighbourhood centres as well as Green Flag parks, playgrounds and open spaces providing areas for leisure and recreation. There are also the critical infrastructures such as bridges, footpaths, cycle paths and car parks that aid the smooth running of the city.

Making up just over 11% of the overall capital value of the Council's estate (excluding Housing and Highways), there is also a grouping of land and property assets – known as the Corporate Estate – that is held for commercial reasons. It is the Council's investment portfolio that is managed in-house, and provides local businesses with commercial premises, offices, shops, industrial units and workshops, whilst generating an income for the Council to re-invest in its services.



The Corporate Estate — the council's investment portfolio — is a small part of a broad range of Leicester City Council land and property holdings, making up just over 11% of the overall capital value of the council's estate (excluding housing and highways).

**The Corporate Estate –
a Long-Term Investment:**

The Council directly owning and managing a commercial property portfolio is not a new concept. The Council has been investing in land and property for generations, enabled by the special powers afforded through parliament, including the 1956 Leicester Corporation Act that gave the Leicester Corporation the powers to buy, sell and manage land and property for highways, education, planning and investment purposes, and more recently - in terms of holding and managing land and property for investment purposes - the Local Government Act 1972.

Whilst other investors are significantly influenced by how the market is performing at any given time, as a public body we are able to take a long-term view of the needs of the City – something that other investors are not always able to consider. The benefits we receive today, in terms of a growth in value and income to the council, along with our ability to bring forward land for redevelopment, are a direct result of the prudent investment and wise management of the Corporate Estate portfolio in the past.

Our 2022 report demonstrates clearly why our long-term views, and balanced approach are working well and will continue to do so in years to come.

Supporting the Local Economy:

There are workspaces that sit outside of this portfolio – held for economic regeneration purposes – that are also let out to local businesses. The Economic Regeneration workspace portfolio focuses primarily on supporting the growth of priority economic sectors and have proved an effective mechanism to kick start the delivery of regeneration areas.

The Corporate Estate, on the other hand, consists of a diverse portfolio with a range of long and short-term leases in order to balance out risk. It is managed as a commercial operation, whilst making a significant contribution to the Council's commitment to support the local economy, maintaining a retail presence in the City Centre and neighbourhoods, and supporting local businesses by providing a range of accommodation with space provided for both businesses to start-up and to grow locally.



3. Understanding Our Estate

Portfolio Key Facts:



378

Sites

(including land)



1267

Lettable Units

(including land)



£123m

Valuation at
31 March 2022



1.6m sq ft

**Gross
Internal Area**

(floor space)



Accounts for

16%

of the GIA (floor space)
of the estate owned by
the council



117.2

Hectares

(excluding farm and
agricultural land)



£326,225 p/a

Largest single rent

(3.91% of gross rent)



**Largest single sector
by volume and value
continues to be the
industrial sector**

Lettable Units	
Industrial	396
Office	381
Retail	325
Other	165
TOTAL	1267

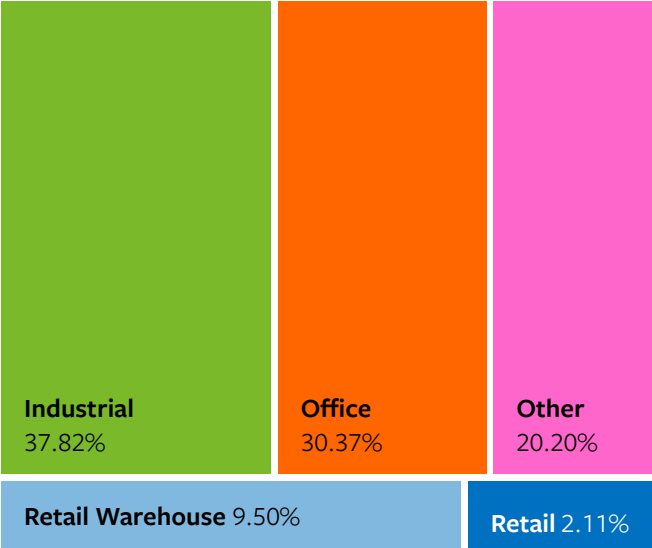


Scope of the Estate:

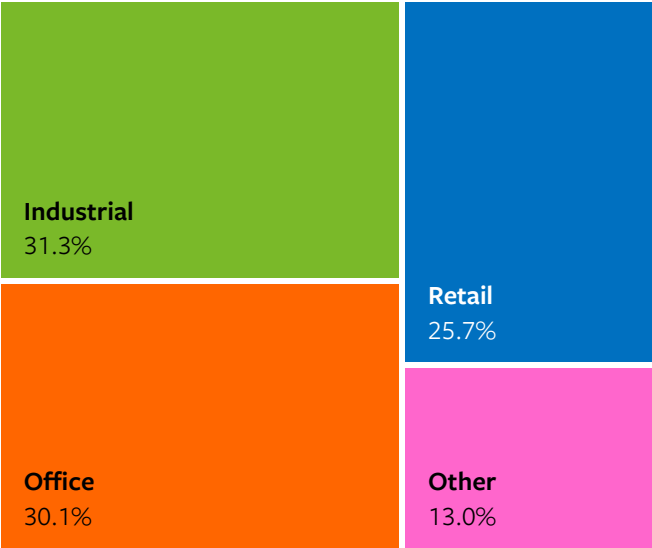
The corporate estate property portfolio provides a broad range of commercial space across the traditional office, retail and industrial sectors, as well as a significant offering in terms of other less traditional space for rent — including advertising hoardings, substations, grazing land, farms, garages, and car parks.

Compared side by side with the CCLA Local Authorities’ Property Fund (Annual Report and Financial Statements Year Ended 31 March 2021) the most significant difference relates to investment in the Retail sector - the fund’s holdings in the Retail sector are only 2.11% compared to 25.7% in the Corporate Estate.

CCLA ASSET ALLOCATION — 2021 PERCENTAGES

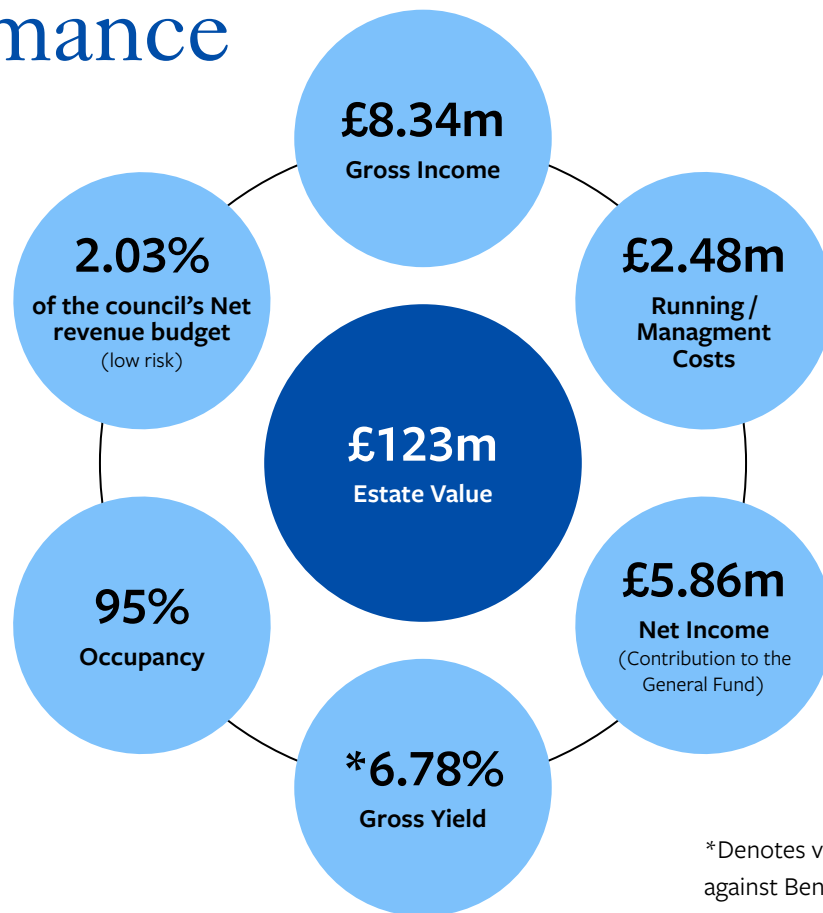


CORPORATE ESTATE ASSET ALLOCATION (LETTABLE UNITS) 2021/22



We have continued to support local businesses by maintaining a sizeable Retail portfolio consisting of city centre retail, neighbourhood shops, and other retail spaces at competitive rents. Alongside this we continue to offer a considerable portfolio of Office space, adding a managed workspace to our existing city-wide portfolio that offer almost more than 250 lettable units spanning across the Office and Industrial sectors. Including the growing numbers of Economic Regeneration workspaces in this number increases the lettable managed workspace units to 446.

4. Portfolio Performance

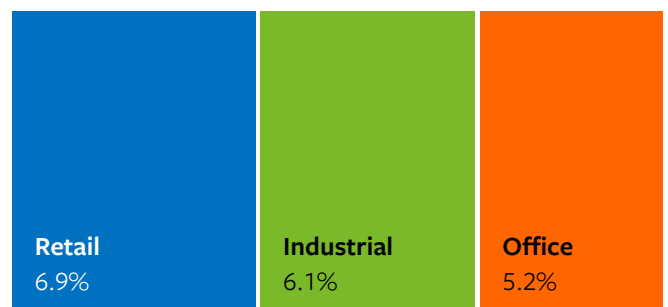


*Denotes very good performance against Benchmarks

Key Metrics:

- Gross income has increased by c.£850k / 11.4% to £8.34 million (generally as a result of the 2 acquisitions / transfers – with Office sector income reducing minimally)
- Portfolio value has increased by c.£11 million / 9.6% to £123 million (purchase of Haymarket Shopping Centre and transfer in of Leicester Business Centre)
- Net income is up by £513k / 9.6% to £5.9 million (in line with valuation increase), with running costs rising by just over £300k - in line with portfolio value
- Gross yield is at an excellent 6.78% - up from 6.67% last year
- Occupancy is a very healthy 95% overall
- Despite a (low) 5% voids rate across the portfolio, voids represent just under £100k in lost revenue (only 1.2%) showing that voids are generally in lower value / lower income-producing sites

Gross Yield by Sector:



According to Savills (Market in Minutes: UK Commercial 17 March 2022) the UK average prime yield was at 4.84% and back to the level seen in October 2019 (prior to the pandemic).

The Corporate Estate returned a yield of 6.78% for the year ended March 2022 – slightly up from 6.67% in 2021, with overall revenue from rents increasing during the same period due to targeted investment / acquisitions.



5. Outlook and Strategy for 2022/2023

The breadth of our portfolio structure - which is wholly invested in the local area - alongside a strategy that is underpinned by robust governance and strong risk management, has enabled us to maintain a good revenue return and capital yield year on year, despite recent market conditions.

The strength of our existing Industrial portfolio, along with our ability to maintain almost 100% occupancy, tells us that our investment activity should be focussed on this sector. Supply of available industrial space is shrinking, whilst demand is high, and optimising and investing in our stock will support a growth in rental and capital values, in a sector that currently presents low risk.

Whilst supporting our City Centre and Neighbourhood shopkeepers in a challenging post-pandemic recovery period is key, we can maintain strong asset values and improve the vibrancy of our City Centre and Neighbourhood shopping spaces by investing and increasing the service life - and the energy efficiency - of our stock. This includes both our indoor and outdoor space use, potentially transforming and / or repositioning some of our assets to mixed use in order to optimise benefits and to maintain an attractive retail proposition in the future.

With the strategic acquisition of the Haymarket Shopping Centre under our belt, we continue to assess the potential for more beneficial use of the land in our existing portfolio, whilst maintaining the necessary balance across a broad range of sectors to minimise risk.

In addition to maintaining a balanced spread of different types of property, we keep the portfolio under review on an ongoing basis. A growth in Retail sector income will come from focussed activity to increase occupancy rates, with running costs positively affected by efficiency improvements and a reduction in service charge shortfalls caused by voids. In addition, we will consider the opportunities to enhance and strengthen our local Managed Workspace offer, continuing to develop our space to attract and meet the growing demand for flexible, local, shared office space solutions.

We continuously assess options to re-purpose and invest in assets that we already hold and that have a reasonable service life, as well as considering the timing of disposals. In terms of asset condition and sustainability, like others, we are aware of the challenges that some of our portfolio stock may have in meeting the impending changes to minimum energy efficiency standards for commercial property, and we take our role in leading the City to its net zero ambition very seriously.

To that end, we will continue to pro-actively manage our portfolio – its suitability and performance, as well as its financial returns – and continue to apply environmental, social and governance considerations to our investment and management activity, ensuring that our portfolio remains stable and sustainable.

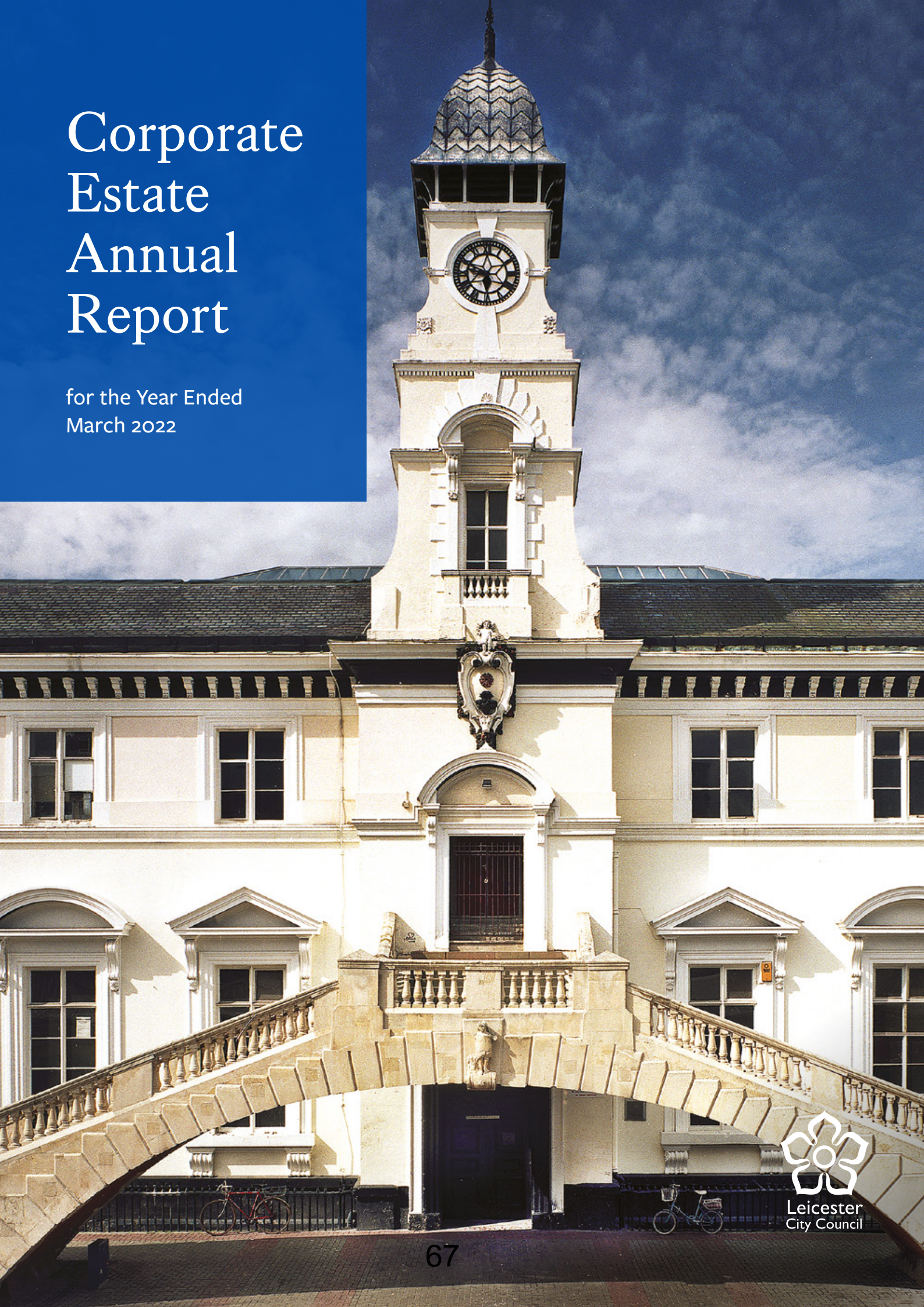
Richard Sword
Strategic Director City Development
and Neighbourhoods

References:

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Corporate Estate Annual Report

for the Year Ended
March 2022





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1. Foreword from the Director

Welcome to Leicester City council's Corporate Estate Annual Report for the year ended March 2022.

On the back of a turbulent 2021, that saw the council's portfolio performance improve further, the commercial real estate sector continues to be impacted by BREXIT and the COVID-19 pandemic as well as rising costs — most significantly construction materials and energy — alongside the pressures of inflation.

In last year's statement, we reported a healthy return of £7.5 million in revenue income that represented a good 6.67% gross yield despite a downward pressure on land values and rents, particularly across the retail and office sectors.

This year, whilst challenges in the retail sector have continued, the office sector is starting to regain momentum and asset investment markets are becoming more active, particularly in relation to industrial and shopping centre units. Significant transactions have taken place this fiscal year, including the council's key acquisition of the Haymarket Shopping Centre for £9.9 million in November 2021 — a long-term investment for the city that complements our existing portfolio and has provided immediate returns.

We have continued with our prudent and measured approach towards acquisitions and disposals across the portfolio in line with our strategy, striking a balance between growth, investment, and risk management. As a result, the fund continues to perform well under very challenging market conditions.

In a year when most investment portfolios will have struggled — even more so than in 2020/2021 — the corporate estate has achieved a revenue return of more than £8.3 million, and whilst running costs have increased proportionately with our growth in asset base, our net income (contribution to the general fund) has continued to increase — this year adding over half a million pounds to the council's bottom line. This has provided us with a gross yield of 6.78%, and a very good performance against our benchmarks, whilst maintaining our occupancy levels at an excellent 95%.

Our underlying metrics remain strong and our land values have shown resilience. However, we remain mindful that inflation and the continual rise of cost of living places an increased pressure on our leisure, business, and residential communities impacting our local economy.

We will continue to invest locally, and manage our portfolio purposefully, yet sympathetically, to ensure we are doing what we can to support our occupiers' recovery and the long-term economic prosperity of Leicester — operating our portfolio commercially, yet with a social purpose.

Matthew Wallace BSc (HONS) MBA DipProjMan FRICS
Director of Estates and Building Services



2. Background to the Council's Land and Property Holdings

Leicester City council holds a diverse portfolio of land and property assets ranging from historic buildings such as the 13th century Guildhall to the King Richard III Visitor Centre opened in 2014. For the most-part however the estate owned by the council is held and managed in order to provide front line services for the city's residents in the form of homes, schools, leisure centres, and neighbourhood centres as well as Green Flag parks, playgrounds and open spaces providing areas for leisure and recreation. There are also the critical

infrastructure such as bridges, footpaths, cycle paths and car parks that aid the smooth running of the city.

The grouping of land and property assets, known as the Corporate Estate, is held for commercial reasons. It is the council's investment portfolio that is managed in-house, and provides local businesses with commercial premises, offices, shops, industrial units, and work, which generates an income for the council that is used to re-invest in its services.

Leicester City Council's Property Holdings

HOLDING	DETAILS
The Operational Estate	The land and property held to support the main business of the council, including: <ul style="list-style-type: none">• property utilised for the provision of front-line services to the public such as museums, libraries, leisure centres, and neighbourhood centres;• playgrounds, parks, and open spaces;• property leased to community groups and charities;• property occupied by council staff in order to support delivery of council services — such as City Hall, Town Hall, and our depots at Leycroft Road;• cultural, historical and heritage assets.
Schools	Includes both community and maintained schools as well as academy schools.
Housing	The council's housing stock.
Highways	Includes roads, footpaths, and bridges as well as land and buildings that may be required for future transport development schemes.
Strategic / Regeneration	Property and land acquired for strategic purposes, for example to promote regeneration and redevelopment.
The Corporate Estate	The land and properties held by the council for income generation and capital appreciation purposes, rather than to provide accommodation for the council or services to the communities. Provides a wide range of accommodation for local businesses.

This annual report focusses on the performance of the corporate estate for the financial year from April 2021 to the end of March 2022.



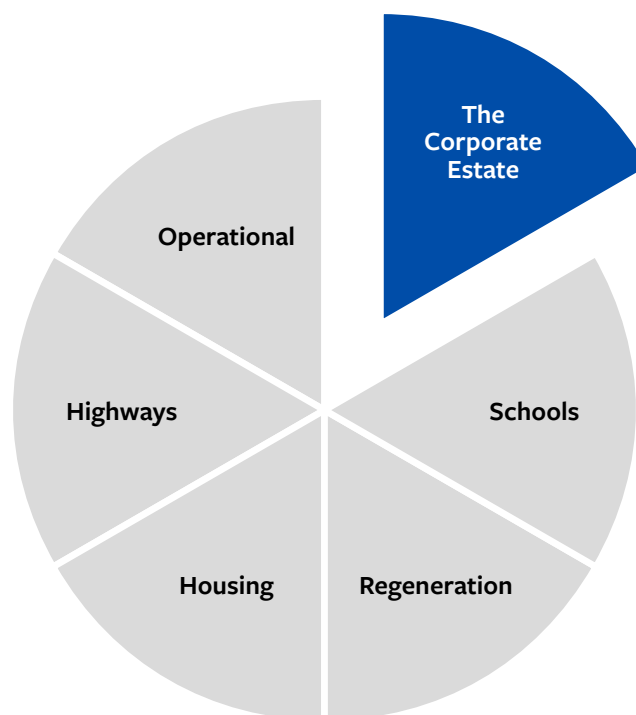
The Corporate Estate — a Long-Term Investment

Leicester City Council has been investing in land and property for generations, enabled by the special powers afforded through parliament, including the 1956 Leicester Corporation Act that gave the Leicester Corporation the powers to buy, sell and manage land and property for highways, education, planning and investment purposes, and more recently — in terms of holding and managing land and property for investment purposes — the Local Government Act 1972.

The council's corporate estate, and our investment in and management of land and property, has benefited from our successful long-term strategic planning of the portfolio. As opposed to other local authorities that in recent years have been taking significant risk when it comes to their investment in property and continue to be reliant on their investments to shore up gaps in their budgets.

Whilst other investors are significantly influenced by how the market is performing at any given time, as a public body we are able to take a long-term view of the needs of the city — something that other investors are not always able to consider. The benefits we receive today, in terms of a growth in value and income to the council, along with our ability to bring forward land for redevelopment, are a direct result of the prudent investment and wise management of the corporate estate portfolio throughout the years.

Our 2022 report demonstrates clearly why our long-term views, and balanced approach are working well and will continue to do so in the years to come.



The Corporate Estate — the council's investment portfolio — is a small part of a broad range of Leicester City Council land and property holdings, making up just over 11% of the overall capital value of the council's estate (excluding housing and highways).

Economic Regeneration Workspaces

The land and property in the corporate estate portfolio is held for investment purposes, e.g. for capital appreciation and the generation of ongoing revenue income. There are council managed workspaces that sit outside of the corporate estate portfolio that are held for economic regeneration purposes and let out to local businesses.

Whilst both portfolios generate revenue income to invest back into council services, and both benefit from high occupancy and strong demand, it is useful to understand the difference between the two portfolios in terms of their aims.



The economic regeneration workspace portfolio focuses primarily on supporting the growth of priority economic sectors with the service directly managing five workspaces: LCB Depot, Makers Yard, Phoenix Square Workspace, Dock, and Gresham Works. This provides a total of 90,000 sq ft lettable space for local small businesses. Two workspaces with outsourced management via East Midlands Chamber — Leicester Food Park and Friars Mill — provide a further 36,500 sq ft of lettable space. These workspaces are effective in delivering the following:

- Helping to reposition Leicester's economy to grow knowledge-based sectors, including creative industries and innovation / technology businesses;
- Significant job creation performance, supporting over 800 jobs in tenant businesses;
- Providing a physical focus for clustering, networking, and collaborative working — there is evidence that this increases the survival rate for small businesses who are tenants. For example, the LCB Depot has been driving the delivery of Design Season over recent years, an annual showcase for the city's design strengths;

Workspaces have proved an effective mechanism to kick start the delivery of regeneration areas, particularly through raising investor confidence and ultimately stimulating other private sector investment. This has been the case with St George's Cultural Quarter, Pioneer Park and Waterside, where workspaces have been the first key regeneration intervention.

The corporate estate on the other hand consists of a diverse portfolio with a range of long and short-term leases in order to balance out risk. It is managed as a commercial operation whilst making a significant contribution to the council's commitment to support the local economy, maintaining a retail presence in the city centre and neighbourhoods, and supporting local businesses by providing a range of accommodation with space provided for both businesses to start-up and to grow locally.

The largest single sector portfolio in terms of numbers is the industrial portfolio with almost 400 (396) lettable units, whilst the five managed workspace buildings house more than 200 lettable units, and our retail portfolio is made up of 325 units — more than a third of which are neighbourhood shops. Our office sector portfolio has increased as we transferred Leicester Business Centre from the economic regeneration portfolio to our corporate estate portfolio at the start of 2021.



3. Executive Summary

The commercial property market in the UK is well-established and, despite recent turbulence, it continues to attract a wide range of investors including local authorities, pension funds, and high net worth individuals.

The market offers a wide spread of yields that are influenced by both the quality of the assets (e.g. location, sector, condition, supply, and demand) as well as the associated investment risk. A low risk investment for example would be well-located and leased at a market rent to financially stable tenants on a lease that has more than 10 years until expiry.

Whilst net yield is important in determining the actual profitable return achieved, running costs can fluctuate dependent on how efficiently land and property is managed. As a result, gross yield is generally used to compare the financial performance of property investments.

The corporate estate is a long-term investment portfolio consisting of the land and property held and directly managed by Leicester City Council predominantly for income and generation or capital appreciation purposes and for the most-part, let out at market (or market-competitive) rates.

The portfolio is extremely broad and well-balanced — consisting of land, small business units, office space, car parks, industrial units, and city centre retail units/neighbourhood shops that are leased out to private sector organisations across the city. In addition, the council leases out a significant amount of land that houses a variety of properties — from warehouses and factories, to sports facilities and substations — as well as farms and grazing land in the county.

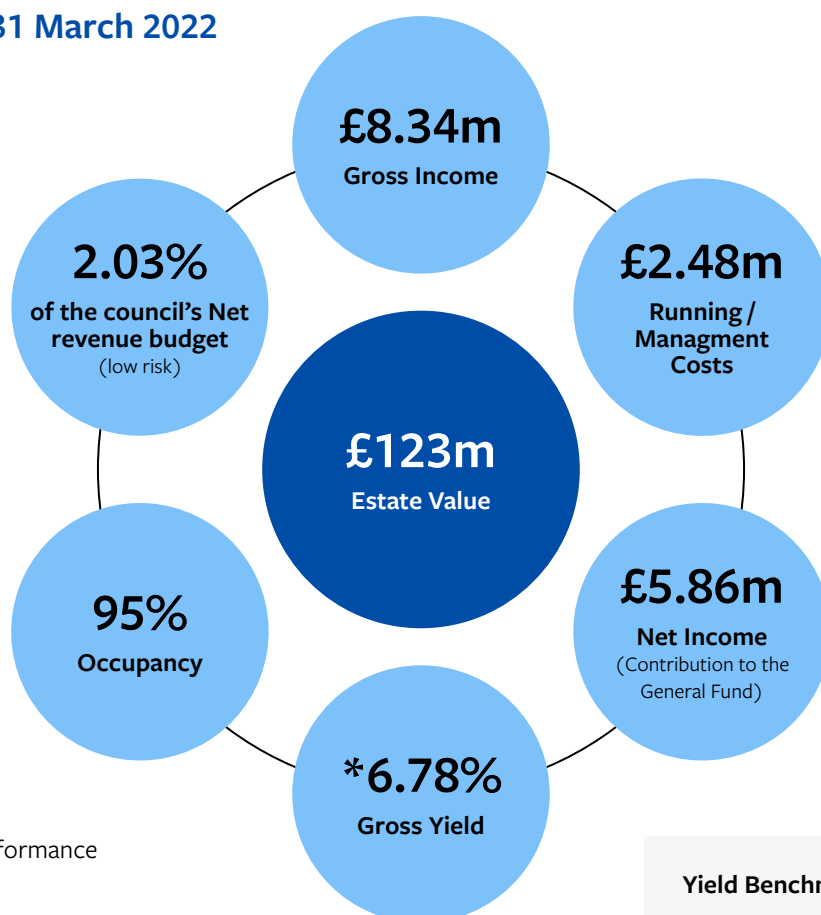
Our corporate estate:

- continues to generate a stable and sustainable revenue income contribution for the council — providing market-competitive returns;
- is a diverse portfolio — in line with the council's investment strategy that requires a balance of security, liquidity, and yield to minimise risk;
- is wholly invested in our local economic area (Leicester and Leicestershire);
- includes land and property that is held for economic regeneration purposes (although the capital values are included in this report, income from these investments is not included as the properties are managed separately);
- with a GIA (floor space) accounting for 16% of the council's estate holdings*, has a continued and significant role to play in our commitment to address the climate emergency;
- supports the local economy and local businesses by providing a range of competitively priced accommodation.

*Excludes housing and highways

Note: The corporate estate does not include Leicester City Council's investment in pooled property funds that are governed by Treasury Management.

Summary of Performance for the Year Ended 31 March 2022



*Denotes very good performance
against Benchmarks

Yield Benchmarks used:

- CCLA Local Authorities' Property Fund gross 4.3% (year end 2021 — 2022 report not yet available)
- MSCI/AREF All Property Fund Index 2.0% (year end 2021)

2021/2022 Trends

KEY PERFORMANCE FACTORS	2021/2022	2020/2021	2019/2020
Value of the Corporate Estate	£123,031,773	£112,287,183	£113,635,896
Gross Income	£8,337,033	£7,484,007	£7,103,977
Running / Management Costs	£2,479,083	£2,138,819	£1,967,000
Net Income (contribution to the General Fund)	£5,857,950	£5,345,188	£5,136,977
Net Yield	4.76%	4.76%	4.52%
Gross Yield	6.78%	6.67%	6.25%
Occupancy	95%	95.5%	99%
% of the council's Net revenue Budget	2.03%	1.92%	1.85%

4. Understanding Our Estate

Portfolio Key Facts



378

Sites

(including land)



1267

Lettable Units

(including land)



£123m

Valuation at
31 March 2022



1.6m sq ft

**Gross
Internal Area**

(floor space)



**Accounts for
16%**

of the GIA (floor space)
of the estate owned by
the council



117.2

Hectares

(excluding farm and
agricultural land)



£326,225 p/a

Largest single rent

(3.91% of gross rent)



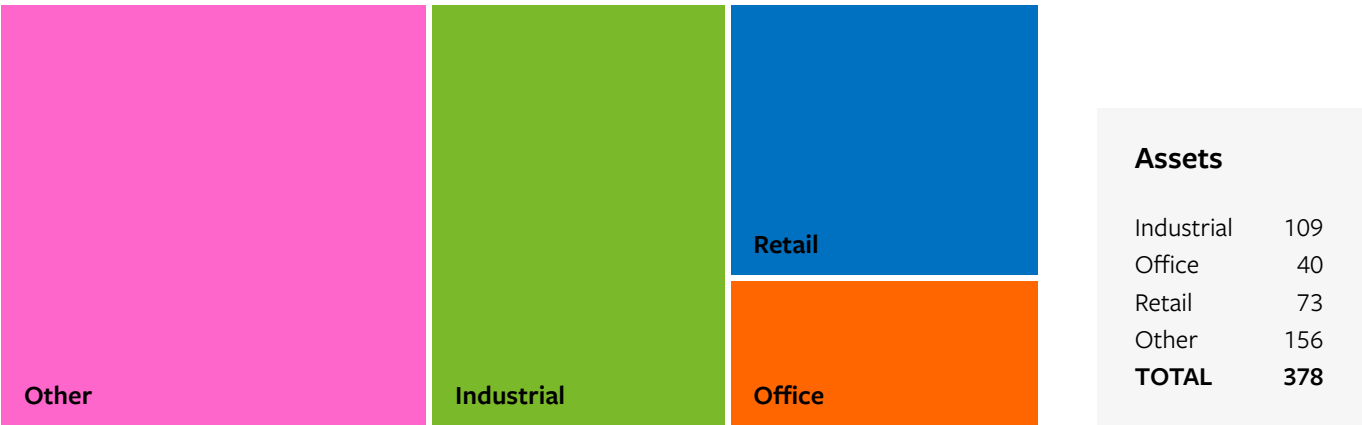
**Largest single sector
by volume and value
continues to be the
industrial sector**

Scope of the Estate

The corporate estate property portfolio provides a broad range of commercial space across the traditional office, retail and industrial sectors, as well as a significant offering in terms of other less traditional space for rent — including advertising hoardings, substations, grazing land, farms, garages, and car parks.

Chart 1 below shows that, in terms of actual sites, the council holds 59% of its investment holdings in the industrial, retail and office sectors with the other 41% being a wide spread of other land and property (including a number of ground leases and long leases, land housing car parks, substations and communication masts, as well as farmland and a handful of residential property).

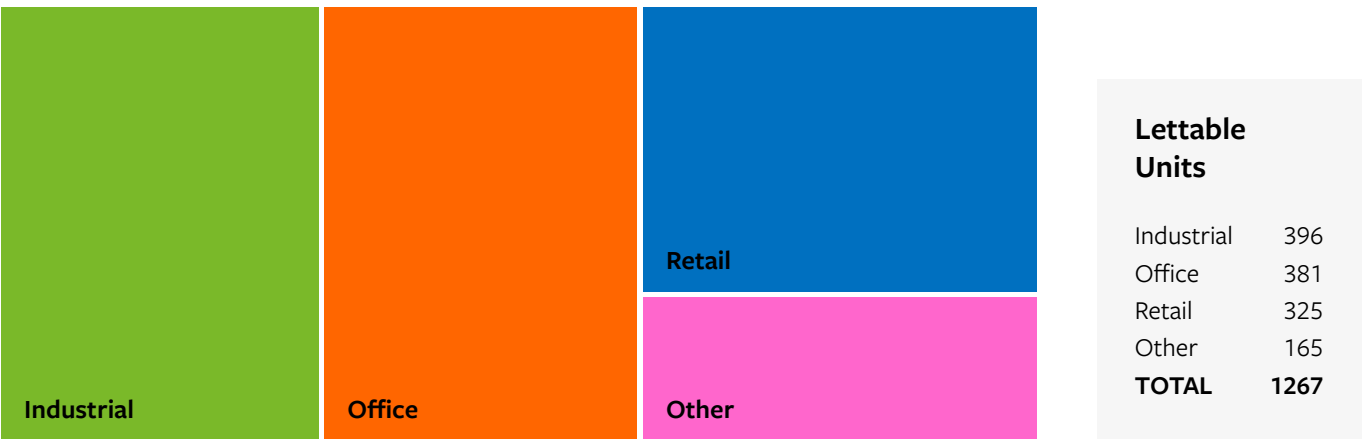
CHART 1 — CORPORATE ESTATE ASSETS (BUILDINGS & BLOCKS)



The classification of the estate looks different when we look at lettable units rather than sites. The broad range of assets held in the portfolio, including land that is let on long-term ground leases, provides the council with a low risk investment return. As shown in Chart 2 below, the largest single portfolio held

by the council for investment purposes continues to be the Industrial portfolio with 396 lettable units — representing 31% of our available units. This is a smaller percentage than in 2021, as both our office and retail spaces have grown in 2022.

CHART 2 — CORPORATE ESTATE ASSETS (LETTABLE UNITS)



Compared side by side with the CCLA Local Authorities' Property Fund (Annual Report and Financial Statements Year Ended 31 March 2021) we can see in Chart 3 below that in some areas there is a similar make-up of the property portfolios in terms of sector balance. Industrial units make up 37.82% of the CCLA portfolio as compared to 31.3% of the corporate estate; the office sector 30.37% as compared to 30.1% in the corporate estate. The most significant difference continues to be investment in the retail sector — the fund's investment in the retail sector of only 2.11% (or 11.61% if we include retail warehouses) as compared to 25.7% in the corporate estate.

Whilst the CCLA have reduced their retail holdings since 2020, the council have increased the proportion of the estate in the retail category from 22.84 to 25.7%, purchasing the Haymarket Shopping Centre in November 2021 for a price £9.9 million.

This emphasises the fact that, whilst our portfolio remains well-balanced across all categories, the council's investment in the retail sector is not purely for income generation. We continue to hold and invest in our retail portfolio to support the local economy by providing a range of accommodation for our city centre and neighbourhood shopkeepers.

CCLA ASSET ALLOCATION — 2021 PERCENTAGES

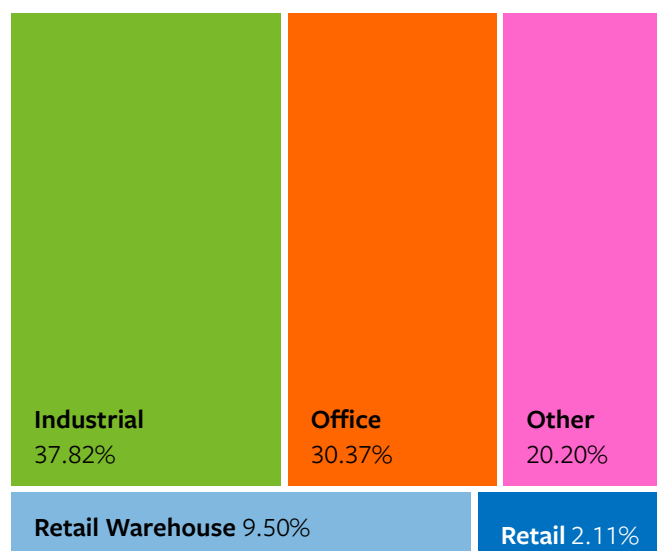
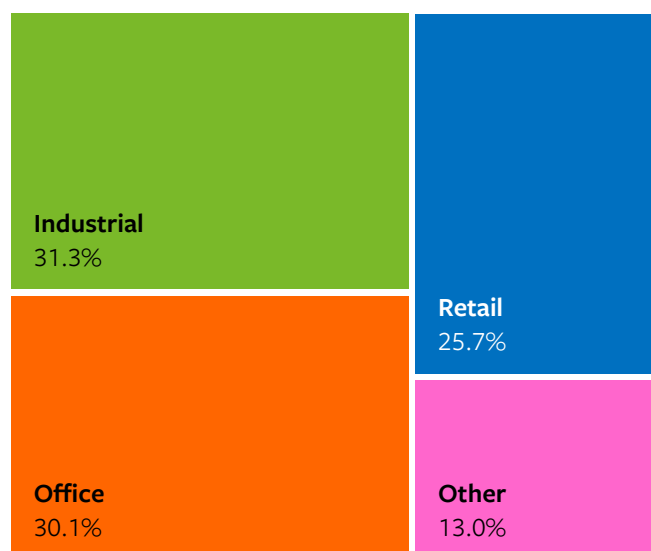


CHART 3 — CORPORATE ESTATE ASSET ALLOCATION (LETTABLE UNITS) 2021/22



We have continued to support local businesses by maintaining a sizeable retail portfolio consisting of city centre retail, neighbourhood shops, and other retail spaces at competitive rents. Alongside this we continue to offer a considerable portfolio of office space, adding a managed workspace to our existing city-wide portfolio that offer almost more than 250 lettable units spanning across the office and industrial sectors. Including the growing numbers of economic regeneration workspaces in this number increases the lettable managed workspace units to 446.

CHART 4 — GIA BY ASSET CATEGORY (SQ FT)

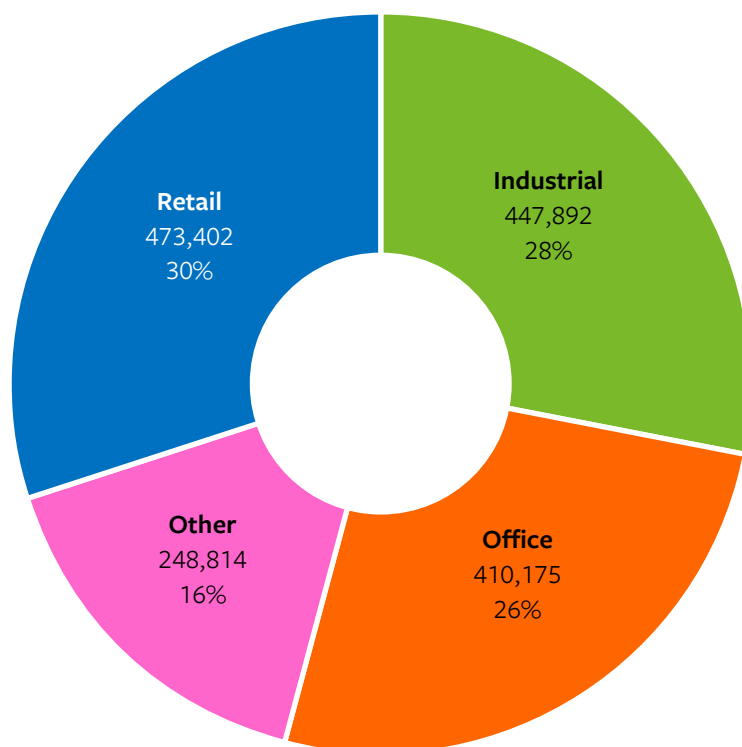


Chart 4 shows the lettable floor space available and, like the rest the report, is categorised using the traditional sectors of office, retail, industrial and other.

In terms of floor space there is some growth in space from last year, with 84% of the available floor space on offer being either industrial, retail or office space and almost two thirds of floor space offered by our retail sector and industrial sector portfolios.

Available floor space has increased by 183,500 sq ft — 163,500 in the retail and 23,000 in the office sector.

CHART 4A — INDUSTRIAL GIA (SQ FT)

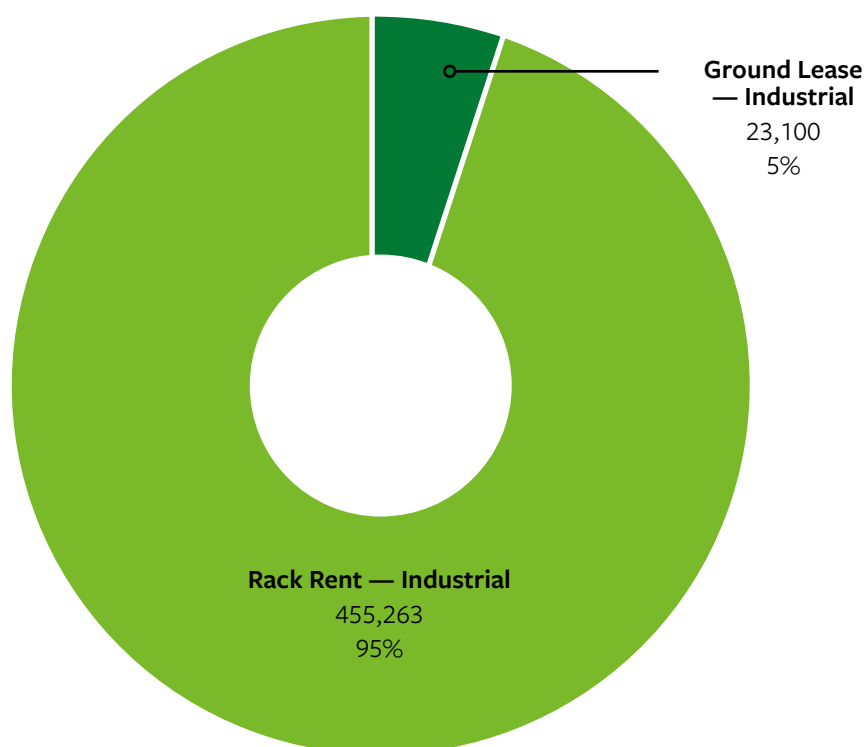


Chart 4a: (left) Illustrates the breakdown of the Industrial portfolio across the estate —which represents 28% of the lettable space. The council's estate is almost wholly 'rack rented' or units on long term leases. Long term leases, along with the ground leases, require little support and provide good security of tenure in most cases.

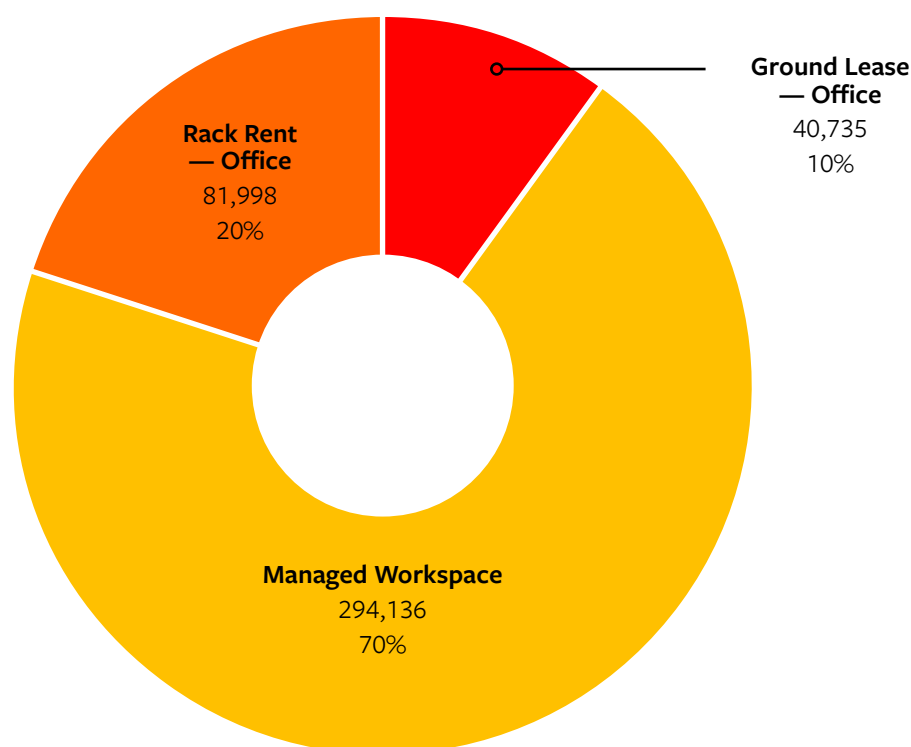
CHART 4B — OFFICE GIA (SQ FT)

Chart 4b: (left) Illustrates the makeup of the floor area of our rented office space — which is 26% of our whole estate. With a focus on new business growth, a growing proportion (34%) of our estate is attributable to managed workspace units. Whilst ‘rack rents’ make up less than a quarter of the available space — suggesting an opportunity for an increase in this area of our estate to allow onward business growth — our ground rents are also significant, accounting for another 40% of our office space.

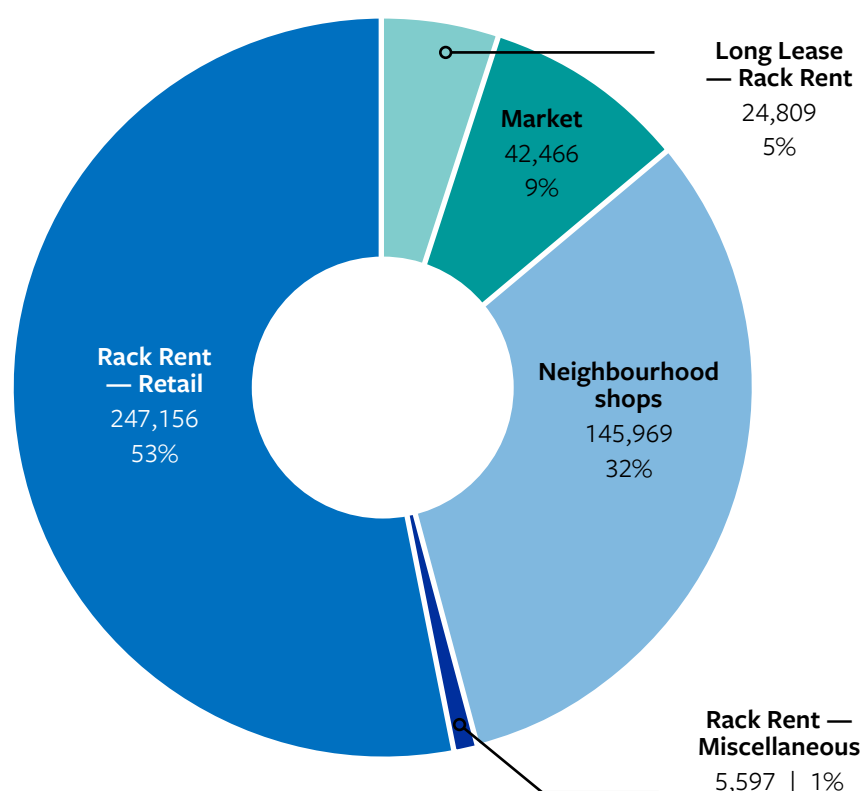
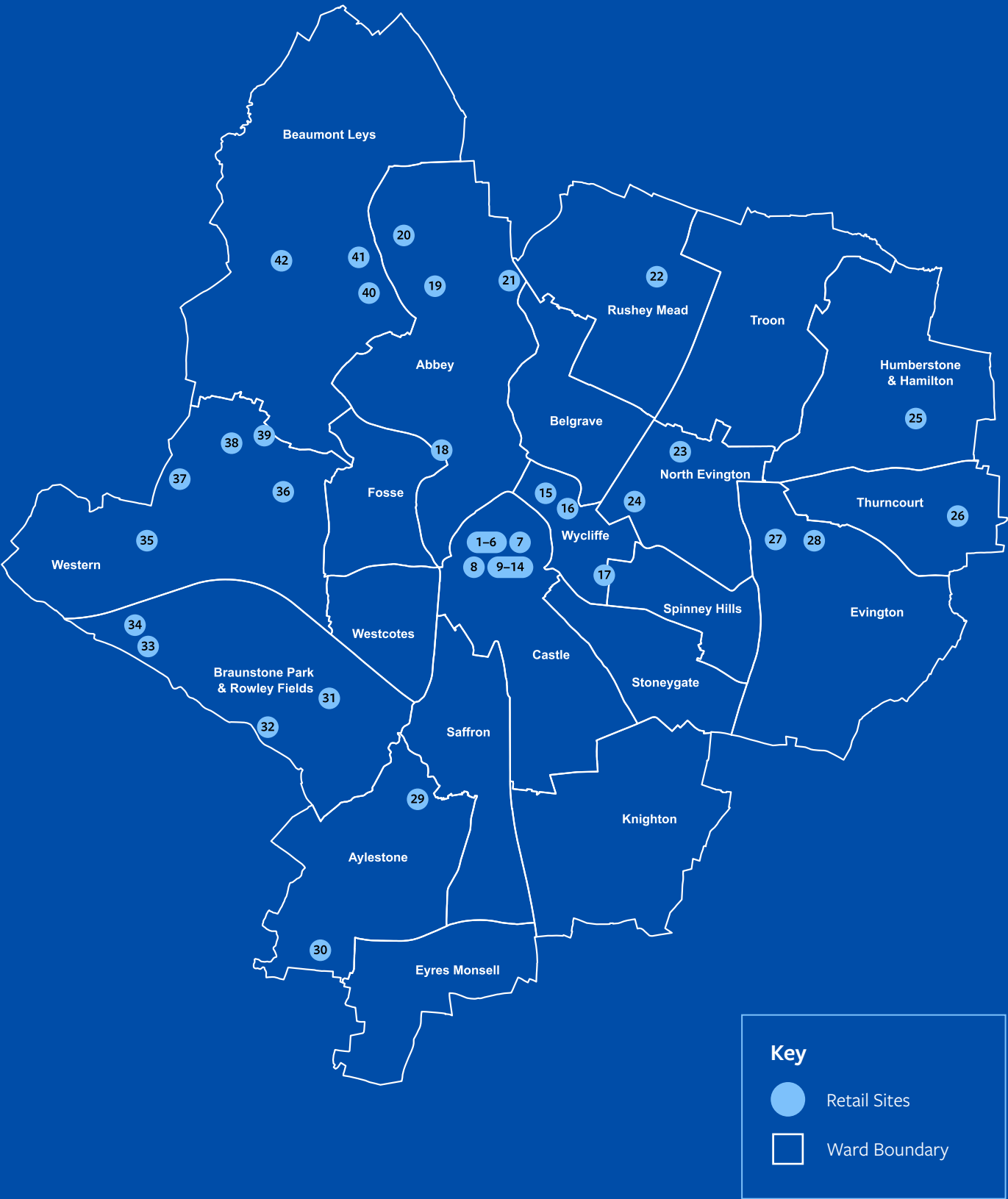
CHART 4C — RETAIL GIA (SQ FT)

Chart 4c: (left) Making up 30% of our overall corporate estate floor area, the chart shows the dispersed nature of our retail space across the city, with a third of our shop units located within local communities.

Our city centre retail estate — including the market — has more than doubled in 2022 with the addition of the Haymarket Shopping Centre, and accounts for almost two thirds of the space on offer, with over 240,000 sq ft of retail units available across the city.

The diverse spread of locations also spreads risk and places the council in a strong position during financial or market uncertainty.

MAP — LEICESTER RETAIL SITES



Castle

1. High Street 16 & 16 1/2
High Street 27
High Street 29
High Street 40–50
2. Royal Arcade Shops
3. Malcolm Arcade 1–23
4. Silver Street 14–20
Silver Street 29–31
Silver Street 33
Silver Street 35
Silver Street 37
Silver Street 37a–39–41
5. Cank Street 17a–17b
6. Cheapside Kiosk 1 & 2
7. Haymarket House
— Travelodge Hotel
Haymarket Shopping Centre
8. Loseby Lane 1
Loseby Lane 11
Loseby Lane 13
Loseby Lane 15
Loseby Lane 17
Loseby Lane 3
Loseby Lane 5–7
Loseby Lane 9
Loseby Lane 9a
9. Leicester Market — Retail Units
Leicester Market Food Hall
Leicester Outdoor Market and
Green Dragon Square
10. Horsefair Street 11
Horsefair Street 23
Horsefair Street 25–29
11. Corn Exchange
12. Charles Street Retail Units
13. Halford Street 5
14. Granby Street 15–17 — Rear of
7–9 Every Street

Wycliffe

15. Manitoba Road 82
Manitoba Road 84
Manitoba Road 86
Manitoba Road 88
16. Malabar Road 22–46
Malabar Road 26
Malabar Road 34–38
Malabar Road 48–50
17. Melbourne Road 100–114

Abbey

18. St Margarets Way 80
19. Marwood Road 8–20
(No 10 not included)
20. Bewcastle Grove 12–22
21. Abbey Lane/Red Hill Circle

Rushey Mead

22. Lockerbie Walk 1–6

North Evington

23. Hastings Road 80–86
24. Charnwood Walk 5–11

Humberstone & Hamilton

25. Netherhall Road 83–119

Thurncourt

26. Thurncourt Road 166–200

Evington

27. Radstone Walk 35–41
28. Rowlatts Hill Road Supermarket

Aylestone

29. Aylestone Road 473
30. Hopyard Close 1–5

**Braunstone Park
& Rowley Fields**

31. Fosse Road South 300
32. Hallam Crescent East 170
33. Cantrell Road 29
Cantrell Road 7
Cantrell Road 9
34. Heyford Road 69–71
Heyford Road 73–75

Western

35. Sharmon Crescent 29–39
36. Aikman Avenue 120
37. Musson Road 6
38. Aikman Avenue 277–311
39. Bonney Road 56

Beaumont Leys

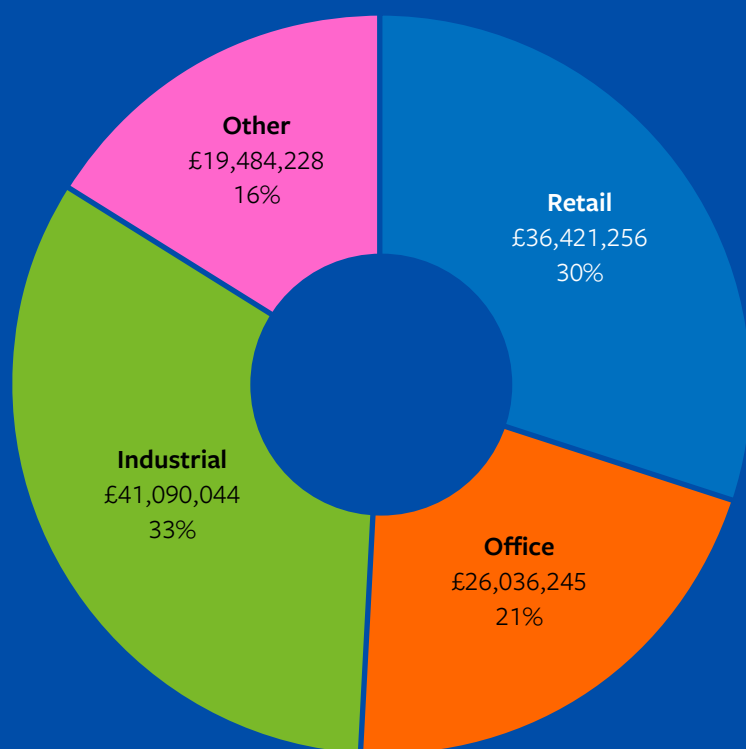
40. Home Farm Close Supermarket
Home Farm Square 1, 5–8
Home Farm Square 2–4
41. Cross Hedge Close 11
42. Beaumont Leys Open Market

5. Valuation

There has been limited movement in the corporate estate portfolio in recent years, with the council holding around 75% of its portfolio value in the traditional sectors of industrial, office and retail.

In 2021/2022 however the council has been more active in the market, investing £9.9 million in the acquisition of the Haymarket Shopping, as well as transferring one of the larger managed workspaces in to the office sector portfolio from the economic regeneration portfolio.

CHART 5 — ASSET VALUATION BY SECTOR (AS AT 31/03/22)



Haymarket Shopping Centre

The Haymarket Shopping Centre has seen a 5% increase in capital value since acquisition by the council in November 2021.

These additions have resulted in the overall valuation of our corporate estate portfolio increasing by £11 million by the end of March 2022 — from £112.3 million to £123 million over the last year — with the most significant increase in the Retail sector as a result of the acquisition of the Haymarket Shopping Centre.

In addition to the value added by the shopping centre purchase, and the addition of a managed workspace to the portfolio, Leicester has seen an increase in city centre land values in the last 12 — 18 months although, for the most part, these values relate to potential strategic development* of land rather than existing use.

The office portfolio has also increased in value due to the transfer of a valuable managed workspace asset to the sector, and Chart 5 above shows the impact of the acquisitions on sector values, with the ‘other’ sector now representing a smaller proportion, at around 16% of overall portfolio value.

Whilst land and property values have increased more steadily in the industrial sector, the sector continues to make up around one third of the value of the portfolio and is still the top performer in terms of sector capital value at £41 million.

*Strategic development sites are not included in this report

Statement by the Valuer

“2021/2022 in Leicestershire saw a general increase in market activity as the COVID restrictions came to an end, with continued strong growth in:

- Industrial rents up 13.8% — prime £8 sq ft / secondary £6 sq ft — with employment l and in demand, especially for sub 20,000 sq ft units and large logistics centres;
- Offices recovering, with prime rents at £20 sq ft and secondary at £12 sq ft;
- Retail performance for Leicester sits between Nottingham and Derby with retail footfall (visitors) at 93 and spend index 140 (transactions including inflation);
- Residential average property prices in April 2022 up by £10,000 to £286,079 from a year ago.

Looking to the year ahead, the end of the COVID restrictions in the UK has seen the emergence of new negative economic factors such as supply chain issues, labour shortages, increased materials and construction costs, increased energy costs, inflation, war in Ukraine, and the continuance a failed COVID isolation strategy in China. Despite the long list of negative factors however, the well-balanced sector and sub-sector mix of our portfolio means that it is well-positioned for the future”.

Statement by the Valuer for the Year Ending 31 March 2022

In accordance with the instructions of the Chief Finance Officer we have valued the corporate estate portfolio as at 31 March 2022. The valuation has been prepared in accordance with the RICS Global Standards 31 January 2022 published by the Royal Institution of Chartered Surveyors (RICS) and to conform with the disclosure requirements of those publications. We understand that the Valuation is used for Financial Statement purposes.

The value of the corporate estate portfolio asset valuations carried out in the year ending 31 March 2022 is £123,031,773 (One Hundred and Twenty-Three Million Thirty-One Thousand Seven Hundred and Seventy-Three Pounds).

The Valuation is for the sole use of the council. It is confidential to the council, its officers and professional advisors. Details of the basis of our valuation and the individual properties are set out in the valuation report dated 31 March 2022.

Darryl Rouse BA, BSC (Hons) MRICS accredited valuer
Corporate Asset Valuer
RICS No 1199302



6. Portfolio Performance

Occupancy

INDUSTRIAL	OFFICE	RETAIL	OTHER	2022 AVERAGE	2021 AVERAGE	2020 AVERAGE
99%	95%	98%	77%	95%	95.5%	99%

Average occupancy has reduced minimally over the 2021/2022 period representing lost rental income in the amount of £99,656 for the period — 1.2% of the annual revenue income. Whilst there are a very limited number of vacant spaces across each of the sectors, there has been some turnover seen across our managed workspaces — in the office sector — as small business owners have chosen to relinquish space and work from home. As popular

workspaces however, void periods in these units have been limited as the majority have been re-let.

Both car parks and garages have continued to struggle, affecting the performance of the “Other” sector, with the future of both asset classes to be reviewed. These sites however, account for less than 10% (£8,920) of the lost rent, whereas vacant office units account for £71,246 (71%) of lost income, of which £41,481 relates to managed workspaces.

Revenue Performance

Without significant change to the portfolio in recent years, the optimisation strategy, along with effective planning in previous years, ensured that the revenue position improved year on year. For the 2021/2022 financial year income across all sectors has remained steady despite ongoing pressures around retail rents and car park income, and risk around occupancy of office space with businesses implementing hybrid working and considering their post COVID space requirements.

Whilst the industrial and office sectors have been challenged and have seen their revenues dip slightly compared to 2020/2021, the corporate estate has seen its overall revenue

income rise by more than 11% — remaining well above the rate of inflation (which had risen to 6% in March of this year).

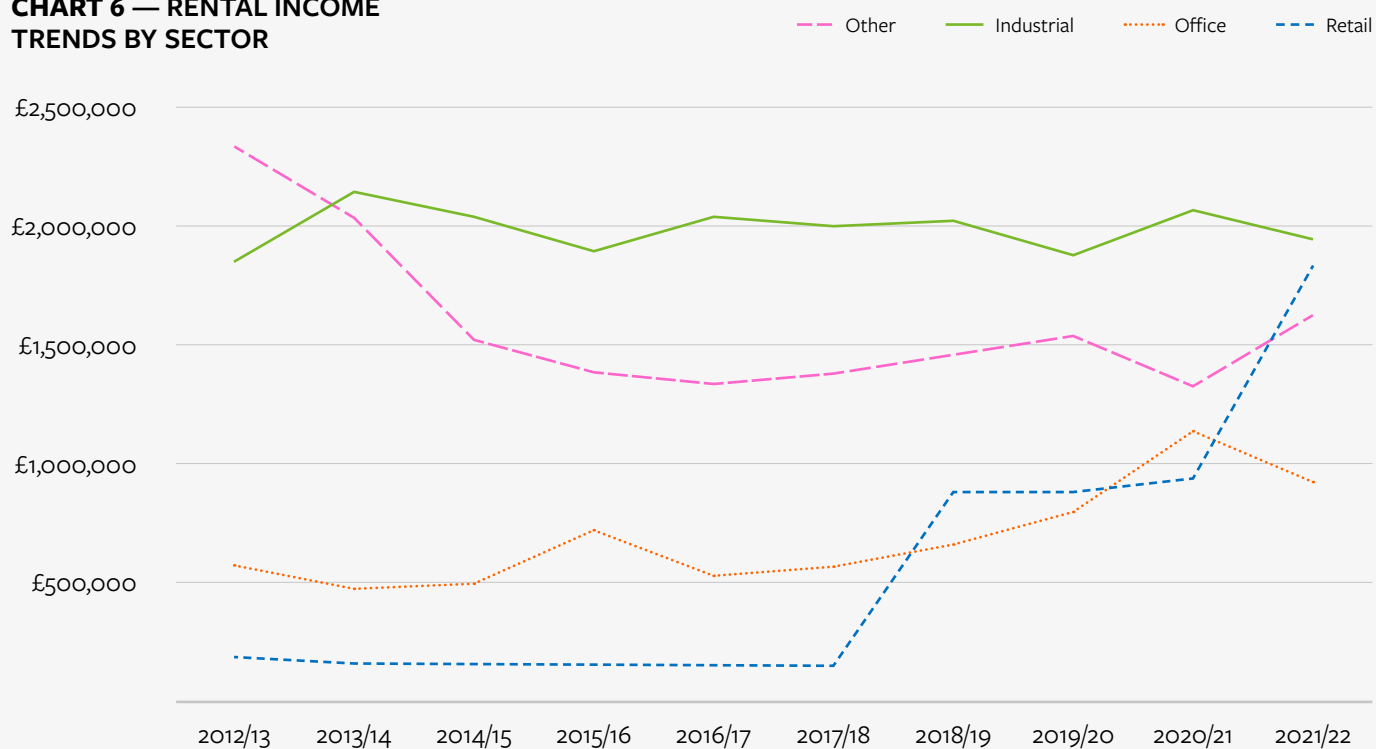
Two prominent factors driving income growth are the first full year of rent from the Travel Lodge (in the Other sector), as well as the key acquisition — in late 2021 — of a significant city retail venue in the Haymarket Shopping Centre. The shopping centre has provided immediate returns on investment, resulting in an increase in revenue income for the Retail sector, supporting an increase to the 2021/22 corporate estate bottom line.

Gross Rental Income — Corporate Estate Income by Sector

TABLE 1	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Industrial	£2,626,448	£2,537,933	£2,399,584	£2,532,444	£2,499,273	£2,513,386	£2,380,190	£2,563,544	£2,446,245
Office	£985,937	£1,005,181	£1,221,292	£1,042,773	£1,067,692	£1,169,556	£1,300,141	£1,635,991	£1,425,684
Other	£2,515,509	£2,020,207	£1,895,656	£1,846,047	£1,882,742	£1,943,574	£2,040,916	£1,842,431	£2,133,009
Retail	£671,113	£678,121	£675,269	£652,966	£658,759	£1,389,432	£1,382,731	£1,442,042	£2,332,095
Grand Total	£6,799,007	£6,241,443	£6,191,802	£6,074,230	£6,108,466	£7,015,948	£7,103,977	£7,484,007	£8,337,033

Table 1 (above) and Chart 6 (below) show the sector by sector gross rental income for the last decade.

CHART 6 — RENTAL INCOME TRENDS BY SECTOR



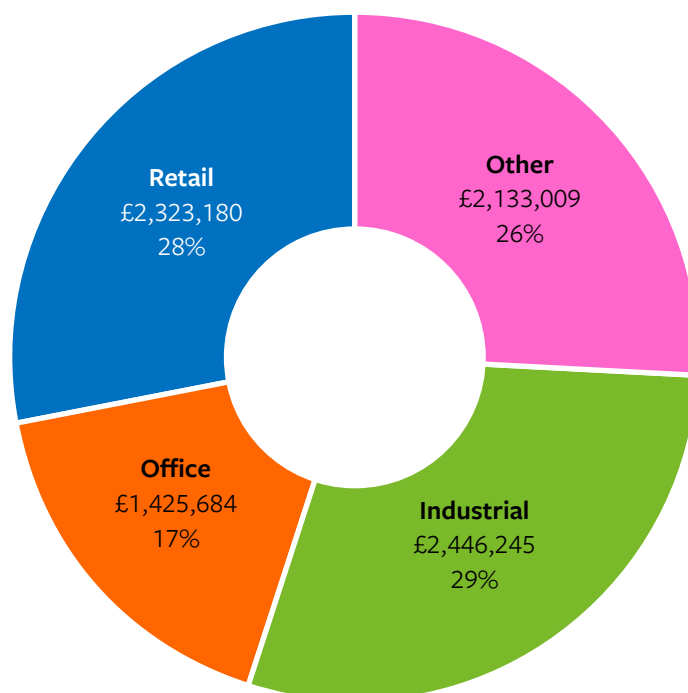
Income from the Industrial sector has fairly remained steady year on year. However, demand uncertainty in terms of space requirements to support post-COVID new ways of working has seen the 2020/2021 growth in our Office sector income reversed, although remaining above 2019/2020 income performance.

Chart 7 (left) shows the percentage of revenue income generated by each of the sectors, with the Retail sector showing the biggest change since last year — from 19% to 28%, with both the Industrial and Office sectors all reducing proportionately as a result.

The Other sector however has held its own and, with its varied portfolio including everything from advertising hoardings to hotels, it continues to represent more than a quarter of the income to the Corporate Estate.

Note: Changes in revenue across each sector have a balancing effect on the others.

CHART 7 — RENTAL INCOME BY SECTOR



This year, whilst running costs have remained stable, management costs have increased to support delivery of our short-term strategic objectives of portfolio consolidation, optimisation, and targeted investment. In addition to the newly acquired Haymarket Shopping Centre, we have added a 60-unit managed workspace to our corporate estate and, as such, management costs have

increased in line with the growth in our portfolio. We are however continuing to look at efficiencies, as detailed in our Strategy in section 10 of the report.

Income growth means that, despite an increase in costs of £340,000, our net contribution to the council's revenue budget has increased by £513,000 compared to the end of 2020/2021.

Year Ended March 2021

GROSS REVENUE INCOME	MANAGEMENT / RUNNING COSTS	NET REVENUE CONTRIBUTION
£8,337,033	£2,479,083	£5,857,950

Market Rents

According to the East Midlands 2022 Market Insite report issued by Innes England, despite a strong recovery in the uptake of office space and the industrial sector continuing to perform well, there was little change to the Leicester / Leicestershire market rents for secondary office accommodation — increasing by £2 to around £20 per sq ft for prime and remaining at £12 per sq ft for secondary space. A significant amount of activity however was outside of the city centre.

Availability of office space in Leicester has increased to almost 850,00 sq ft of accommodation — generally due to the release of poor-quality space following the COVID pandemic. With 95% occupancy however, the availability of council-owned space is limited.

In terms of industrial space, take up has continued at a good pace and is expected to continue throughout 2022, although the largest of these deals was the take up of almost 850,000 sq ft outside of the city. Industrial rents have continued to move upwards to levels of £8 per sq ft for prime and £6 for secondary industrial space.

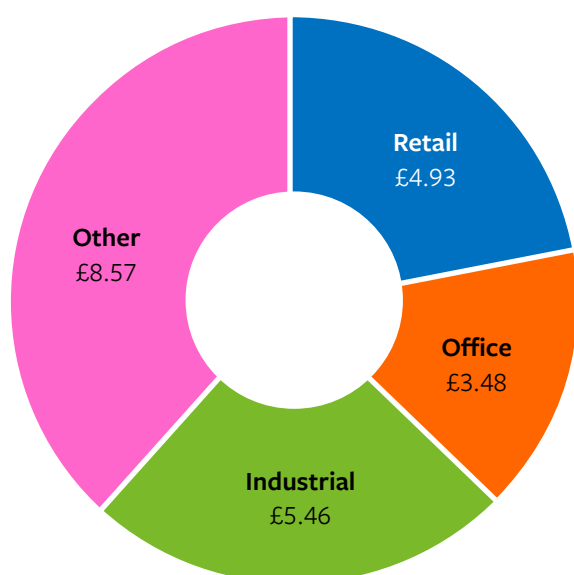
Leicester City Council's corporate estate average £ per sq ft for office space remains significantly below than the Leicester average identified by Innes England, having dropped back from the £6.94 achieved in 2021 to below £4. Our industrial market rates are however in line with Leicester / Leicestershire averages, although dropping back to 2020 levels after achieving £5.88 per sq ft in 2021.

Despite an increase from £4.08 in 2020 to £5.19 per sq ft in 2021, retail rates have moved below the £5 per sq ft mark in 2022 and are still comparably low — significantly lower than rates for prime retail park space.

Our best performer in 2022 was the Other sector, with rates increasing from £7.10 in 2021 to £8.57 per sq ft in 2021/2022.

In terms of investment, Leicester / Leicestershire recorded its highest levels since 2014. More than two thirds of the activity is attributed to the industrial sector, with significant transactions in the fulfilment / logistics services. The largest single transaction took place north-west of the city, with the Amazon fulfilment centre at Bardon being purchased for £161 million.

CHART 8 — AVERAGE SQ FT RATE BY CORPORATE ESTATE SECTOR



Yield

Property market yields in the traditional sectors have generally decreased in the last year, as land values have increased, and rents remain under pressure in the Office and Retail sectors. According to Savills (Market in Minutes: UK Commercial 17 March 2022) the UK average prime yield was at 4.84% and back to the level seen in October 2019

(prior to the pandemic). With acceptable yields in general, still ranging from around 3.5% to 8 or 9% (subject to risk appetite), achieving an average gross yield of 6.78% with a balanced, low risk portfolio is an excellent performance, with some sub-sectors maintaining close to double figures.

CHART 9 — GROSS YIELD BY SECTOR

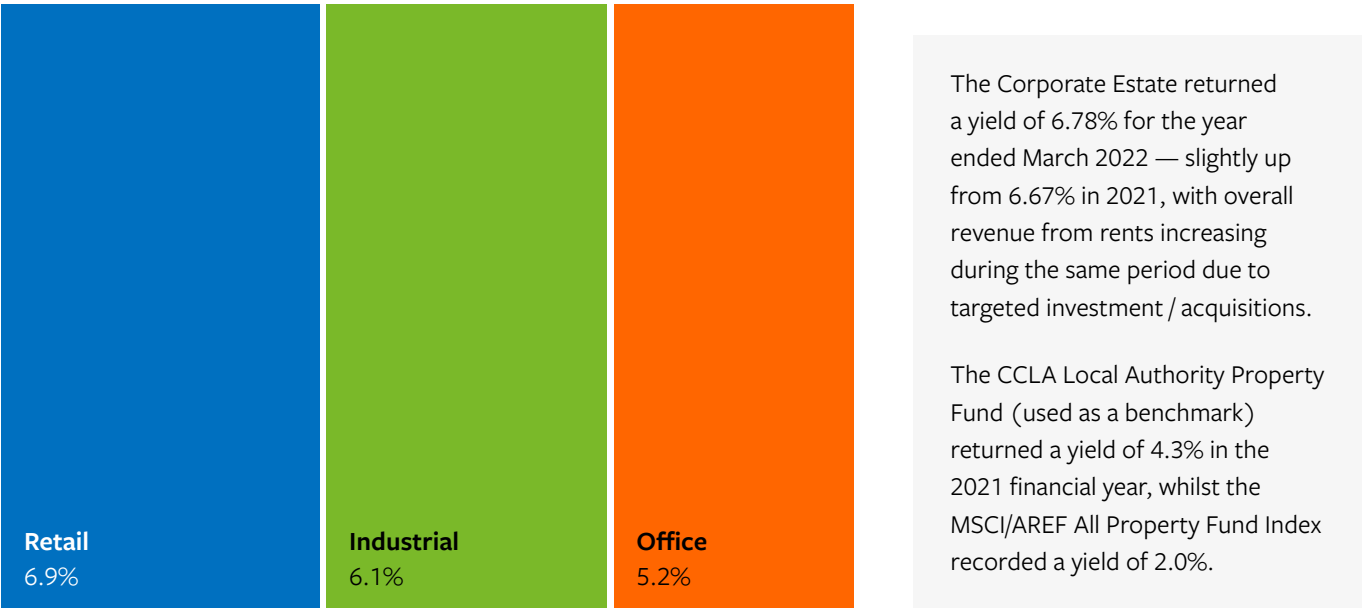


Chart 9 (above) illustrates the average gross yield by sector for the three main sectors in the last financial year, with the retail sector continuing to return the highest average yield at 6.9%, and the Industrial sector close behind at 6.1% — both slightly below the performance achieved in 2020/2021.

Both gross revenue income and average yield from the corporate estate have increased by more than 10% in the 2021/22 financial year, although it is important to understand that, in calculating yields, the capital valuation of a portfolio is a significant factor. In line with what has been happening in the rest of the UK, local land values have generally appreciated although, as previously stated, in the case of the corporate estate portfolio, such appreciation generally relates to development value rather than existing use of the land. Instances where land and property valuations have decreased minimally, such as the neighbourhood shops, means that yield is affected positively.

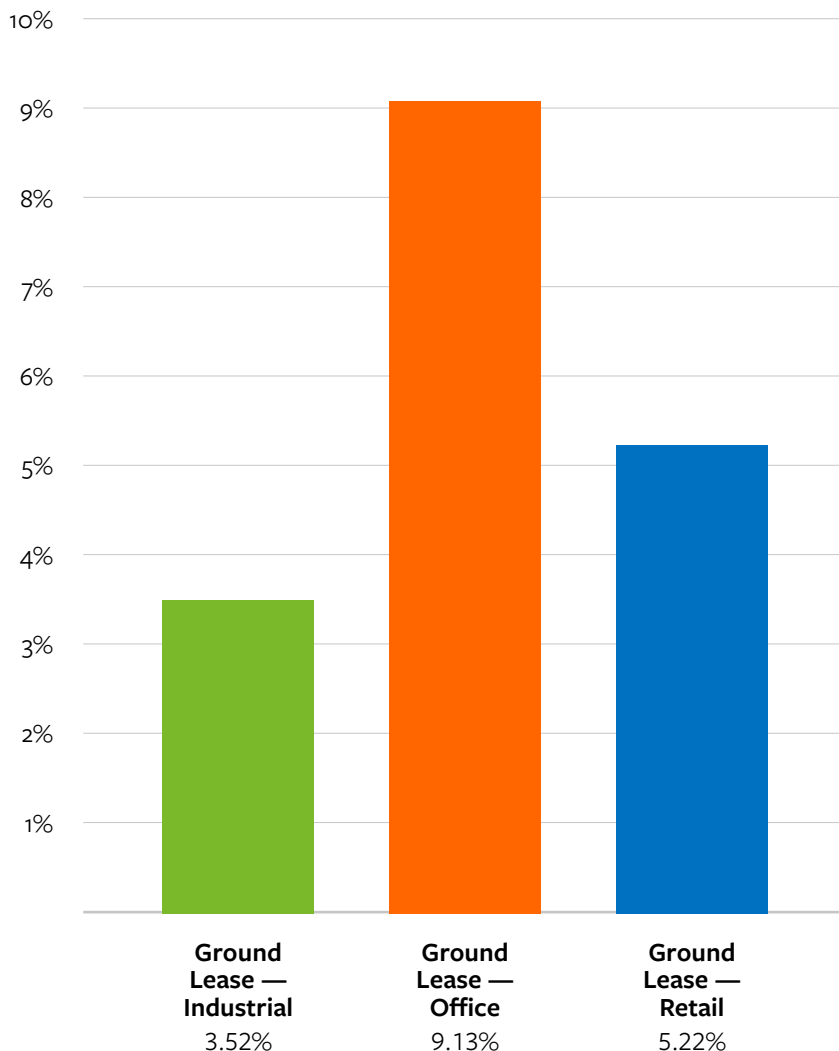
When we look at the yield performance of some of the sub-sectors, we can see a clearer picture in terms of performance, with a number of sub-sectors generating gross yields of around 10%. The most marked differences from 2021 are the increase in yield in the Rack Rented Retail sector — for the most-part linked to our purchase of the Haymarket Shopping Centre — and the reduction of yield in the Rack Rented Industrial sector, where land and property values have increased and rents have remained stable. The Office sector revenue has also been impacted by void turnover in 2021/22 as a result of the pandemic and changes to the way in which local businesses are working.

Yield in Detail

Yield is generally used to compare the financial performance of property investments and, as noted above, they are influenced by the quality of the assets (e.g. location, sector, condition, supply and demand) and the associated investment risk. With a balanced portfolio, the corporate estate therefore incorporates some low risk, low return investments.

Ground leases are generally held in the portfolio as steady, long term leases that have a strategic role in minimising the revenue risk of the corporate estate as a whole. Whilst ground leases in the three main sectors are generally lower than average performers, the impact of planned rent increases in recent years — particularly in the Office sector — means that yield performance has increased to levels that are aligned to the rest of the portfolio.

CHART 10 — AVERAGE GROSS YIELD GROUND LEASES (LOW RISK)



It should be noted that a lower yield is not necessarily due to poor performance (and is not always of concern), as low yields are generally related to the low risk involved with the investment. Examples in the Corporate Estate include our ground leases — that provide a long-term income — as well as the neighbourhood shops that we hold for purposes that are secondary to income generation.

The average yield of 6.78% achieved this year by the corporate estate is a very good performance in comparison to the likes of the CCLA Local Authorities Property Fund (2021 used as a benchmark) and the MSCI/AREF All Property Fund Index (2021), with the council achieving yields — subject to sector — ranging from 3.5% to 10%.

CHART 11 — YIELD CONTRIBUTION BY SECTOR SUB-TYPE

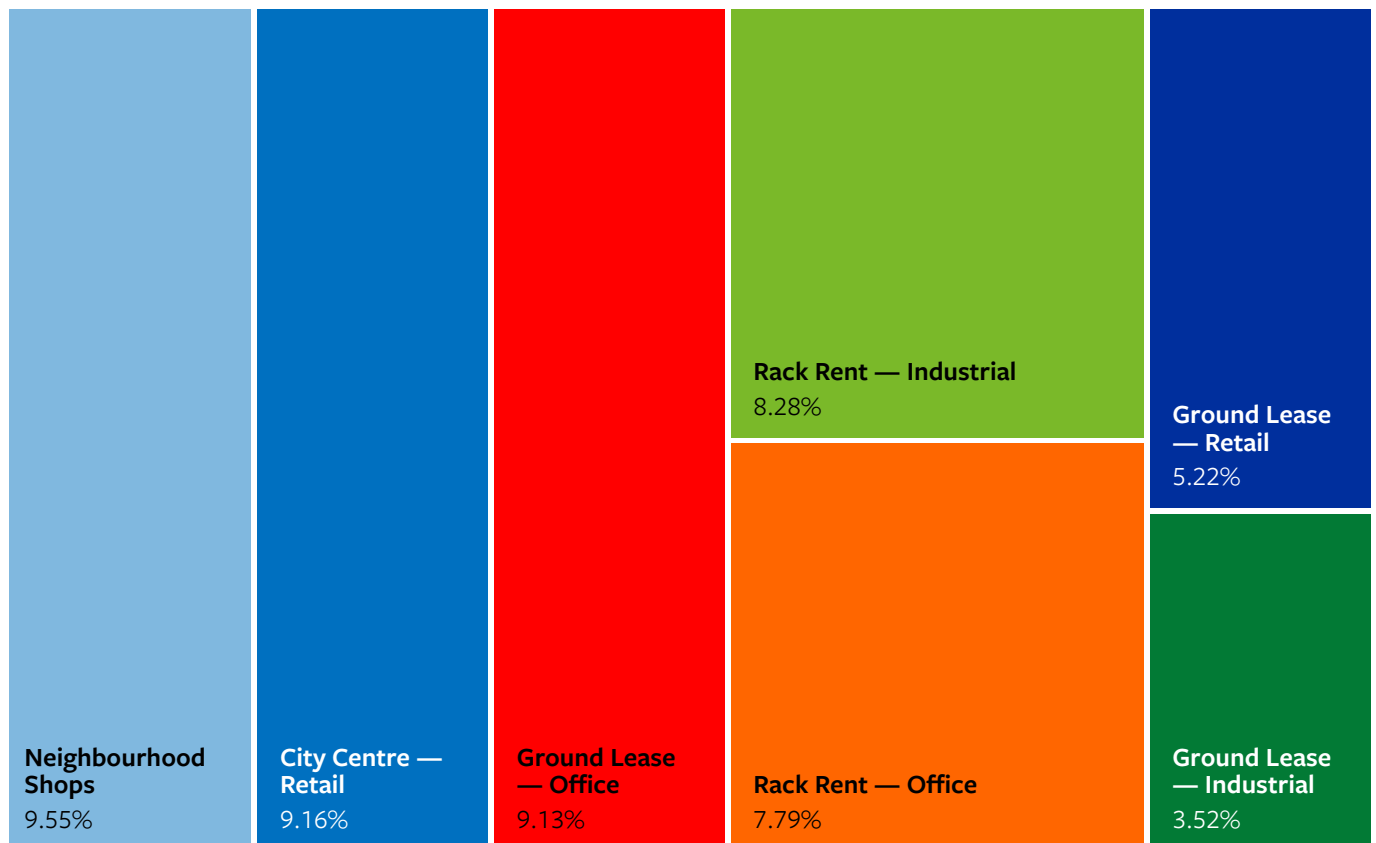


Chart 11 (above) provides a breakdown of yields across a range of sub-sectors within the Retail, Industrial and Office sectors. Whilst the rack rented Industrial sector has consistently performed very well for some years, and continues to do so, there has been a shift for the year ended March 2022. Despite the market turbulence in 2020/2021, the best performing sector in terms of yield for the second year in a row was the Retail sector. Both city centre retail and the neighbourhood shops have achieved an excellent yield of more than 9% this year, as the retail sector starts to recover, and vacancies in our shops are starting to be filled.

PORTFOLIO SECTOR	YIELD	INDICATOR	PERFORMANCE REVIEW
Industrial			
Ground Lease — Industrial	3.5%	Lowest Yield / Low Risk / Stable	Minimally down from 2021. Our industrial ground leases are generally long-length leases that are low risk in terms of demand and rent volatility and offer us stability and longer-term sustainability — hence the lower than average yield.
Rack Rent — Industrial	8.3%	Good Yield	A well-performing sector with long-term tenants that continue to have confidence in the council as their landlord. Down from 2021 levels, with opportunity to increase further as rents are aligned to market rates.
Office			
Ground Lease — Office	7.8%	Good Yield / Some Risk	Down from 2021 levels due to increasing land and property values and some voids / void turnover as a result of the pandemic. There continues to be some risk in this sector in the future as working practices change.
Rack Rent — Office	9.1%	Very Good Yield / Low Risk	Low risk ground leases providing a stable, sustainable revenue, and bolstered recently by pre-planned rent increases.
Retail			
City Centre — Retail	9.1%	Very Good to High Yield / Turbulent	City centre retail space that brings in a very good yield. Yield performance is high due to the historic nature of the holdings, although an increased capital valuation in 2022 — due to rising land values and growth in sector holdings — has resulted in a reduction in capital yield — down from a very high 16% last year when land values were lower. This is despite 2022 seeing increased revenue returns from rent.
Ground Lease — Retail	5.2%	Good Yield / Low Risk / Stable	No change since 2021. Longer-length leases with a lower risk that the city centre retail space. A stable performer with low risk attached.
Neighbourhood — Retail	9.6%	Very Good Yield / Held for Community Benefit	An increase in yield compared to 2021 as voids have been filled and trading returns to normal. Based in community settings on our local authority housing estates, and generally tied to our housing portfolio by way of flats above the shops, this sector is held to provide communities with local, convenient, neighbourhood shopping facilities.

The Haymarket Shopping Centre

“In the first six months of ownership, we have been working hard to understand the asset better, establishing our operational team and embedding them into the successful running of the centre. We have also been proactive in securing long term sustainable income streams with quality occupiers, most notably agreeing a 15-year extension to the lease with Tesco”.

Matthew Wallace
Director of Estates and Building Services



7. Climate Emergency

Statement of the Sustainability Team for the Year Ending 31 March 2022

Leicester City Council declared a Climate Emergency in February 2019 and launched a Climate Emergency Strategy and Action Plan in 2020, with an ambition for the city to be carbon neutral by 2030.

The Action Plan has been updated in 2022 and a roadmap study has been undertaken to advise on a pathway to reach the carbon neutral ambition for the city. Following the creation of a new post to lead on the decarbonisation of our estate, the OpENZ (Operational Estate Net Zero) Programme has been established to plan and manage our steps to decarbonising the operational estate. The existing decarbonisation measures, funded through our successful bids the Government's Public Sector Decarbonisation Fund, are now part of OpENZ and are expected to deliver in the region of 2000 tonnes of annual carbon savings at a cost of around £26 million.

As well as tackling emissions from the operational estate, we will need to assess opportunities in the Corporate estate including giving consideration to:

- Use of current land assets for renewable energy generation, biodiversity gain and climate change adaptation measures.
- Generation of renewable energy from buildings in the corporate portfolio to provide investment returns as well as carbon savings and local energy resilience.
- Future site acquisition to enable development of key infrastructure for the low carbon transition e.g. large-scale renewables or energy storage.

We will also need to consider the opportunities to improve the energy efficiency and performance of the corporate estate. The roadmap study demonstrates that substantial reductions in energy demand will be necessary across the entire building stock in the city by 2030. In addition, the Government plans to introduce uplifts to the Minimum Energy Efficiency Standards (MEES), which are expected to require non-domestic rented property to reach a minimum EPC 'C' rating by 2027 and a 'B' by 2030.

The majority of businesses occupying our corporate estate properties purchase their own energy, which is not included in the annual published figures for the council's carbon footprint. However, the published figures do include emissions from energy purchased by the council for parts of the corporate estate — such as for landlord managed areas.

Over the 2020/21 financial year carbon emissions from the council's estate have reduced by 20.3% compared with the previous year. Whilst emissions have been falling year on year, the reduction last year was much higher due to full or partial building closures as a result of the Covid-19 pandemic. Electricity-related emissions fell the most, by 33.8%, which is also a result of ongoing decarbonisation of the grid, fitting of solar PV panels to council buildings and replacement of lighting and equipment with more efficient models.

Anna Dodd and Donna Worship
Energy and Sustainability Manager





Statement of the Deputy City Mayor

Over recent years the impact of climate change has been clearly seen across the globe, from devastating drought and fires in Australia, to the Canadian heat dome and catastrophic floods in Germany last summer and the climate-related crop failures being seen in India this year. Last year's COP26 climate summit in Glasgow brought home to us all just how critical it is for every government, city and community to act now — and with urgency.

In this country we have recently recorded record high temperatures and here in Leicester, we are acutely aware of our particular geography and the risk of intense rainfall and increasing temperatures. This means we need to ensure the sustainability of our growing city and a quality of life for all the people who live here and who will live here in the years and decades to come — our global obligation is also a local one. Now, more than ever we recognise the need to act, and for Leicester to play its part in delivering on its Climate Emergency commitment.

The council is addressing our own emissions from buildings and services and also working with organisations and the wider public to build momentum and action across the city, including a newly launched Climate Emergency Partnership. Our programmes to decarbonise our own estate show leadership and innovation and as we develop the local expertise to expand and deliver this work, the whole city, its residents, the economy and the wider environment stand to benefit.

Councillor Adam Clarke
Deputy City Mayor
Environment and Transportation

“To avoid having its assets fall into obsolescence and lose economic viability, the commercial real estate sector needs to:

- Accelerate the decarbonisation of its building stock
- Mitigate the risks posed by climate change and
- Respond to investors' demands for truly sustainable buildings, marked by the rise of ESG reporting
- and sustainable finance.”

RICS UK Commercial Real Estate Impact Report March 2022

8. Financial Statement

Corporate Estate Out-turn for the Year Ending 31 March 2022

Number of units — 1267

Valuation as at 31/03/22 — £123m

The corporate estate net return to the council at the financial year ending 31st March 2022 was £5.858 million. Income generated from these assets is budgeted for and included in the council's revenue budget.

It was previously highlighted that guidance from MHCLG (Ministry of Housing, Communities & Local Government) and CIPFA (Chartered Institute of Public Finance and Accountancy) warns against investment activity which is disproportionately large in relation to an authority's finances.

With land and property investment income from the corporate estate accounting for 2.03% of the council's net revenue budget in 2021/2022, it continues to represent a manageable risk in relation to the overall revenue budget.

Stuart McAvoy
Head of Finance

The council's Capital Strategy approved in February 2021 included the following statements:

a) The council will not make commercial investments in property purely to generate income. Each investment will also benefit the council's service objectives (most probably, in respect of economic regeneration and jobs). It will, however, invest to improve the financial performance of the corporate estate;

b) The council will not make investments outside of the LLEP area (or just beyond its periphery) except as described below. We would not, for instance, borrow money to buy a shopping centre 100 miles from Leicester;

c) There is one exception to (b) above, which is where the investment meets a service need other than economic regeneration. An example might be a joint investment in a solar farm, in collaboration with other local authorities; or investment in a consortium serving local government as a whole. In these cases, the location of the asset is not necessarily relevant.

Nick Booth
Treasury Manager

9. Managing Risk

In managing its portfolio of commercial land and property, Leicester City Council has the following risk management arrangements in place:

- An Investment Strategy considered by council, that limits the exposure of the council's in terms of property investment.
- A varied and balanced land and property portfolio that spreads risk across a number of sectors and investment types.
- A strategy that prioritises security over yield and provides a commitment to support the local economy by providing accommodation for local businesses.
- Contributing 2.03% of the council's 2021/2022 net revenue budget, income from the council's portfolio of land and property represents a manageable risk in relation to the overall budget.
- Robust governance and transparency around proposed commercial acquisitions and disposals and the performance of the corporate estate, ensuring that appropriate due diligence is undertaken in making estate management and investment recommendations.
- A diverse directly employed team with a range of commercial and estate management expertise ensuring the authority has the skills and capacity to make investment recommendations with due regard to risk, and to manage the investments over the long-term.

The council's corporate estate portfolio has remained stable in recent years in terms of its asset numbers, its make-up in terms of sector classification, its overall capital value, and its income. With recent uncertainty in the market, our strategy to optimise the performance of our existing estate and to take our time in considering our investment and growth options has proved to be a sensible one, with a key acquisition in late 2021 having a further positive impact on a good portfolio performance.





10. Outlook and Strategy for 2022/2023

The RICS UK Commercial Property Survey Q1 2022 highlights the continued strength of demand in the Industrial sector, with the Office sector recovering and Retail demand remaining stable, compared to subdued activity in the Retail and Office sectors 12 months ago.

The RICS UK Commercial Real Estate Impact Report March 2022 comments that “The periods of lockdown and restrictions made necessary by the pandemic have forced many commercial tenants to halt their business activities or operate at lower capacity, while most shopping moved to online outlets, accelerating a trend that was already in place. Working from home became the new normal for office workers, which prompted both employers and employees to question the traditional role of the office as the place where work gets done. The recovery from the pandemic is on its way, but it remains to be seen to what extent the changes of the last two years will be reversed, and how they will impact the economic viability of existing and prospective assets”.

The performance of our portfolio, despite the market turbulence, shows that the outlook for our corporate estate remains good, although the anticipated growth in hybrid working will undoubtedly affect the demand for office space and we will need to maintain high quality space to ensure that occupancy levels and yields remain high. In addition, we should consider the opportunities to continue to develop our space to attract and meet the growing demand for flexible, local, shared office space solutions — presenting an opportunity to enhance and strengthen our local Managed Workspace offer.

According to Clare Bailey, Director of Commercial Research at Savills UK (Market in Minutes: UK Commercial — March 2022) “The growth of the technology sector shows no signs of slowing, and the UK’s regional office markets present many attractive opportunities for both start-ups and established tech firms looking for high-quality office space”.

The strength of our existing Industrial portfolio, along with our ability to maintain almost 100% occupancy, continues to tell us that our investment activity should be focussed on this sector. Supply of available industrial space is shrinking, whilst demand is high, and optimising and investing in our stock will support a growth in rental and capital values in the coming years, in a sector that currently presents low risk.

Whilst supporting our city centre and neighbourhood shopkeepers in a challenging post-pandemic recovery period is key in terms of offering more flexible lease structures, we can maintain strong asset values and improve the vibrancy of our city centre and neighbourhood shopping spaces by investing and increasing the service life — and the energy efficiency — of our stock. This includes both our indoor and outdoor space use, potentially transforming and / or repositioning some of our assets to mixed use in order to optimise benefits and to maintain an attractive retail proposition in the future.

With commercial property investment volumes in the first quarter of 2022 at 35% higher than the same period in the previous year (Savills UK), and the strategic acquisition of the Haymarket Shopping Centre under our belt, we continue to assess the potential for more beneficial use of the land in our existing portfolio, whilst maintaining the necessary balance across a broad range of sectors to minimise risk.





Short Term Strategic Focus — Consolidation, Optimisation and Targeted Investment

In our last report we set out our Strategy and the areas of activity that we are focusing on in our management of the council's corporate estate portfolio. With a short-term focus on Consolidation, Optimisation and Targeted Investment, and a medium to long-term focus on Sustainable Growth, we are pleased to report significant progress in relation to the following key strategic activities:

1. Income and Yield Enhancement by Making the Most of our Current Portfolio:

- **Ensure that all tenants are paying appropriate market rents**

We are reviewing our leases, modernising lease covenants as appropriate, and ensuring that our rents are competitive and in line with market rents. We expect to generate revenue growth of more than 10% from this activity.

We are developing a transparent decision-making framework in relation to requests for below market value (BMV) commercial rentals.

In addition, we are introducing improved policy provisions for rent review periods, conversion to geared leases, break clauses and lease length to support future revenue growth and risk management.

- **Provide more transparent service charge information to tenants and improve the service charge collection process**

We have improved the quality of our service charge schedules and are ensuring that Annual Service Charge Schedules are to RICS Standards with enhanced direct debit collection processes.

- **Re-purpose appropriate surplus operational assets to create prime office / business space**

Prime operational sites — such as Phoenix House — have recently been vacated and are being marketed for letting as part of the corporate estate portfolio.

- **Maintain high occupancy and minimal void periods through improved property marketing including introducing an on-line, interactive property shop**

We are developing our specification that will enhance digitalisation of our workflows and channel shift our enquiry management processes to improve the customer experience.

2. Risk Management:

- **Review our Retail Strategy to challenge our objectives and determine the level of our future presence**

We have adopted a Retail Strategy that recognises our commitment to maintain a city centre retail presence, supporting the retail recovery through flexible leases and incentives, along with additional planned investment and strategic acquisitions such as the Haymarket Shopping Centre; and that continues to acknowledge the importance of our locally based shops in serving the communities. We are investing almost £1 million in improvements in the Neighbourhood Retail sector.

- **Capitalise on opportunities to decarbonise our estate in line with MEES legislation**

We have been awarded over £24 million in funding to capitalise on opportunities to decarbonise our estate by retrofitting measures to existing operational buildings, as well as more than £2.5 million to support SMEs in improving their energy efficiency. We will continue to seek out funding that can support us in our move towards improving the EPC ratings of our commercial portfolio and working towards our net zero target.



3. Customer / Occupier / Tenant:

- **Continue to support the local economy by maintaining a balance of commercialism and social value in our property offer**

In addition to adopting our Retail Strategy, in 2022 we are developing a strategy for our Managed Workspaces and reviewing our holdings in the Other sector (such as car parks, garages and residential).

- **Manage our tenant debt sensitively (both short-term and aged debt)**

With the moratorium lifted, we are working with our occupiers on a sensitive post-pandemic recovery ensuring that we liaise closely with tenants to provide and support affordable solutions as appropriate, as well as signposting to grant / funding opportunities.

- **Transition of regeneration workspaces to the corporate estate (based on an agreed regeneration to commercial lifecycle)**

Leicester Business Centre transferred from our Economic Regeneration portfolio to our corporate estate portfolio, with the addition of managed workspace assets such as Dock 2 and the Gresham Building to the Regeneration portfolio.

As part of our review of our Managed Workspace offer we will also consider how we can target investment in modern small business units for start-ups and medium-sized grow-on space to support local business growth and meet changes in business working practices.

We are continuing to focus on Sustainable Growth and our medium to long term objectives to:

- Invest in our high-performing and strategically important sites to provide a secure and sustainable revenue income;
- Consider disposal of ageing /difficult to let / sub-optimal estate — generating capital receipts to invest back into our estate;
- Seek out investment opportunities in lower-risk growth sectors such as industrial, food or retail distribution / warehousing — sale and leaseback opportunities reduce risk further;
- Work with OPE partners to enhance inward investment opportunities;
- Invest in evidence-driven local growth (identifying sites for potential construction of new units / being responsive to the Local Plan);
- Consider new sector post-pandemic investment opportunities.



Market Commentary

“The re-emergence of retail and rebalancing of total returns

Stock selection based on total returns has been straightforward in recent years, with retail averaging -8% in 2019 and industrial averaging +7%. However, the next five years will see an increasing convergence between the main sectors as capital values start to rise in some parts of the retail market, and their rate of growth slows in the industrial sector. These trends, combined with the generally higher income return that is present in retail, will mean that by the end of our five-year forecast period there will be less than 100bps spread between the average total return on retail and that on industrials, with offices sitting between the two. So, what should you buy? The key word earlier in this paragraph is ‘average’, and we expect to see a much wider spread between the best and worst in offices and retail than in industrials. In retail, we continue to favour retail warehousing, though across all retail there will be a shortage of high-rated ESG-compliant assets, and these will be increasingly hotly sought-after by global retailers.

Logistics will generally remain the safest sector, albeit with its own environmental challenges. For offices, location and ESG criteria will remain the key to outperforming the average.”

Savills (UK Cross Sector Outlook 2022)

“Retail Review — Overview

The high street faced continuing challenges across 2021, with occupiers and landlords alike adapting to the structural change in the retail market. The market is adapting in different ways as the increase in online sales in 2020 continued in to 2021, with the number of online sales as a % of total retail sales reaching a new high of 38% in January. Despite this, the re-opening of non-essential retail as well as the relaxation of restrictions on hospitality and leisure venues attracted consumers back to our high streets. The footfall data shows Nottingham at 83%, Leicester at 93% and Derby at 102% of pre-pandemic levels.”

Innes England (Market Insite Brochure 2022)

“Business Challenges

The UK commercial real estate sector is facing major challenges impacting its business performance and viability:

- The current national and international contexts are marked by uncertainties associated with structural changes, recovery from the COVID-19 pandemic, Brexit, the impact of inflation and rising energy prices and concerns about rising political instability.
- The pressure created by structural changes and investors’ requirements increases the need to:
 - understand and adapt to changing customer demands
 - upgrade assets and contribute to levelling up objectives, and
 - digitalise business and asset operations.”

RICS UK Commercial Real Estate Impact Report March 2022





11. Closing Statement

The breadth of our portfolio structure — which is wholly invested in the local area — alongside a strategy that is underpinned by robust governance and strong risk management, has enabled us to maintain a good revenue return and capital yield year on year, despite recent market conditions.

Whilst the value of investment transactions completed last year in Leicester and Leicestershire was more than double the value in Nottingham and two thirds higher than in Derby, the council's investment activity has been measured and targeted, in line with our corporate estate strategy. To that end, we have considered acquisition opportunities carefully, and made a long-term strategic investment by purchasing the Haymarket Shopping Centre.

Our strategy is not governed solely by revenue or yield, rather our activity is focussed across a range of areas to optimise returns, maintain good quality stock, and improve the covenant quality of tenants, whilst providing a range of accommodation to support local businesses.

Our focus on robust governance and driving sustainable revenues, means that we are investing in our people whilst ensuring that portfolio management and running cost efficiencies are realised wherever possible, in order to enhance the net contribution that the corporate estate makes to the council.

In addition to maintaining a balanced spread of different types of property, we keep the portfolio under review on an ongoing basis. We continuously assess options to re-purpose and invest in assets that we already hold and that have a reasonable service life that can provide beneficial returns, as well as considering the timing of disposals.

In terms of asset condition and sustainability, like others, we are aware of the challenges that some of our portfolio stock may have in meeting the impending changes to minimum energy efficiency standards for commercial property, and we take our role in leading the city to its net zero ambition very seriously.

To that end, we will continue to pro-actively manage our portfolio — its suitability and performance, as well as its financial returns — and continue to apply environmental, social and governance (ESG) considerations to our investment and management activity, ensuring that our portfolio remains stable and sustainable.

Richard Sword
Strategic Director for City Development
and Neighbourhoods

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Notes

- As one of the UK's largest local authority and charity fund managers, the CCLA manages investments for the public sector, charities and religious organisations. Investments include the Local Authorities Property Fund that aims to provide investors with a high level of income and long-term capital appreciation.



Overview Select Committee

Date of meeting: 3rd November 2022

Lead officer: Jo Russell, Head of Service (Housing)

Useful information

- Ward(s) affected: ALL
- Report author: Jo Russell, Head of Service (Housing)
- Authors contact details: 0116 4540245
- Report version number: v0.1

1. Summary

- 1.1 The reports sets out updated information on the Immigration, Migration and Asylum within Leicester City with a focus on the Homes for Ukraine and Afghan schemes.

2. Recommended actions/decision

- 2.1 That the Executive members read and comment on the report.

3. Scrutiny / stakeholder engagement

- 3.1 **Homes for Ukraine** is now established but is continuing to develop weekly with additional arrivals in small numbers but changes to this and the associated visa schemes continue regularly. We continue to engage with the Ukrainian Association Great Britain (Leicester Branch) and the Leicester Ukrainian Club and we have developed a strong working relationship.
- 3.2 Officers continue to work closely with both internal and external partners on delivering the scheme and the additional Unaccompanied Asylum Seeking Children (UASC) model for Ukrainian arrivals noting while a similar name this is different to the scheme for asylum seekers from outside of the Ukraine.
- 3.3 Officers attend local and regional meetings including those on the use of the IT system which administers the system and DLUHC safeguarding meetings and we feedback that data quality continues to be an issue.
- 3.4 **ARAP/ACRS Afghan schemes** are now established and we work closely with the Home Office and also a number of partner organisation to deliver support and re-settlement activities for this group.
- 3.5 Officers attend local and regional meetings with partners to discuss developments and issues with the scheme and share good practice and training opportunities.
- 3.6 **Asylum Seekers** Leicester has been a volunteer in the Home Office NASS scheme since 2001 and so over the last 11 years we have assisted a large number of asylum seekers/refugees to re-settle in our City. As a result we, alongside other agencies and the 3rd sector have become very skilled in supporting this group. The Home Office continue to locate 2 dispersal hotels and a further 297 properties in the City which are all managed by Serco.

- 3.7 Officers engage with Serco and the Home Office around this group and Lead Members meet with the 3rd sector groups which is facilitated by the strategic Lead for Immigration, Migration & Asylum, Jo Russell, Head of Service, Housing Division.
- 3.8 Chris Burgin, Director of Housing recently met with meeting with Home Office regarding the potential additional dispersal hotel which may be opened in Leicester. This was to re-affirm our commitment to supporting those fleeing violence and oppression however the sheer numbers of individuals placed in the city is putting intolerable strain on all local services including 3rd sector organisations and request that they reconsider Leicester and seek out hotels in other authorities under their national dispersal model which to date have not had a significant role to play in supporting asylum seekers.

4. Background and options with supporting evidence

- 4.1 **Homes for Ukraine:** As a result of the invasion by Russia of Ukraine on the 24th February 2022 an estimated 6 million Ukrainian people have fled their homes and their country to seek safety and sanctuary from the violence and registered in countries across Europe.
- 4.2 The UK Government has set up 4 schemes which are designed to allow Ukrainian refugees to remain in or come to the UK quickly and safely, the Family scheme, the Homes for Ukraine scheme and the Ukraine Extension scheme.
- 4.3 **The Family Scheme** is designed so that those in the UK can nominate family members who are fleeing from the violence in Ukraine to join them in the UK. Those from Ukraine can enter the UK and remain for up to 3 years and will have recourse to public funds.
- 4.4 The Local Authority is not provided with data on this scheme and we have no additional responsibilities or funding linked to this scheme. We do know that anecdotally we have 15 arrivals in the City from this scheme made up of 4 families.
- 4.5 **Homes for Ukraine** is a sponsorship scheme designed to link up UK sponsors offering a home to a Ukrainian individual or family.
- 4.6 To date we have 100 sponsor homes within the City with 170 Ukrainian guests linked to them. These numbers are increasing but at a pace of 1-2 a week on average. It should be noted that while we do have access to the Plantir-Foundry system provided by the Department for Levelling Up, Housing and Communities (DLUHC) the quality of the data remains poor.
- 4.7 We visit and support all arrivals with whatever their needs are in each case and we offer weekly sessions at the Brite Centre to all arrivals and sponsors.
- 4.8 The Local Authority is provided with £10,500 per Ukrainian under the Homes for Ukraine scheme and an additional amount for education (detailed later in the report) have to deliver specific responsibilities around settlement.
- 4.9 We are in the process of delivering an additional £200 to sponsors using these funds to assist with the cost of living during the winter months.

- 4.10 The Support team are working with guests to seek out longer term options for housing which is now one of the key priorities of the team. We are providing a package to assist with locating and obtaining housing for this group and housing solutions have been found in most instances. This has included extending sponsorships, re-matching and locating homes in the private rented sector. These are working well and limiting any impact on our Homeless Services.
- 4.11 To date of those who we have spoken to about their plans (55 families) we have been able to extend or rematch 37% of guests with a further 14% having located privately rented accommodation and 12% of individuals returning to Ukraine. We continue to work with the remaining families who are undecided about what they wish to do once their sponsorship comes to an end in the coming months.
- 4.12 As a Local Authority we remain focussed on managing the safeguarding risks around the Homes for Ukraine scheme and have recently attended the safeguarding Adults Board to give a presentation and undertake a question and answer session.
- 4.13 The risks linked to the scheme are well mitigated and have been notably well managed when matters have arisen. It should however be noted that there have been relatively few issues with this scheme or the Afghan scheme noted in 4.15 and onwards.
- 4.14 **Ukraine Extension Scheme** allows a Ukrainian or the family member of someone who is Ukrainian to extend an existing visa, if they are already within the UK, so that individuals can live, work and study in the UK. The scheme applies to those who hold any valid UK visa or held one that expired on or after 1 January 2022.
- 4.15 **Ukraine UASC** to date we have had no arrivals under this scheme in the City.
- 4.16 **ARAP/ACRS:** On 29 December 2020 the Afghan Relocations and Assistance Policy (ARAP) was launched. This scheme offers relocation or other assistance to former Locally Employed Staff (LES) in Afghanistan and is has been prioritised due to the withdrawal of military forces from Afghanistan, and the following escalation in violence and the initial evacuation was named “Operation Pitting”. The scheme has been amended and so now only applies to those directly employed in Afghanistan by a UK government department on or after 1 October 2001 and they must now have a “high and imminent risk” of threat to their life to be able to come to the UK.
- 4.17 On the 6th January 2022 the Afghan Citizens Resettlement Scheme (ACRS) was launched. The scheme offers relocation and other assistance and prioritises those who have assisted the UK efforts in Afghanistan and stood up for values such as democracy, women's rights, freedom of speech, and rule of law.
- 4.18 In Leicester there is a single Home office bridging hotel that has a number of individuals under both schemes who are awaiting a permanent housing solution from The Home office. This hotel was stood up in August 2021. There is no other bridging hotel of this type in Leicester, Leicestershire and Rutland.

4.19 There are currently 16 families made up of 85 individuals within the hotel (34 adults & 51 children). All children of school age are in school placements and those in the hotel are actively taking part in re-settlement work.

4.20 Leicester City Council have offered to provide 12 homes to individuals within the bridging hotel and we will fill that quote shortly.

4.21 In August 2022 there remained approximately 10,000 Afghan people still living in bridging hotels across the UK.

4.22 **Asylum seekers**

4.23 As we are all aware there are a number of people migrating across the world to escape violence and oppression and for other social and economic reasons.

4.24 The UK receives a number of asylum seekers each day from across the world with entry into the UK via small boats from mainland Europe being a particular entry route of note.

4.25 A National Dispersal scheme has been set up so that arrivals in to port authorities can be shared across the UK. This dispersal scheme has been in place for unaccompanied minors (UASC) for some time and is now in place for adults.

4.26 At this time it is not envisioned there will be a slow down of arrivals into the UK any time soon.

5. **Detailed report**

5.1 **Homes for Ukraine scheme.** This section of the report is more detailed than following updates as we hold significantly more responsibilities under this scheme as a Local Authority.

5.2 **Resource for delivery:** The STAR AMAL Team in Housing are delivering the wrap around support for those arriving from Ukraine under the sponsorship scheme and a team has been stood up for an initial period of 6 months to manage these roles have recently been extended for a further 6 months.

5.3 The Team Leader is in post and 6 specialist Refugee Support workers have now been recruited, two who will focus on the IT systems which are complicated and changing regularly. Some recruits also have key language skills to assist in delivering support to this group.

5.4 A generic E-Mail has been set up refugee-asylum@leicester.gov.uk which has been useful in managing communications.

5.5 The DBS and property checks continue and are monitored weekly and going well.

5.6 Safeguarding checks are being carried out and the Early Help Team have also visited all arrivals with children to date. There are also follow up face to face visits with all arrivals and then support is provided on a needs basis.

5.7 Impact on Homelessness Services

5.8 The Councils' statutory homelessness duties will apply to those in both the Family and Sponsorship schemes as they have full recourse to public funds. If a Family or Sponsorship arrangement break down or accommodation is unsuitable an amendment has been made to the Allocation of Housing and Homelessness (Eligibility) (England) Regulations 2006 which confirms our duty.

5.9 To date we have had four approaches to Housing Options from arrivals, two linked to Homes for Ukraine and two from the Family scheme.

5.10 As part of the wrap around support a key stream of work is managing the sponsor and arrival relationship to maintain accommodation and avoid breakdown of the relationship/accommodation and to seek to extend that passed the 6 months where possible.

5.11 The team are now focussed on supporting arrivals to find more long term accommodation options where possible.

5.12 Education

5.13 Data is shared daily with the Head of Service for Education Sufficiency & Admissions (nominated officer while the post is vacant) about the sponsor households and where available the Ukrainian arrivals.

5.14 A pathway has been designed between Education and STAR AMAL so that when children arrive in the UK they will be able to access education as soon as possible as we recognise this is a critical step in settlement and support. This is working well.

5.15 Benefits & looking for work

5.16 Links have been made with the Job Centre who are prepared with work advisors who can assist arrivals and they have access to translation services. They will advise on benefits, getting in to work and associated issues such as childcare. STAR AMAL will support arrivals to make benefits claims, attend appointments and open bank accounts (among other things).

5.17 Property Inspections

5.18 These inspections are carried out by our Environmental Health Officers. They have mainly been of a good standard and any issues we are working with the sponsors to improve and we have not declined any property to date. The issues that have come up have been minor and the sponsor is supported to meet the standard and given 28 days to do so. This has included issues such as the installation of smoke and carbon monoxide detectors.

5.19 To date 113 of the 115 potential properties have been inspected and all are scheduled in (please note that the properties where guest are residing, 4.6, have all passed an inspection). 20 properties have failed inspections for a variety of reasons around safeguarding and suitability.

5.20 Integration

5.21 Many of the arrivals within the City to date are very independent individuals with skills and education and are very keen to work and “stand on their own feet”.

5.22 We continue to work closely with the Association of Ukrainians UK and the Leicester Ukraine Club and we have included the County in those meetings as the Club does not have such boundaries.

5.23 A package of integration activities and support is provided for arrivals and this includes welcome packs and information, ESOL, access to work and locality and travel alongside accessing childcare and GP services.

5.24 Transport support will be provided to those under the Homes for Ukraine scheme as required and assessed on a need’s basis but you will note in 5.9 there is financial provision for this type of expense.

5.25 DBS checks for sponsors

5.26 The Local Authority has been tasked with carrying out DBS checks on all sponsors over the age of 16 in the household.

5.27 To date 114 checks have been carried out with a further 40 underway. 32 of those currently underway are with the DBS and 8 people we have been unable to contact and will be removed from the system (they have no guests).

5.28 Scheme Risks and Risk Assessment

5.29 There are a number of risks for the Local Authority associated with delivery of this scheme. The most significant risk that we are working to mitigate is the appropriate safeguarding of both the sponsors and the Ukrainian arrivals.

5.30 There is a strategic meeting where the risk is over seen at the highest level and this is led by Richard Sword and Martin Samuels to review and ensure our safeguarding response is thorough and working effectively. This meeting is also attended by other Senior staff members in adult and children’s social care and Lindsay Bampton the Safeguarding Board Manager.

5.31 The chairs and key stakeholders of both the Children’s and Adults Safeguarding Boards have been made aware of the scheme and associated risks and a further updates provided to the boards with Joanne Russell attending the most recent Adult Safeguarding Board to give a presentation and undertake a Q & A session.

5.32 Bridging Hotel – Afghan resettlement

5.33 Leicester City Council have offered to accommodate 12 Afghan families in Leicester and we have found a number of suitable properties. 6 people have been housed and a further 4 properties are “under offer” with the SMP. 5 of those properties are in the private rented sector, 4 are City Council properties and 1 is from a Housing Association (RSL).

- 5.34 STAR AMAL are working hard to make those properties available and support those both in the homes and those who are in the hotels.
- 5.35 The recent “Self Service” scheme launched by the Government where hotel guests can find accommodation independently anywhere in the UK if they choose and can seek assistance from Local Authorities on arrival in their self located homes should they wish to.
- 5.36 We have received a number of enquiries about this scheme in Leicester, however to date no one has arrived to live here under this route.
- 5.38 **Dispersed Hotels (Asylum Seekers)** are located in the City and there is currently 2 housing around 300 people between them at any one time. There are also 297 properties ranging from homes in multiple occupation to family accommodation holding a further circa 1100 asylum seekers.
- 5.39 Support is provided to this group via Serco who provide the accommodation and local 3rd sector organisations such the Red Cross, After18, TREC and City of Sanctuary to name only a few.
- 5.40 The significant numbers of asylum seekers within the city is putting significant pressure on these services and their ability to deliver. There is a shortage of legal aid immigration specialists within the City and a need to work with asylum seekers in advance of them receiving refugee status to ensure their transition into the community.
- 5.41 It is hoped that with the Introduction of the National Dispersal scheme noted at paragraph 4.25 above this will result in a reduction in reliance on Leicester by the Home Office which should in turn reduce the numbers of arrivals within the City easing the pressure on local services.
- 5.42 The Local Authority will be provided with £250 per asylum resident in the City as of the 22nd March 2022 which will equate to a forecasted income of £299k which has a strict set of criteria on how this can be used to support local services throughout the stay of an asylum seeker in the City (this can sometimes be more than a year).
- 5.43 As Leicester has been a volunteer dispersal area since 2001, we have built up notable expertise in working with these group. We and our 3rd sector colleagues are often contacted by those in authorities who are newly in the dispersal scheme for advice, guidance and good practice. With this in mind a roadshow is being organised for local, regional and national colleagues and 3rd sector organisations to attend to share some of that knowledge and good practice. This will likely be in the new year and more details will follow in a future update.

6. Financial, legal, equalities, climate emergency and other implications

6.1 Financial implications

The Council receives government grants to cover the direct costs incurred in supporting refugees; in general indications are that these fully cover the operational costs of the

Council. However, there are wider financial risks for the Council: (1) The standard per capita education funding does not provide for SEND, so any increase in the number of children with such needs could add significant costs, (2) any breakdown of accommodation arrangements under government schemes will result in an increase in homelessness presentations, an area already under financial strain. The extent of these risks is being monitored.

Stuart McAvoy – Acting Head of Finance, Ext 37 4004

6.2 Legal implications

There are no specific legal obligations arising from this report, which is for noting and comment only.

Jeremy Rainbow – Principal Lawyer (Litigation) - 371435

6.3 Equalities implications

Under the Equality Act 2010, public authorities have statutory duties, including the Public Sector Equality Duty (PSED) which means that, in carrying out their functions they have to pay due regard to the need to eliminate unlawful discrimination, harassment and victimisation, to advance equality of opportunity between people who share a protected characteristic and those who don't and to foster good relations between people who share a protected characteristic and those who don't.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

The Council also has an obligation to treat people in accordance with their Convention rights under The Human Rights Act, 1998. The report provides updated information on the Immigration, Migration and Asylum within the city with a focus on the Homes for Ukraine and Afghan schemes.

Local authorities have a critical role to play in the success of the schemes and are uniquely placed to support local communities to offer people a welcome to the UK. Having a dedicated team that will work closely with a range of partner agencies helping to make sure people have access to vital services and support including accommodation, safeguarding, healthcare, education, translation and employment should lead to positive impacts.

Considering risk management implications in making decisions and assessing the effectiveness of the controls/ mitigation actions for the risks identified in the report will support a robust approach to reducing the likelihood of disproportionate equality and human rights related risks, provided the mitigations/ controls themselves are compliant with the relevant legislation.

Equality Officer, Surinder Singh, Ext 37 4146

6.4 Climate Emergency implications

There are no significant climate emergency implications directly associated with this report, as it is for information. More generally, as service delivery contributes to the council's carbon emissions, impacts can be managed through measures such as encouraging sustainable travel behaviours, using offices efficiently and following sustainable procurement guidance, as applicable to the project and activities that are carried out. Where this involves the use of housing and accommodation consideration should also be given where possible to ensuring and improving the energy efficiency of properties, which has the potential to improve housing conditions and reduce energy costs, alongside cutting carbon emissions.

Aidan Davis, Sustainability Officer, Ext 37 2284

6.5 Other implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

N/A

7. Background information and other papers:

N/A

8. Summary of appendices:

N/A

9. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?

10. Is this a “key decision”? If so, why?

N/A – Update report.



Overview Select Committee

Date of meeting: 3rd November 2022

Leicester Local Plan (2020 – 2036) - Public Consultation on Submission Plan (Regulation 19)

Report of the Director of Planning, Development and
Transportation

Useful information

- Ward(s) affected: all
- Report author: Fabian D'Costa
- Author contact details: 0116 454 2974
- Report version number: 1

1. Summary

Following recent consideration of the draft local by the Scrutiny Commissions, it was agreed that further consultation would be carried out with all members to review the draft plan and all supporting evidence documents, prior to consideration at Full Council on the 24th November. Approval will be sought for commencement of proposed public consultation early next year and thereafter submission of the plan for Examination in Public in 2023.

This report provides feedback on the comments made during the initial scrutiny considerations during September and the extended consultation period with all members during October and outlines the proposed changes to the plan.

2. Recommendations

Overview Select Committee to note the officer comments and any proposed changes, and to make any further comments on the draft plan as required.

3. Draft Local Plan

3.1 Background

The National Planning Policy Framework (NPPF) requires all local planning authorities to produce a local plan. In view of this officers have been working on a new plan which will replace the current core strategy (2014) and saved policies from the previous local plan of 2006. The key consultation stages are shown in section 3 below.

The draft plan will cover the period 2020 – 2036 and seeks to:

- Meet the needs for homes, jobs, shopping, and leisure
- Allocate sites for development including strategic development sites
- Protect important sites such as those with heritage value
- Set clear policies that guide decisions on planning applications
- The plan is required to be viable and deliverable

This will be the final public consultation stage, after which the statutory process requires the plan, together with any consultation responses, to be submitted to the

independent Planning Inspectorate for an Examination in Public (EIP).

3.2 Key Strategies and Policies in the draft Local Plan

- Housing need for the city over the plan period is 39,424 dwellings (2,464 dwellings per annum).
- However, there will be an insufficient supply of land available in the city, which means there will be a shortfall of approximately 18,700 dwellings and around 30 ha of employment land.
- A Statement of Common Ground (SoCG) on the redistribution of 18,700 unmet housing need and 23ha of employment within Leicester and Leicestershire was approved by the Council in April and would support our Local Plan progressing to an examination subject to approval by the individual district councils.
- Key planning policies that planning applications will be judged against include, for example, climate change, health and wellbeing, affordable and supported housing, internal space standards, delivering quality places and bio-diversity net gain.

3.3 Previous 'Regulation 18' Local Plan Consultation

- Previous consultation on the Draft Leicester Local Plan (Reg 18) was delayed due to the COVID-19 Pandemic until September - December 2020
- All policies and proposed site allocations have been reviewed in the context of the consultation responses made at the 'Regulation 18' Consultation stage. Revisions to the list of proposed development sites have been made following consultation and as a result of the withdrawal of some proposed allocations by site promoters.
- Comments from all scrutiny commissions on the previous 'Regulation 18' plan have been considered and officer responses provided as set out in Appendix 1 to this report, including changes made to the plan where appropriate.

3.4 Scrutiny of Draft 'Regulation 19' Local Plan

- Further scrutiny of the Draft 'Regulation 19' Local Plan has been carried out by the scrutiny commissions and OSC during September 2022. Subsequently a further opportunity was made available for all council members to inspect the plan and supporting evidence, including at three drop-in sessions, during October 2022.
- Comments received from these and officer responses, together with any actions to alter the plan, are shown in Appendix 1.

3.5 Local Plan Timetable

The following provides a summary of key dates and an estimated forward timetable to plan adoption.

- Overview and Scrutiny Commission – 3rd November
- Full Council – 24th November
- 6 Week Regulation 19 Consultation – January/February 2023
- Submit Plan to Government – June 2023
- Examination in Public – Autumn 2023
- Local Plan formally adopted – Early 2024

4. Public Consultation

The emerging local plan has been subject to extensive consultation as follows:

- Public Consultation on Key Issues and Options
- Public Consultation on Emerging Options and Development Management Policies
- Public Consultation on Draft Local Plan (Regulation 18)

The final plan (Regulation 19) and supporting evidence is proposed to be presented for consideration at Full Council on the 24th November.

Subject to Council approval, officers plan to commence consultation in January 2023 in line with the approved Statement of Community Involvement (SCI) document. This sets out how we will involve the public, developers, businesses and other agencies in the preparation of the council's planning policy documents.

5. Financial, legal and other implications

5.1 Financial implications

Whilst a great deal of officer time and effort goes into the development of the Local

Plan, these costs are largely funded through existing staff budgets and reserves set aside for this purpose.

Stuart McAvoy, Acting Head of Finance

5.2 Legal implications

The draft local plan will be subject to a further period of public consultation and a public hearing before an independently appointed Inspector, prior to adoption by the Council.

Legal, Stuart Evans

5.3 Climate Change and Carbon Reduction implications

Buildings and land are responsible for the majority of Leicester's Scope 1 & 2 carbon emissions, with new development leading to both operational and embodied emissions. Considering the council's declaration of a climate emergency and ambition to reach carbon neutrality, it is therefore vital that these emissions are considered and addressed, including through the new Local Plan.

The council's current Climate Emergency Action Plan includes an action to ensure that the new Local Plan addresses the climate emergency. As set out within this report, the new Local Plan will include a policy on climate change, which will implement this action. The Climate Emergency Action Plan also contains an action on carrying out a study on sustainable construction to inform the Local Plan, which has been carried out. In addition, the council's Sustainability Service has been consulted on development of the new policy as part of the development of the Plan.

Aidan Davis, Sustainability Officer, Ext 37 2284

5.4 Equalities Implications

Under the Equality Act 2010, public authorities have a Public Sector Equality Duty (PSED) which means that they have a statutory duty to pay due regard to the need to eliminate unlawful discrimination, harassment and victimisation and any other conduct prohibited by the Act, to advance equality of opportunity between people who share a protected characteristic and those who don't and to foster good relations between people who share a protected characteristic and those who don't.

This on-going duty. Where a disproportionate negative impact on a particular protected

characteristic/s is identified, steps should be taken to mitigate (reduce or remove) that impact.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

One of the three overarching objectives in achieving sustainable development is a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

The purpose of the Statement of Community Involvement is to ensure that all members of the public, stakeholders and industry professionals can become involved in the plan making process, and comment on planning applications. It aims to ensure that the views of a wide range of stakeholders from across a range of protected characteristics, backgrounds and communities are considered, supporting the aims of the Public Sector Equality Duty. Meaningful consultation on the local plan is an important method of collating evidence around any potential equalities implications and should aid the authority in paying due regard to the aims of the PSED.

An equality impact assessment has been produced for the plan; the assessment is an iterative document and should be revisited and updated throughout the process and should take into account the consultation findings. It is important that the consultation is accessible.

Equalities Officer, Surinder Singh, Ext 37 4148

5.5 Other Implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

Not applicable

6. Background information and other papers:

- Papers and Presentation given to OSC on the 27th September 2022.

Appendix

1. Summary of scrutiny/member's comments on Regulation 18 and 19 Local Plans with officer responses and amendments proposed to The Plan.

Appendix 1: Summary of scrutiny/member's comments on Regulation 18 and 19 Local Plans with officer responses and amendments proposed to the Plan.

Section 1: Record of minutes of Scrutiny Meetings - Reg 18 Local Plan Consultation Sept to Dec 2020 – officer responses and actions/proposed changes to the Local Plan

1 st December 2020	Heritage, Culture, Leisure & Tourism
26 th November 2020	Neighbourhood Services
12th October 2020	Economic Development, Transport and Tourism
4th Nov 2020	Housing
26th Oct 2020	Adult Social Care & Health and Wellbeing (Joint)
30 Nov 2020	Children, young people, and education
3 Dec 2020	Overview Select

1. Heritage, Culture, Leisure & Tourism – 1st December 2020

Responses & actions in blue

AGREED:

1. That the Local Plan specify essential green and open spaces which are well used by residents for recreation, exercise and sports should be protected and improved, not be considered for new developments.

RESPONSE

Policy OSSR02 sets out criteria that will protect, maintain, and enhance open spaces in relation to proposals for new development. Sites that have been allocated for development have been assessed against the provision of open space within each ward and area. The requirement for development to provide Biodiversity Net Gain (Policy NE02) will contribute towards enhancing existing green spaces.

ACTION

Amendments to reflect this concern have been made to the policy and text in chapters 14 and 15.

2. That the Local Plan should consider building upwards for new homes and offices etc, rather than outwards, as open spaces are precious and valued.

RESPONSE

As part of the evidence base for the new local plan the council commissioned independent consultants to assess the potential capacity within the city centre which would be the most sustainable location for new homes. The capacity study has led to a significant increase in potential development on brownfield sites compared with the last plan.

In response to the representations received during the last consultation the council has increased the required densities on new sites to make more efficient use of land.

ACTION

Amendments have been made to policies in Chapter 5 - Housing to increase densities.

3. The local plan should create more 'green-walls' to offset and identify where open space has been lost and consider the heatsink effect created by higher densities.

RESPONSE

Biodiversity Net Gain requirements (Policy NE02) means that all development must result in a 10% net gain in biodiversity onsite, with offsite provision only to be considered if BNG cannot be achieved onsite. Various methods of achieving BNG, including green walls, will be considered on their merits in the context of the site in question.

ACTION

Amendments have been made to Chapter 15 – The Natural Environment to address biodiversity net gain.

4. That Planning officers should consider Members comments in progressing work on the Local Plan.

RESPONSE

All comments have been considered in preparation of the final version of the plan

ACTION

Amendments have been made to policy and text throughout the plan, where appropriate to address members comments.

5. Existing heritage sites to be protected, and heritage forums in the city to be consulted on the local plan.

RESPONSE

Heritage sites will be protected where possible through the policy HE01. Demolition of heritage assets will only be permitted if there is a strong justification.

We undertake a wide range of consultation as part of preparing the local plan including heritage forums in the city.

ACTION

Amendments have been made to Chapter 10 – heritage to address these issues.

6. The Local Plan should reflect the culture, history, and contribution of the diversity of Leicester City.

RESPONSE

The plan should be read as a whole, policies in the culture & heritage chapters support this.

ACTION

Amendments have been made to Chapter 10 – heritage strengthen this issue.

7. That there should be a report back to HCLS Scrutiny on sports and leisure facilities being included in the Plan – when finalised.

RESPONSE

The infrastructure assessment that underpins the Local Plan looked at costings for new sports and leisure. However, as the council is about to start a review of sports and leisure facilities this is not available at this stage. The council will be producing a developer contributions guidance document (SPD) which will set out the priorities for infrastructure provision linked to growth.

ACTION

No changes to plan. This is addressed in the Infrastructure study.

2. Neighbourhood Services – 26th Nov 2020

Responses & actions in blue

AGREED:

Members of the Commission recommended that that Head of Planning and Development be requested to:

1. Note the Comments made by Commission Members

Noted

2. That new development accommodates public amenities to meet the needs of a growing population through engagement with local Councillors

RESPONSE

The local plan aims to do this, particularly for the strategic sites, where large new communities are being introduced into an area. Detailed master planning is undertaken for each of the sites that considers the needs of the new communities.

The Local Plan is also supported by an Infrastructure Assessment that gives this further consideration.

ACTION

Amendments have been made to Chapter 4 – Strategy for Leicester.

3. That policies protect local areas across the city

RESPONSE

Although, the majority of the policies in the plan apply across the whole city they are flexible enough to consider the local area when assessing planning applications. For example:

The Employment Chapter – Although, employment policies address the large employment areas that have a strategic role they also address employment in the smallest employment land designations (textile areas and Neighbourhood employment areas). Although, these

areas do not have particularly good or strategic access they are very important for the local community around them and the city's economy.

The Central Development Area – A lot of analysis has gone into identifying areas with distinctive characteristics and developing different development objectives for each of these areas. This will help to manage and guide future development without losing what makes the area distinct and special.

Housing policies include policies to address specific issues in certain areas such as the retention of family housing, houses in multiple occupation and hostels.

Design and Heritage policies are flexible enough to consider local circumstances when assessing applications.

ACTION

Amendments have been made to policy and text throughout the plan. Some examples are given above where policies provide focus on local areas in the city.

4. That green and open spaces are protected to promote well-being and protect wildlife

RESPONSE

The Local Plan includes policies aimed at protecting and enhancing good quality green spaces and wildlife species and habitats.

ACTION

Policies and text in chapters 14 and 15 address these issues.

5. Include guides on food hubs and their impacts on local areas

RESPONSE

This is beyond the scope of what we can require through the Local Plan

ACTION

No changes made to the Local Plan

6. And that, all future developments are energy efficient with green energy and green transport.

RESPONSE

There are specific policies in the Climate Change chapter on ensuring that all development becomes more energy efficient and also developing a sustainable transport network in the Transport chapter.

To be most effective, climate change policies must be applied alongside policies in other chapters such as housing, transportation, the natural environment, open space, sports and recreation, and health and wellbeing which also seek to mitigate and adapt to climate change.

Government policy restricts local policy adoption. It is anticipated that policies will be assessed and strengthened at the next plan review, to consider progressively increased levels of greenhouse gas reduction, culminating in a net zero emissions requirement as soon as possible in alignment with national regulation.

ACTION

Amendments have been made to policies and text in Chapter 6 Climate Change and Flood risk to strengthen this issue as far as possible in the context of Government Guidance.

3. Economic Development, Transport and Tourism - 20th October 2020**Responses and actions in blue**

1. The need for more and better public transport particularly in areas of population growth and an infrastructure that enables and encourages more environmentally friendly transportation.

RESPONSE

Due to the fact that the Local Plan is a land use plan rather than a transport plan it has limited control over the provision of public transport. However, the local plan will be supported by an infrastructure assessment which will help set out priorities for infrastructure funding linked to growth. The council is also in the process of preparing a replacement local transport plan which will shape the council's approach to transport priorities in the future.

ACTION

No changes to plan.

2. The enhancement of green public spaces particularly in areas of dense housing.

RESPONSE

The local plan can safeguard sites and facilities, and contributions towards site enhancements can be secured. The requirement for development to provide Biodiversity Net Gain will help enhance existing green spaces as well as create new ones as part of new developments.

ACTION

Amendments have been made to policy and text in Chapters 14 and 15 to support this issue.

3. The wisdom of designating scarce NHS land at the General Hospital site for new housing in view of the growing need for health services and beds, resulting from population increase and ageing. Land owned and being promoted by the NHS Trust. Planning does not have control over the scope of release of the land for development. Ongoing discussions with the NHS about this site.

RESPONSE

LGH site has been removed from housing allocations, but dialogue to continue on future use.

ACTION

Amendments have been made to policies and text in the plan and policies map to remove the Leicester General Hospital allocation from the draft Local Plan.

4. The development of brown field sites including derelict and disused factory buildings for new employment and business opportunities and for other designated purposes.

RESPONSE

Independent capacity work has been carried out to look at how we can maximise the use of brownfield within the CDA but at the same time respecting the important historical assets of the city and ensuring that the homes provided are reflective of the city's need.

ACTION

Amendments have been made to policy and text in Chapters 5 and 9 to address this issue.

5. Enabling development measures designated to create more local jobs, green jobs, and business start-ups.

RESPONSE

Policies in the draft plan to facilitate new jobs through provision of new employment land and start-up businesses as well as protecting existing employment in residential areas to support local employment. Policies in the plan, particularly climate change and transport (in addition to objectives set out in the council's climate change action plan) will aim to ensure that jobs are as green.

ACTION

Amendments have been made to policy and text in Chapters 12, 6 and 16 to address this issue.

6. Ensuring that accessibility is a thread running through all parts of the Local Plan.

RESPONSE

Accessibility is a key theme within the plan. The plan in particular promotes the principle of the '15-minute neighbourhood' which will aim to ensure that all major services are available within a 15-minute walk of where you live. The transportation chapter also has policies which promotes accessibility for all.

ACTION

Amendments have been made to policy and text throughout the plan to highlight accessibility as a key issue.

7. Protecting family houses in areas where Houses in Multiple Occupation conversions are adversely impacting upon neighbourhood communities and heritage assets.

RESPONSE

Policy Ho10 prevents concentrations of HMOs from developing and existing HMO concentrations from intensifying. Policy Ho09 prevents family houses within HMO Article 4 Direction areas from being converted to flats.

ACTION

Amendments have been made to policy and text in chapter 5 to address this issue.

8. Controlling the numbers of betting shops, massage parlours and food take- away establishments in neighbourhoods with vulnerable populations and/or levels of saturation.

RESPONSE

Betting shops: Since 2014/ 2015 we have only received one application for a new betting shop. This was in 2021 and was on Granby Street. It involved the relocation of an existing betting shop to a new premises further down the street.

Numbers of physical betting shops are reducing in the city. The issue is going online. Planning policy is about preventing the proliferation of betting shops. If numbers are reducing in the city, it will be difficult to demonstrate that there is a proliferation of betting shops. We would not have the evidence to support a more restrictive policy.

Massage parlours: Policy TCR05 seeks to direct Massage parlours to shopping centres (town district and local shopping centres where they would cause less disturbance to residential areas.

Hot Food Takeaways: Planning and Public Health have thoroughly explored and debated this issue in preparing the Local Plan. A policy could only apply to applications for new HFTs. Food delivery is radically changing the way people can access takeaways (e.g. uber, Deliveroo). The physical location of the business is less of a factor in accessing high calorific food than in the past. No longer have to leave home to get a takeaway. An overly restrictive policy around secondary schools – would only have a negligible impact on health & wellbeing and could conflict with local centre policies.

ACTION

Amendments have been made to policy and text in Chapter 13 - Town Centre and Retail which considers these issues.

9. That the Director of Planning, Development and Transportation be asked to forward the suggestion of establishing start-up and business development premises to relevant officers for consideration.

RESPONSE

Policies within employment chapter address this issue – see 5) above.

ACTION

Amendments have been made to policy and text in Chapter 12 – Employment.

Responses and actions in blue

1. What percentage of the plan would be social housing as opposed to affordable housing or home ownership?

RESPONSE

Social housing will be sought through the affordable housing contribution based on the housing mix evidence. Housing provided on council owned sites may be council developed or managed by social housing landlords. Affordable housing includes social rent and intermediate rent.

ACTION

Amendments to clarify this have been made to policy and text in Chapter 5 – Housing.

2. Environmental groups had requested higher housing density in order to create more open space with 100 dwellings per hectare in the Central Development Area and 70 per hectare elsewhere. Additionally, would brownfield sites be developed before greenfield sites and was there any direction on creating housing in such a way as to discourage car use

RESPONSE

Local plan suggests minimum densities of 75 dph in CDA and 35 dph elsewhere. This does not preclude schemes coming forward with higher densities subject to adhering to other policies in the plan.

The plan suggests both brownfield and greenfield sites to accommodate growth. However, the aim is that brownfield sites should be developed first subject to viability.

The Transport section in the plan encourages sustainable modes of transport.

ACTION

Amendments have been made to address this issue in policy and text in Chapters 5, 4 and 16.

3. Was Student Accommodation built to the same standards as residential accommodation? It was desirable to avoid having to retrofit such accommodation with features such as insulation if they then required to have their use changed, as it had been suggested that such accommodation could be useful to single people within the city.

RESPONSE

All new C3 homes will be expected to meet the Nationally Described Space standards.

ACTION

Amendments have been made to clarify policy in Chapter 5 – Housing.

4. Are there any standards by which we can expect houses to generate some of their own energy?

RESPONSE

Policy CCFR01 promotes all development to maximise opportunities to produce and use renewable energy on site, utilising storage technologies.

ACTION

Amendments have been made to Chapter 6 – Climate Change and Flood Risk, which address this issue.

5. The Council was constrained by the local plan and what the Government was insisting on. Constituents had expressed the desire for social housing rather than affordable housing as it was not seen as affordable despite its name. As the population grows more people would be unable to afford their own home and would rely on local authorities to provide housing. It was important to take health into the equation and the need for green spaces was seen as important. It was good that Brownfield sites were being considered before Greenfield sites, but further to this an area needs facilities for health and to help the environment

RESPONSE

Please see response to (1).

ACTION

Amendments have been made to policy and text in Chapter 5 – Housing.

6. How much land in the plan was owned by Leicester City Council? It has not yet been determined how much of the land would be private housing and how much would be social housing. Would the Council Housing Scrutiny and the Housing Lead have a role in determining this?

RESPONSE

Council owned sites allocated in the Local Plan amounts to around 180 Hectares. (This is the total site size, and this does not take account of plot developable ratios and any master-planning or other constraints on the sites).

The Local Plan includes policies to seek the housing mix including affordable housing as suggested in the latest Local Housing Needs Evidence which will be consulted alongside the plan.

Determination of use of land in this regard owned by the council will be a separate consideration to the Local Plan involving relevant Executive and Scrutiny functions.

ACTION

No changes to the Local Plan required.

7. It was important not to lose green areas to housing particularly in Beaumont Leys Ward

RESPONSE

All sites have been assessed against the provision of open space within each ward and area, this has been taken into account when allocating sites for development.

Open space is expected to be taken into account within new development

ACTION

This has been considered through site assessment work.

Policies relating to open space and new development can be found in Chapter 14 – Open Space, Sports and Recreation.

8. Highways had caused problems on new developments as road layouts had not been consulted on properly. Local Ward Councillors knew their areas best, however, if a site was objected to, then an alternative should be put forward.

RESPONSE

Whilst the local plan will set some priorities around transportation requirements, road layouts will ultimately be decided via negotiations with the local highway's authority and the site developer. The local plan will require master-planning for all major developments which will help create suitable highways layouts at an early stage and comments will be allowed on this once an allocation gets to planning application stage.

ACTION

No changes to the Local Plan required.

9. What was the expectation of replacing old housing with new housing?

RESPONSE

The plan policies do not preclude this.

ACTION

No changes to the Local Plan.

10. There was a contentious space in Eyres Monsell Ward, and it had been difficult to steer the public towards answering the consultation rather than resorting to petitions and involving the media.

RESPONSE

Featherstone Drive Open Space – This has been removed from site allocations.

ACTION

Amendments have been made to policies and text to remove this site from the draft Local Plan.

11. It was important for Councillors to engage with constituents as the plan would last for years once adopted.

RESPONSE

Noted.

Responses and actions in blue

The Chair, in noting all that was discussed in the meeting, summarised the points raised as follows:

1. The Local Plan did not have a lot of specificity in that it was quite broad in that it could give a general direction for a land use but could not address things such as whether some things should be socially rented to cater for older people, and that it was quite hard beyond general residential use to find specificity.

RESPONSE

Although, the policies in the plan can seem quite broad they are flexible enough to consider the local area and also specific issues when assessing planning applications.

The Local Plan is also supported by detailed evidence such as on housing mix that has been taken into account when drafting policies. The evidence base will also be used when assessing applications. Policies in the Reg 19 draft of the Local Plan are more detailed than the last Reg 18 consultation version.

ACTION

No changes to the Local Plan.

2. In terms of the General Hospital site, further specific information about the provision of health facilities under the Community Facilities heading was needed. There was real concern over the disposal of such a large site at General Hospital, and possible site around Glenfield Hospital (though could not be confirmed at the meeting) that disposal of land based on a plan to 2023 would not be seen through to 2035, and once disposed of it might be able to be bought back but at great cost to the taxpayer.

On top of looking at the feasibility of the site as residential accommodation, evidence that where the county caters for some of the city's needs in terms of housing, that the city will need to cater for the county's needs in terms of health services and particularly acute health services. The Chair pressed the need to see more evidence and ask those who were promoting the disposal of the General Hospital and potentially other University Hospital Leicester sites to other uses to have an answer for where it would stand in 2035.

RESPONSE

The Leicester General Hospital site is no longer formally allocated for housing in the Local Plan as the UHL Trust is not in a position to confirm the site availability at this time. This does not mean the site won't be coming forward for development at some point in the future, once UHL's plans are firmed up and the council will work closely with the Trust on their plans in the future.

ACTION

Amendments have been made to policies and text in the plan and policies map to remove the General Hospital allocation from the draft Local Plan.

3. In terms of open space standards, it was considered the St Mary's allotment site provided a blueprint of something that could be achieved with the disposal of a site, with a good mix in terms of the use of the space to provide much needed housing, and high-quality provision of green open space and facilities for both the houses and surrounding community and was a good way to bring back in sites. However, it was noted that it was relatively easy to achieve the development as it was within the Council's ownership and would need to look for ways to embed that into the Local Plan and compel the City Council and private developers to achieve developments across the same standard.

RESPONSE

The local plan policies when read together will support high quality development across the city. The council has selected the sites for development based on availability and robust assessment.

ACTION

No changes have been made.

4. In terms of internal space standards, the Members noted the encouraging signs from government, in terms of offices being changed to residential without any need for a planning application, that they would achieve minimum space standards, and that those minimum space standards should be adopted.

RESPONSE

We have a city wide Nationally Described Space Standards (NDSS) policy for C3 housing in the new local plan.

ACTION

Note relevant policy and text in Chapter 5 – Housing.

5. The open space standards and the private space standards clearly had a mental and physical health remit.

RESPONSE

Open space Standards

The Local Plan sets open space standards for the city. The importance of green spaces and access to green spaces for physical and mental well-being is recognised in several chapters of the plan including Health & Wellbeing (Chapter 7), Open Space, Sport & Recreation (Chapter 14) and the Natural Environment (Chapter 15).

Private Space standards

The Local Plan contains a new policy on Nationally Described Space Standards (NDSS), which proposals for new dwellings must meet as a minimum.

ACTION

Amendments have been made to policies and text in chapters 7, 14 and 15 to recognise the

links between these issues.

6. It was noted under use class orders the ability to change one property use into another but was also noted that takeaways would still require permission. The Health and Wellbeing Scrutiny Commission would specifically within its physical health remit be interested in what controls the Local Plan would seek to put particularly over takeaway food outlets.

RESPONSE

The Local Plan does include a policy on hot food takeaways. It seeks to locate these uses within shopping centres in the first instance and take account of the number, distribution and proximity of other hot food takeaway and drink uses within the centre. This is to maintain a balance of uses in the centre and reduce the impact on the vitality and viability of the centre.

In preparing this Plan, Planning and Public Health have thoroughly explored and debated the possibility of widening the policy to address health issues related to hot food takeaways and the consumption of high calorific food. Through the Local Plan the policy would only apply to applications for new HFTs. Therefore, we could not address any impact from existing hot food takeaways.

In addition, food delivery is radically changing the way people can access takeaways (e.g. uber, Deliveroo). The physical location of the business is less of a factor in accessing high calorific food than in the past. No longer have to leave home to get a takeaway. A restrictive policy around secondary schools would only have a negligible impact on health & wellbeing.

ACTION

Minor amendments have been made to the hot food takeaway policy and text in Chapter 13 – Town centre and Retail in help manage hot food takeaways in local centres. The policy does not propose restrictions around schools.

7. It was noted with interest there would be a 10-year plan in terms of the provision of social care that would be shared with the Adult Social Care Scrutiny Commission at a future meeting. It was asked that as far as practical to ensure that future care home demand is taken into account in the Local Plan, which would interact with the strategy. This was seconded by Councillor Joshi.

RESPONSE

The infrastructure assessment under pinning the Local Plan has been revised for this consultation. It takes into account future requirements for extra care accommodation as per the council's adopted strategy on this matter.

ACTION

Amendments made to policy and text in Chapter 5 – Housing (supported living) to include requirements for extra care accommodation.

AGREED:

1. the points summarised above to be provided to officers as consultation feedback from the Joint Adult Social Care / Health and Wellbeing Scrutiny Commission.
2. The 10-year plan in terms of the provision of social care be taken to a future meeting of the Adult Social Care Scrutiny Commission.
3. The Health and Wellbeing Scrutiny Commission to look at what controls the Local Plan would seek to put over takeaway food outlets.

6. Children, Young People and Education – 30th Nov 2020

Responses & actions in blue

The Commission scrutinised the Draft Local Plan, commenting as follows

1. There was some concern amongst a few Members of the Commission in relation to play spaces/ areas for children which had been identified for housing site developments. It was further expressed that the loss of these play sites impacted the health and wellbeing of children. The Assistant City Mayor for Education and Housing noted that the commission could have a broader umbrella that also looked at places which impact children such as play spaces/ areas rather than just school sites.

RESPONSE

The importance of green spaces and access to green spaces for physical and mental well-being is recognised in several chapters of the plan including Health & Wellbeing (Chapter 7), Open Space, Sport & Recreation (Chapter 14) and the Natural Environment (Chapter 15).

Unfortunately, given the constraints of the city and the level of need for new housing it is not possible to avoid development on greenfield sites and play spaces altogether. Sites that have been allocated for development have been assessed against the provision of open space within each ward and area and opportunities for access to alternative spaces.

As part of new development and particularly the strategic sites in the Local Plan provision will be made for appropriate green spaces and play areas. Policies in the Local Plan also allow sites to benefit from planning contributions where appropriate.

ACTION

Amendments have been made to policies and text in chapters 7, 14, 15 and 4 which address the need for open space provision and recognise the importance for physical and mental wellbeing.

2. Due to several factors and fluctuation of patterns over time, it would be difficult to know the demand for the number of children going to schools in 20-30 years' time. The Assistant City Mayor for Education and Housing agreed to bring back to the commission details about Pupil Place Planning, which was carried out every 5-10 years and allowed for an estimation of these numbers to be achieved as well as a whole range of factors that would also need to be monitored going forward.

RESPONSE

The Infrastructure Assessment considers likely pupil provision. However, it is dependent on the quantum and location of development that comes forward. We will continue to monitor this over time and s106 Supplementary Guidance will be updated following the Plan adoption

ACTION

No changes to the Plan.

3. In regard to the Metropolitan Academy, dialogue with Education colleagues would need to take place to see if there was a justification to safeguard/ retain that site or if it could be allocated residential redevelopment. Feedback was being awaited and the site would be kept under review.

RESPONSE

Now anticipated for housing use.

ACTION

Included in residential capacity calculations.

4. Concerns of replacement oversupply and undersupply of open sites would more be included in the next consultation.

RESPONSE

We have considered the oversupply and under supply of open space sites when undertaking thorough assessments of sites for development. For instance, sites that have been allocated for development have been assessed against the provision of open space within each ward and area and opportunities for access to alternative spaces have been considered.

As part of new development and particularly the strategic sites in the Local Plan provision will be made for appropriate new public provision for green spaces and play areas. Policies in the Local Plan also allow sites to benefit from planning contributions where appropriate.

ACTION

The over and undersupply of open spaces has been considered in the site assessments. Policy and text in Chapter 14 - Open Space, Sport and Recreation and Chapter 4 – Strategy for Leicester consider the issue of open space provision.

5. It was confirmed that all schools with potential site allocation had received correspondence.

Noted

AGREED:

1. That the presentation be noted.

2. To be updated on the schools playing sites selection process and in addition be informed of the measures that the Council put in place to address the loss of playing fields, playing spaces as well as the monitoring of developer contributions.

3. To return at the next point of public consultation with the local plan in full.

7. Overview Select - 3 Dec 2020

Responses and actions in blue

Summary of main points

1. Councillor Kitterick - concerns about General Hospital & fact that only included details of provision to 2024, in terms of the need to protect all or some of the site for hospital use.

RESPONSE

The Leicester General Hospital site is no longer formally allocated for housing in the Local Plan as the UHL Trust is not in a position to confirm the site availability at this time. This does not mean the site won't be coming forward for development at some point in the future, once UHL's plans are firmed up and the council will work closely with the Trust on their plans in the future.

ACTION

Amendments have been made to policies and text in the plan and policies map to remove the Leicester General Hospital allocation from the draft Local Plan.

2. Councillor Porter against any development of greenfield sites. The importance of good quality and easily accessible green space for physical and mental wellbeing was emphasised.

RESPONSE

The importance of green spaces and access to green spaces for physical and mental wellbeing is recognised in several chapters of the plan including Health & Wellbeing (Chapter 7), Open Space, Sport & Recreation (Chapter 14) and the Natural Environment (Chapter 15).

Unfortunately, given the constraints of the city and the level of need for new housing it is not possible to avoid development on greenfield sites altogether. Thorough assessments have been undertaken to select appropriate sites for development. The provision of new, good quality homes will secure health benefits, including mental health for future residents.

ACTION

Amendments have been made to policies and text in chapters, 7, 14, and 15 which the importance of green spaces and recognises the importance for health & wellbeing.

3. Councillor Waddington noted that Economic Development, Transport and Tourism Scrutiny Commission, raised the need for an examination of brownfield sites to properly assess their suitability for redevelopment, particularly for affordable housing.

RESPONSE

All sites have been assessed against availability as well as a wide range of criteria to determine their suitability for development before being put forward for allocation in the Local Plan. The CDA capacity has considered the potential from brownfield sites. Local Plan policy Ho05 encourages higher density development in the CDA (minimum of 75 dwellings per hectare).

The provision of affordable housing on development sites will be informed by policy Ho04 when the council receives a planning application. The affordable housing policy has also been informed by the Viability Assessment that supports the Local Plan.

ACTION

Amendments have been made to policy and text in Chapter 5 – Housing, which considers these issues.

4. Councillor Cassidy referred to recent debates concerning the need to encourage and support a return to traditional family housing in the city and to reduce the numbers of conversions to houses in multiple occupation.

Policy Ho10 prevents further concentrations of HMOs from developing and existing HMO concentrations from intensifying. Policy Ho09 prevents family houses within HMO Article 4 Direction areas from being converted to flats

ACTION

Amendments have been proposed to policies and text in Chapter 5 – Housing, which consider these issues.

Section 2: Record of minutes of Scrutiny Meetings - Reg 19, September 2022 -and officer responses and actions/proposed changes to the Local Plan

20 th Sept 2022	Heritage Culture Sport & Neighbourhood Joint Scrutiny Committee
21 st September 2022	Adults Social Care; Children, Young People and Education and Health & Wellbeing Joint Scrutiny committee
22 nd September 2022	Housing & EDTCCE
27 th September 2022	Overview Scrutiny Committee

1. Heritage Culture Sport & Neighbourhood Joint Scrutiny Committee – 20th September 2022

Responses and actions in blue

That the Leicester Local Plan report be noted.

1. That in taking decisions on the delivery of the allocations in the Local Plan (once it is confirmed), the executive seeks to maximise the social housing delivery on Council owned sites (wherever possible).

RESPONSE

The purpose of the Local Plan is to make sites available for development. Once adopted the Executive would make subsequent decisions on development, delivery and disposal options.

ACTION

No changes needed.

2. That in regard to green spaces used for non-housing uses, (such as leisure) the green space impact should be minimised and mitigated and be fully justified.

RESPONSE

Policies OSSR01 and OSSR02 set out criteria that will protect, maintain, and enhance the city's green wedges and open spaces in relation to proposals for new development. Sites that have been allocated for development have been assessed against the provision of open space within each ward and area. The requirement for development to provide Biodiversity Net Gain (Policy NE02) will contribute towards enhancing existing green spaces.

ACTION

Amendments have been made to the policy and text in Chapter 14 and 15 that considers this issue.

3. That new development should be designed to deliver a distinctive sense of place and character.

RESPONSE

Achieving good quality design and creating places that have a distinctive sense of place and character is a key aim of the Local Plan. Chapters in the Local Plan that give consideration to the quality of design and character of places are chapters 8 (Design Quality), 9 (Central Development Area) and 10 (Heritage).

ACTION

Amendments have been made to the policy and text in Chapters 8, 9 and 10, which aim to ensure that development achieves good design quality and creates a distinctive sense of place.

4. That the recommendations be passed to the Overview Select Committee on Tuesday, 27th September 2022.

2. Adults Social Care; Children, Young People and Education and Health & Wellbeing Joint Scrutiny committee – 21st September 2022

Responses in blue

Members welcomed the report and congratulated officers on this enormous task.

Question submitted prior to the committee: -

Melissa March - Cllr for Knighton ward

- keen to understand better the quotas around sheltered housing and how we will meet this, as well as around the anticipated impact on well-being of the loss of open spaces.

The response is incorporated in responses below.

The ensuing discussion included the following comments:

1. The plan was speculative since no-one could predict what the world would be in the future and suggested areas may not be approved for development or the types of housing that would be needed.

RESPONSE

The council will seek to encourage any future development that would be in compliance with the new Local Plan policies that have been informed by the latest housing needs evidence which will be consulted alongside the Plan.

In respect of the delivery of affordable housing the Local Plan could not dictate the method of delivery on site, as that would be for the Executive to decide. However, the local plan is the mechanism to establish the principle for development, by allocating potential sites.

There would need to be more discussion around methods of delivery of housing by the Executive and Council and that those decisions would be informed by the plan and supplementary guidance that will follow to develop other s106 contribution levels in the context of viability assessment work.

ACTION

Amendments have been made to relevant policies in the Plan in Chapter 5 (Housing) to take account of the latest housing needs evidence.

2. The longer-term demographic as far as numbers of single occupants, families, children etc would also need to be known when deciding factors such as the types of housing to be built and the number of schools needed.

RESPONSE

In relation to the number of schools, planning officers have worked closely with education colleagues to look long term at potential school numbers/places and to consider infrastructure commitments as well as educational provision and that was within the supporting documentation.

ACTION

No changes made to the plan.

3. Concern was expressed at the loss of green and open space, and it was queried how that loss was measured in terms of health and wellbeing impacts. It was also commented that the open spaces spread across the city were often in densely built-up areas where people needed green space.

RESPONSE

In relation to concerns about cumulative health impacts through loss of open space the local plan process had started by reviewing over 1000 sites. Through various stages of plan preparation and consultation the number of open spaces proposed for allocation has been

substantially reduced. There has been a balanced recognition of what has been retained against the overall loss now proposed.

A health impact assessment had been carried out on the Plan, although that did not provide a quantitative measure, the proposals put forward tried to balance the benefits of design of open spaces with meeting housing need as well as weighing the costs of reducing green space.

Although, the local plan does allow development on open spaces there are mechanisms within the policies to retain and enhance local open space on site or enhance open spaces nearby.

ACTION

The provision of open space has been considered through supporting evidence and site assessments. The provision and retention of open spaces are considered further in Chapter 14 – Open Space, Sport and Recreation.

4. Further concerns were raised about losing such areas to housing development and it was suggested that where possible the council should look to prioritise the building of more purely social housing on its own sites.

RESPONSE

Officers noted that the Plan purpose was to make sites available for development, and that the Executive would make subsequent decisions on development, delivery and disposal options.

ACTION

No changes made to the Local Plan

5. Engaging with young people

RESPONSE

In respect of engaging with young people and incorporating their “voice” into the plan, during the last consultation officers had sought to engage as widely as possible albeit during the covid pandemic.

A lot of engagement had been facilitated through councillors and by dialogue held in schools, these talks have been very constructive. A number of potential site allocations removed near schools were driven by the arguments put forward by school children which had formed a powerful part of the assessment.

ACTION

Some potential sites have been removed from the draft Local Plan in recognition of comments received from school children.

6. Deputy City Mayor Councillor Russell commented on the importance of supported living arrangements. There was a brief discussion around supported living and the issues involved with the local authority building their own sheltered accommodations due to the way in which government funding worked.

RESPONSE

The Local Plan addresses this issue through the housing mix policy which is informed by the latest housing needs evidence which will be consulted alongside the Plan.

ACTION

Amendments have been made to relevant policies in the Local Plan in Chapter 5 (Housing) to recognise support living.

7. Concerns were expressed about the current pressures on health service delivery such as availability of GP services and access to dental practices. Building more houses would increase the pressure on health service and educational inequalities etc. leading to further crisis.

RESPONSE

The local plan will cover a 15-year period. It provides a framework for development, which means that those managing programmes of investment can see the areas where growth is planned. This will allow them to align infrastructure provision to serve that growth.

The delivery of health and education is separate from the Local Plan. However, it is covered through the Infrastructure study which defines the investment needed for a range of infrastructure and services over the period. The Infrastructure study has involved conversations with key stakeholders and involved in providing infrastructure to give value to the process.

ACTION

This issue is considered in the Infrastructure Assessment.

8. Members discussed the “ownership” of the plan noting that the next 15 years were likely to see more challenges and less funding that may lead to a need to change the plan. It was advised that the government required the local plan to be reviewed every 5 years and delivery against the targets to be monitored, this could be by way of a partial review, and was monitored through an annual assessment of housing delivery. In terms of ownership, once approved the plan was owned by the Council.

RESPONSE

Once the local plan is adopted it would have a lot of weight. However, as time goes on the Local Plan becomes more out of date. As this becomes the case, we would weigh up policies in the plan against national planning guidance. In this instance the rules dealing with the national framework would have more weight than an out-of-date local plan.

In respect of the current process, once the next public consultation had been completed the local plan would be submitted to the independent planning inspectorate with the consultation responses for an examination in public (EIP) early next year. The Inspector would examine the local plan, including whether it is viable. If it was found unsound it could effectively go back to start of process. However, if inspectorate to made recommendations for modifications, those would come back to full council to consider and approve.

There is no way to guarantee how much of one provision should be provided over another within the plan. Whilst the plan considers the requirements of a whole range of supported accommodation and demands, the plan would go as far as it could in terms of what standards

could be provided, the directional lead on that would come forward relied on funding programmes and through other policies and executive decisions.

ACTION

No changes made to the Local Plan.

9. Members were keen to understand better the quotas around sheltered housing and how the council would meet those. It was also queried whether there was anticipation of additional extra care housing.

RESPONSE

As far as meeting the overall plan target, that was set by government assessment and the council had to evidence this as being deliverable and the studies showed that proposing the delivery of all the housing sites by the Council could not deliver all the housing need. In terms of any “wrong” types of housing built, in a crude sense those would still contribute to the target, and national Government planning policy did not allow the council to be so interventional about conversion of existing properties.

ACTION

No changes made to the Local Plan

10. Deputy City Mayor Councillor Russell explained that the term supported housing was now carefully used to cover all types of different housing need and to keep options open and flexible for those different housing needs which were all supported housing.

RESPONSE

Noted and this has been reflected in the Housing Mix policy.

ACTION

Amendments have been made to the Housing Mix policy in Chapter 5 (Housing) to reflect this.

11. There was concern that the housing mix needed would not be reflected and issues raised about existing properties e.g., flats for sole occupants or designated housing for over 65's were sitting vacant and not being repurposed.

RESPONSE

The latest housing needs evidence takes into account projected need based on existing need and supply and has been used to inform the housing policies in the Plan.

ACTION

Amendments have been made to policy and text in Chapter 5 – Housing to consider housing mix.

The Chair thanked officers for the report and drew the discussion to a close and noted the recommendations put forward during discussion which were formally agreed.

AGREED:

1. That the key local plan strategies, policies, site allocations and provisions for consultation be noted.
2. That it be recommended at Full Council that where possible the Council should look to prioritise the building of more purely social housing on Council owned sites.
3. That it be recommended at Full Council that where possible the Council should act to minimise the impact of new developments on existing inequalities (such as health, education and social etc) especially on sites owned by the Council.

3. Housing & EDTCCE – 22nd September 2022

Responses in blue

Question submitted prior to the committee (from Cllr Kitterick):

1. The documents supplied refer to site allocations but there does not appear to be the policies document, will we be voting on this as well (I assume we will)? The specific policies I would be interested in are as follows but clearly, I would like to peruse the whole policies document.

- a. Space standards, especially the issue with the potential "studio" loophole.

RESPONSE

As in the Draft Plan subject to consultation in 2020, it is proposed that the standards will apply to all residential C3 accommodation. We will make the case that they will apply to studio flats.

ACTION

Amendments have been made to policy in Chapter 5 Housing to consider this issue. There has been a subsequent period of extended scrutiny of all documents and drop-in sessions offered to all members.

- b. Retention of "whole" houses and resisting sub-division of houses into flatted units where there is a proven demand for whole house accommodation.

RESPONSE

New policy drafted seeks to secure this objective within approved Article 4 Direction areas.

ACTION

Amendments have been made to policy in Chapter 5 Housing to address this issue.

- c. Purpose built student accommodation.

RESPONSE

The same criteria-based policy to that was set out in the Regulation 18 Draft Plan will be recommended.

ACTION

No changes made to the Local Plan.

- d. Hostel accommodation.

RESPONSE

An adapted policy to the previous Draft version is proposed which seeks to strengthen management controls.

ACTION

Amendments have been made to policy in Chapter 5 Housing to strengthen management issues in respect of hostel accommodation.

- e. Tall Buildings policy and the "secret" city centre streetscape document.

RESPONSE

The Character Area assessments published in full at the previous consultation stage have been refreshed in line with new Government Guidance. New Supplementary Design Guidance will need to be prepared for further detailed consultation after the Local Plan adoption.

ACTION

Changes have been made to policies and text in Chapters 8 (Design Quality) and 9 (Central Development Area) to address these issues.

2. In terms of site allocations can I ask the following:

- a. Has there been any consideration to a much broader approach to changing planning designations where it is clear the location no longer fits the use? It will be of little surprise that the site I will be discussing is the Freemans Common area which is far more suited towards providing residential accommodation with its easy access to a range of services and thousands of jobs opportunities, than the current use as wholesale distributors to the building, motor and retail trades, car showrooms, religious meeting rooms, sports halls and associated parking.

RESPONSE

Allocations can only be made for sites which can be proven as available and deliverable. The estate is fully occupied and does not therefore comply with these requirements.

As well as housing the Plan needs to accommodate employment need. We have only allocated around 30 ha and are reliant on Charnwood accommodating our unmet employment need. Loss of Freeman's common would therefore need to be compensated for either within or beyond the city boundary to meet the evidenced demand.

Across the city we have a very low employment vacancy rate, 4% as opposed to 10% which is generally advised as being needed.

ACTION

No changes to be made to the Local Plan.

- B. Some of figures for residential capacity are a bit odd e.g. the "Braunstone Gate" site is down as having a capacity of "8". This also occurs for some other sites where it is clear the capacity is greater. I would also be keen to explore this particular site as moves have been made to put a very tall development on this site.

RESPONSE

The capacity formulas have been revised and reviewed especially in respect of the Central Development Area resulting in a substantial increase in plan supply capacity. This considers emerging proposals and planning approvals.

ACTION

Changes have been made to the policy and text in the Local Plan by increasing housing numbers for the CDA in Chapter 5 Housing.

Question submitted prior to the committee (from Cllr Susan Waddington):

1. Brownfield sites. Do you have a map of the brownfield sites in the city? For example, there is a long stretch of disused factory buildings on Woodgate and the sites of previous factories on Repton Street. Most no doubt in private ownership. No reference to their future use for housing or employment that I can see in the plan. I would like to see a list of brownfield sites in the city and a set of proposals for their use in the local plan.

RESPONSE

Details of the sites assessed during the development of the plan, showing brownfield and greenfield status and the associated flood risks have been included in the evidence. This has been circulated to all members, including those sites in the Woodgate area.

ACTION

No changes made to the Local Plan

The Chair thanked the Head of Planning and all Officers involved in the process for their detailed work in preparing the Local Plan.

Particular comments from Commission Members, and Members of the Economic Development, Transport and Climate Emergency Scrutiny Commission were noted as follows. It was confirmed that the issues would be considered separately, and Members would be advised of updates accordingly.

1. The previously submitted petition concerning the designation of land on the allocation 309 on Land adjacent to Anstey Lane would be clarified.

RESPONSE

The allocation would not specify detailed site and open space layouts. The issue would be explored with the site promoters, and outcomes would be circulated. (Note: extent of site subsequently confirmed to Cllr Bhatia)

ACTION

Minor amendments have been made to policy in Chapter 4 Strategy for Leicester to set out the requirement for open space and biodiversity enhancements to be considered through the master planning process.

2. Residents' concerns about the proposed allocation on land at Netherhall Drive were reported.

RESPONSE

The Local Plan allocation will identify around half the site for future potential land use. However, it was noted that planning applications for development were not expected in the short term and there would be local engagement on site development and subsequent

applications should the Plan be adopted. It was confirmed residents would be able to register concerns at the upcoming consultation stage should it be approved by Council.

ACTION

Changes have made to the site allocations document in respect of this site.

3. Further information concerning the allocation and designation of permanent and temporary traveller's sites was requested.

RESPONSE

It was confirmed that the revised Plan took forward the permanent site proposed at Western Park Golf Course as per the previous consultation, together with two options for transit provision which would need to be subject to further consultation post Local Plan adoption.

ACTION

Amendments have been made to policy and text in chapters 4, 5 and 12 to set out the requirements for permanent and traveller's sites.

The Chair thanked Members of the Economic Development, Transport and Climate Emergency Scrutiny Commission, together with Councillor Kitterick for their input and participation.

AGREED:

That the key local plan strategies, policies, site allocations, and provisions for consultation be noted and supported prior to further consideration at Overview Select Committee and Full Council.

4. Overview Scrutiny Committee – 27th September 2022

Responses and actions in blue

A summary of discussion and consideration from each of the scrutiny commissions had been published and circulated to the Overview Select Committee prior to the meeting. The extracts had reflected extensive questioning on the plan.

Members were informed the plan needed to be evidence based, and the intention was to make all documents with evidence available to all Members for review over the coming weeks, and to give opportunity for Members to seek clarity from officers.

Councillor Westley reported back from:

The Housing Scrutiny Commission which had been joined by Members of the Economic Development, Transport and Climate Emergency Commission. He added he been pleased that Members had been able to make a series of comments and observations which they hoped the Executive would act upon. He expressed thanks on behalf of all Members to Grant Butterworth and his team, in that they were able to set out what was a complex picture in an understandable way. Points made were:

- For Housing Scrutiny Commission Members, the key factor in the Plan was the need to provide enough development land to meet the social housing needs of the community over the coming decades.
- A more general point made related to the relationship between housing and employment. It was felt those provisions should be near each other to reduce travel time and costs and to curtail air pollution impacts.

- Members were also concerned that space standards for new buildings be clearly set out in the Local Plan.
- Another concern that had been raised was the planning for high-rise buildings. Members were concerned that isolated high-rise blocks were a worse option than high-rise development near existing similar schemes.
- Finally, there was discussion about brownfield sites. It was felt some could be developed, though members were warned that the Environment Agency had stopped the development of several sites because of the risk of flooding. Members had asked for a summary report on brownfield sites across the city and their status in terms of what obstacles there were in developing them.

Councillor Halford reported back from:

The Heritage, Culture, Leisure and Tourism Scrutiny Commission who had been joined by Members of the Neighbourhood Services Scrutiny Commission for joint scrutiny of the Local Plan item.

Some of the points covered were:

- Having a reassurance for space standards for new development housing areas.
- Priority be given to affordable social housing for future housing developments.
- The council to retain and control our open spaces, as much as possible.
- The council to retain a sense of place and sustainability with consideration to be given to the history of land areas and archaeological sites of interest in Leicester, for example the Western Park Golf course site.
- Consideration be given to the needs of the younger generation and the elderly generation within areas of development, with amenities planning for all age groups, for example Rancliffe Crescent.
- Green wedge land area should be retained where possible, for example the land adjacent to Grand Central Railway.

Councillor Halford then thanked Grant Butterworth and his team for preparing an excellent presentation to scrutiny, and for taking on board the views and comments of scrutiny members to feed into the Local Plan, as it was a massive and complex topic for the council and the city.

Councillor Thalukdar, reported back from:

The Neighbourhood Services Scrutiny Commission, added that housing was needed in the city, with social housing being particularly important for the next generation of people who were finding it very difficult to buy a house. He also added retainment of green space was important and should not be protected as far as possible.

Councillor Batool (for Councillor Pantling) reported from:

The Adult Social Care, Children, Young People and Education, and Health and Wellbeing Scrutiny Commissions which had examined the Local Plan proposals at their joint meeting. It was reported the meeting had been well attended by Members across the three commissions. Points raised mainly related to:

- Concern around the loss of green space and the impact it had on health and wellbeing.
- A desire for the Council to build its own social housing.
- The impact of further house building on access to front-line health services, including GPs and dental practices.

- The need for young people, particularly through schools, to be engaged in the process.

The meeting had agreed two specific recommendations: -

1. That where possible, the Council should look to prioritise the building of more purely social housing on Council owned sites; and
2. That where possible, the Council should act to minimise the impact of new developments on existing inequalities (including those relating to health and education) especially on sites owned by the Council.

The request was that Overview Select Committee endorse those comments and recommendation ahead of Full Council consideration.

Note that in relation to questions raised at the above scrutiny commissions, officer responses and any changes subsequently proposed to the plan are shown in Appendix 1, section 2 above.

Members were then given the opportunity to make comments and ask questions and responses were given:

- A Member stated the Local Plan consultation had been ongoing for several years and had gone through another round of scrutiny, and that as part of the process members should have had the opportunity to see those documents which would have addressed some of the issues raised.

RESPONSE

The detailed plan and supporting evidence would be made available for a period of further review and comment before being brought back to Overview and Scrutiny Committee for final comment

- With Government directives, and the current Levelling Up Bill, the new Prime Minister was reported to have said she did not believe that housing targets works and wanted to abolish them.

RESPONSE

There had been various changes in legislation and comments made by prospective prime ministers, the Prime Minister, and ministers. The Government had set a target of 300,000 a year and it was believed the Government would set new context on how they would be delivered nationally. It was reported that the latest announcement talked about investment zones as an answer to how houses would be delivered and where local authorities want to see the houses developed. Since the announcement, the indication was the investment zones would not be able to deliver the requirement for the level of housing need evidenced. Officers noted the Levelling Up bill was based upon the White Paper produced over two years ago, and that there was a danger that legislation took a long time to come to fruition, and the Levelling Up bill did not specify a new approach to housing targets so there was likely to be even more delay before the new government had chance to consult to confirm a new mechanism.

- Members believed the radical plans the government had announced on planning could have an impact as well. The paper on the Housing Crisis to be discussed later in the meeting noted

that additional land was needed, with Leicester running short on sites, therefore, it would be a long, up-hill struggle to reach any targets.

RESPONSE

It was noted that the comments made at all the scrutiny meetings included the need to find deliverable sites for housing to tackle housing crisis. In the Plan the majority of the sites were on brownfield land but there was a need to open up other sites that were the most deliverable.

In the meantime, the biggest imperative was to progress as quickly as possible the duty to cooperate which would be abolished under the Levelling Up bill, which would mean the Council would lose the ability to capitalise on the agreement with the districts, which sought to deliver just over half of the total of housing need

- It was asked if the Local Plan could be obsolete within 18 months, and that sites allocated with a few thousand houses on could be kept as green spaces.

RESPONSE

It was concluded that the Plan would not be out of date until the government introduced new planning legislation, but even if they decided to amend targets through the Levelling Up Bill it would take several years for secondary legislation to come through to confirm targets, in which time the Plan would be due its five-year refresh.

Officers also stated it was highly unlikely that, with the government recently increasing the target by 35% which led to all of the work with the districts to take half of the housing need from the city, that the government would reduce the housing requirement below the level recommended in the plan.

- A Member was pleased that some of the pressure had been reduced on some of the green field sites within the city, but that shifting the problem of housing building to the other side on the boundary with a large amount of people moving to the surrounding areas of Leicester would still place pressures on existing services such as hospitals, GPs, etc which were already struggling to cope, and that unless there was an approach laid out in the Local Plan on how it would be addressed, it could be disastrous.

RESPONSE

Officers noted the infrastructure study, a very substantial document which had been published at the last consultation stage and had invited comment on health and a whole range of infrastructure topics to support the delivery of the Plan. This had since been updated and was included in the bundle of evidence which would be published in support of the Plan. The Government, and those in charge of development and partners such as the police would find that infrastructure information very useful.

- A Member stated that the impact of all the development, new housing, and industrial units on the fight against global warming and climate change, with the construction industry being

a major contributor to carbon emissions, which should be addressed in the Local Plan through policy and construction materials and was something the Council should be pushing. As the first environment city in Europe, Leicester should look to have minimal impact on the environment.

RESPONSE

With regards to global warming and carbon efficiency, officers responded that the authority was restricted by national government policies on how far the Local Plan could go in terms of setting those standards.

- The Chair asked why the process had taken so long to reach its current stage.

RESPONSE

There had been many statutory processes to negotiate and it had been a complicated process which had required careful consideration of sites, with the procedures being changed by Government on a number of occasions throughout the process. It was also worth noting that the authority were significantly some way into the process compared with other authorities.

Officers also responded that the draft plan had been due to go out to consultation just when the first lockdown was announced, following which there had been reconsideration of sites, and reconsideration of capacity work. Officers had also been working with districts on the issue of unmet need and there had been a lot of evidence and work done on where unmet need could be accommodated, which had been a huge piece of work affecting timescales.

Section 3: Local Plan all member drop-in sessions - Reg 19 Draft Local Plan, October 2022

11 th October 2022 (17.00-19.00pm)	Local Plan drop-in session
13 th October (17.00-19.00pm)	Local Plan drop-in session
14 th October (10.00-13.00pm)	Local Plan drop-in session

1. Local Plan drop-in session – 11th October 2022 (17.00 – 19.00pm)

Responses and actions in blue

No comments made

2. Local Plan drop-in session – 13th October 2022 (17.00 – 19.00pm)

Responses and actions in blue

No comments made

3. Local Plan drop-in session – 14th October 2022 (17.00 – 19.00pm)

Responses and actions in blue
No comments made

Section 4: Extra two-week consultation for all members - Reg 19, October 2022

5 th – 19 th October 2022	Extra two-week consultation for all members
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Extra two-week consultation for Members: 5th – 19th October 2022
Responses and actions in blue
No comments received

Overview Select Committee
Work Programme 2022 – 2023

Meeting Date	Topic	Actions Arising/Notes	Progress
Thursday 30 June	1) Survey of Leicester 2) Anti-poverty Strategy – Microsite demo 3) Finance reports – to include: (i) Revenue Budget Monitoring 2021-22 outturn (ii) Capital Budget Monitoring 2021 -22 Outturn (iii) Income Collection April 2021 – March 2022 (iv) Review of Treasury Management Activities 2021/22 4) Questions to City Mayor 5) Work Programme 2022/23 – draft planning	1) That each individual Scrutiny Commission be recommended to look at relevant elements of the survey in more detail	1) A separate meeting with scrutiny chairs to co-ordinate this is to take place in late 2022.
Thursday 8 September	1) Corporate Estate Annual Report 2) Call-in – Purchase of 22 Market Place 3) Carbon Neutral Road Map 4) (i) Revenue Monitoring April – June 2022 (ii) Capital Monitoring April – June 2022 5) Scrutiny Annual Report 2022/23 Items 1 and 3-5 were not taken as this meeting was adjourned.	1) Deferred to 3 November 2) Call-in resolved to be withdrawn by OSC 3) Deferred to 15 December 4) Deferred to 27 September 5) Deferred to 27 September	

Meeting Date	Topic	Actions Arising/Notes	Progress
Tuesday 27 September	<p>Special Meeting for consideration of Local Plan proposals:</p> <ol style="list-style-type: none"> 1) Local Plan Proposals 2) (i) Revenue Monitoring April – June 2022 (ii) Capital Monitoring April – June 2022 3) Scrutiny Annual Report 2022/23 4) Final Housing Scrutiny Task Group Report –Housing Crisis 	<ol style="list-style-type: none"> 1) The key local plan strategies, policies, site allocation, and provisions for consultation be noted be made available to Members for review; and The associated Local Plan policies and strategies be brought to the next ordinary meeting of Overview Select Committee on 3rd November 2022. 2) <ol style="list-style-type: none"> a) The Director of Housing to be asked to provide information on the management of voids and that information regarding recruitment to vacant posts in Housing repairs should also be provided to Members. b) Information on the additional waste contract to be provided to Members. c) An energy costs report would be brought back to a future meeting of the Committee. 	<ol style="list-style-type: none"> 1) This took place during 5-19 October. 2) <ol style="list-style-type: none"> a) To be provided to members by 3 November meeting. b) To be provided to members by 3 November meeting. c) To initially be examined as part of the cost-of-living update items. A full report is to also be programmed.
Thursday 3 November	<ol style="list-style-type: none"> 1) Market Redevelopment Update 2) Corporate Estate Annual Report 3) Cost of Living Crisis – Verbal Update 4) Refugee Resettlement Programme update 5) Local Plan – <i>consideration of policies and strategies</i> 		

Meeting Date	Topic	Actions Arising/Notes	Progress
Thursday 15 December	1) Corporate Parenting Session – <i>arrangements to be confirmed</i> 2) Corporate Consultation Process 3) Carbon Neutral Action Plan 4) Women's Safety Update 5) Tackling Racism, Race Inequality and Disadvantage – update on plans and progress 6) (i) Revenue Monitoring April – September 2022 (ii) Capital Monitoring April – September 2023 (iii) Mid-Year Treasury Management Activities Report (iv) Income Collection April – September 2022		
Wednesday 8 February	1) Housing Revenue Account (including Capital Programme) 2022/23 2) General Revenue Fund 3) Capital Programme 4) Treasury Management Strategy 2022/23 5) Treasury Policy 6) Investment Strategy 2022/23 7) Equalities Strategy Refresh		
Monday 20 th March	1) (i) Revenue Monitoring April – December 2022 (ii) Capital Monitoring April – December 2022		

Forward Plan Items (suggested)

Topic	Detail	Proposed Date
Workplace Parking Levy – Consultation Findings	To be brought to OSC once it has been to EDTCE	TBC
Census 2021/Survey of Leicester update		TBC
Energy Costs	As requested as part of the Revenue Capital Monitoring item on 27 September 2022	TBC
Key Strategic Priorities Update	An annual update.	TBC - December?
Leicester Connected Initiative - update		TBC
Universities – Civic Agreement	As suggested to Cllr Cassidy when he previously met University reps.	TBC