



Exeter City Council

A meeting of **EXETER CITY COUNCIL** will be held at the **GUILDHALL, HIGH STREET, EXETER** on **TUESDAY 10 JUNE 2025**, at 6.00 pm, at which you are hereby summoned to attend.

If you have an enquiry regarding any items on this agenda, please contact Mark Devin, Democratic Services Manager on 01392 265477.

The following business is proposed to be transacted:-

Agenda

1 Minutes

To approve and sign the minutes of the meeting held on 15 April 2025 and the Annual Council meeting held on 13 May 2025. (Pages 7 - 24)

2 Declarations of Interest

Councillors are reminded of the need to declare any disclosable pecuniary interests that relate to business on the agenda and which have not already been included in the register of interests, before any discussion takes place on the item. Unless the interest is sensitive, you must also disclose the nature of the interest. In accordance with the Council's Code of Conduct, you must then leave the room and must not participate in any further discussion of the item.

Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

3 Local Government Act 1972 - Exclusion of Press and Public

It is considered that the Council would be unlikely to exclude the press and public during consideration of any of the items on the agenda, but if it should wish to do so, the following resolution should be passed:-

RECOMMENDED that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the consideration of the particular item(s) on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1, Schedule 12A of the Act.

4 Official Communications

5 Public Questions

Details of questions should be notified to the Democratic Services Manager at least three working days prior to the meeting - by 10am on Thursday 5 June 2025. Further information and a copy of the procedure are available from [Democratic Services](#) with details about speaking at Council to be found here: [Public Speaking at Meetings](#).

6 Petition - Save Northbrook Pool

In accordance with the Council's Petition Scheme, as the above petition contains more than 2,000 signatures it will be debated by the full Council. The petition organiser will be given five minutes to present the petition, and the petition will then be discussed by Councillors for a maximum of 15 minutes. (Pages 25 - 26)

The Council will decide how to respond to the petition at this meeting following the [Councils Petition Scheme](#).

TO RECEIVE MINUTES OF THE FOLLOWING COMMITTEES AND TO DETERMINE THEREON:-

7	Planning Committee - 28 April 2025	(Pages 27 - 30)
8	Audit and Governance Committee - 17 April 2025	(Pages 31 - 38)
9	Customer Focus Scrutiny Committee - 27 March 2025	(Pages 39 - 44)
10	Strategic Scrutiny Committee - 3 April 2025	(Pages 45 - 52)
11	Executive Committee - 20 May 2025	(Pages 53 - 70)

REPORTS TO FULL COUNCIL

12 Overview of General Fund Revenue Budget 2024/25 - Quarter 4

To consider the report of the Strategic Director for Corporate Resources. (Pages 71 - 94)

13 2024/25 General Fund Capital Monitoring 2024/25 and Revised Capital Programme for 2025/26 and Future Years

To consider the report of the Strategic Director for Corporate Resources. (Pages 95 - 114)

14 2024/25 HRA Budget Monitoring Report – Outturn

To consider the report of the Strategic Director for Corporate Resources. (Pages 115 - 134)

15 Treasury Management 2024/25

To consider the report of the Strategic Director for Corporate Resources. (Pages 135 - 144)

16	Update of Exeter City Council's Companies, Alternative Delivery Models and Charities.	To consider the report of the Strategic Director for Corporate Resources.	(Pages 145 - 166)
17	Generating income to fund Net Zero activity	To consider the report of the Strategic Director for Corporate Resources.	(Pages 167 - 170)
18	Extension of the Public Spaces Protection Order	To consider the report of the Strategic Director for Place.	(Pages 171 - 196)

NOTICES OF MOTION

19 Notice of Motion by Councillor Moore under Standing Order No. 6

Motion: Local Housing Allowance

Local Housing Allowance (LHA) rates are used to calculate Housing Benefit or universal Credit for tenants renting from private landlords.

Exeter, like other areas, is experiencing a housing crisis and suffered unsustainable rent increases across the private rented sector and loss of homes to Air B&B and HMOs. This situation is recognised in the Devon Housing Commission Report 2024. Average rents in Exeter are, in March 2025, as high as those in the South East of England.

The LHA rates are based on the 30th percentile figures from twelve months' letting information in the Broad Market Rental Area but are insufficient to cover even the cheapest rooms or homes in Exeter. LH Rates have been subject to a freeze since 2020 and the Labour Government has confirmed the rates will be frozen at current levels until 2026.

When a local authority places a household in temporary accommodation (TA) it can claim back the incurred costs associated with the provision of the TA from the Department for Work and Pensions (DWP). Apart from households placed in council-owned stock outside the Housing Revenue Account (HRA), for which a local authority can reclaim up to the current Local Housing Allowance (LHA) rates, the local authority can generally reclaim up to 90 per cent of the January 2011 LHA rates, which were set based on the rental costs at that time. These rates are now outdated and do not accurately reflect current market conditions. The gap in financing between what local authorities initially pay and what is eventually reimbursed by the national government is known as the Temporary Accommodation Subsidy Gap. The current reimbursement system, which largely relies on these outdated 2011 rates, exacerbates this Subsidy Gap.

As such Council:

- Acknowledges the endemic housing crisis affecting our communities across Exeter and the current inadequacy of Local Housing Allowance, frozen since April 2020;
- Notes that Local Housing Allowance has not kept pace with rising rents;
- Expresses concern that Temporary Accommodation Subsidy Gap places

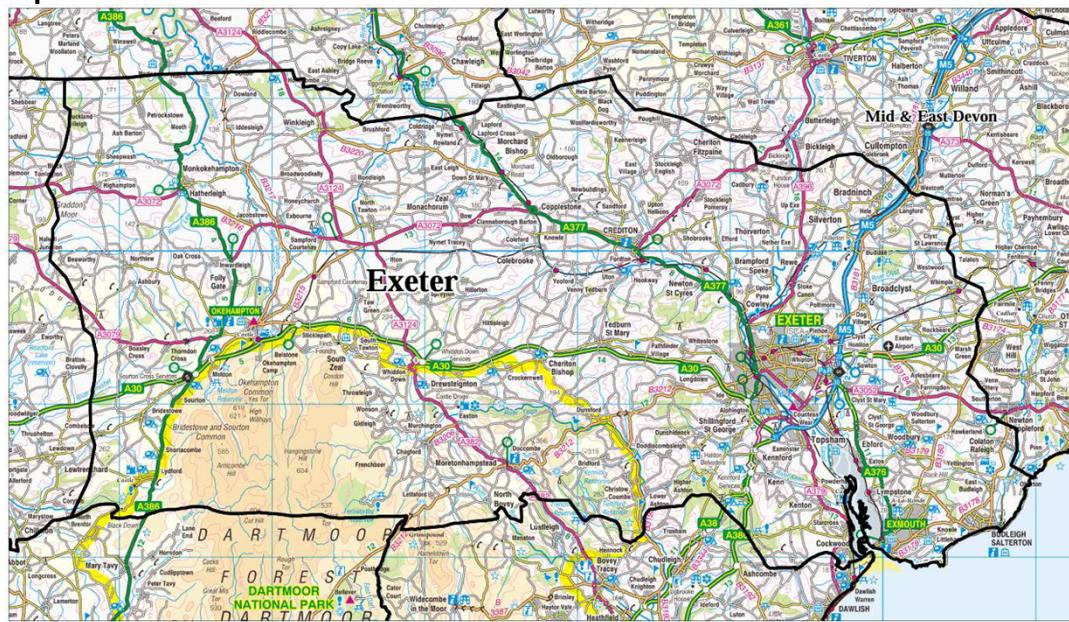
additional strain on local authority budgets.

- Implores Government to commit to immediate interventions to alleviate the housing and homelessness emergency in the short term; and
- Notes the anomalies in the LHA guidance in relation to the Shared Accommodation Rate, for example:
 - The rate applies to single people without children aged 25-34 - which limits opportunities and lifestyle choices;
 - Multi Agency Public Protection Arrangements (MAPPA) limitations apply from age 25;
 - Pregnant women under the age of 35 pregnant are expected to be accommodated in an HMO and can only apply for a higher rate for a one bed property *after* the birth of the child.
- Notes that the Exeter Broad Rental Market Area for Exeter covers a very large rural area, so drags down the LHA making rental properties in the urban area unaffordable.

Government to

1. Unfreeze, relink and consistently update the Local Housing Allowance levels so they cover rents for the 30% cheapest private rented sector properties⁴ in every local authority area; and address the Temporary Accommodation Subsidy Gap.
2. Redefining the Broad Rental Market Areas covered by Local Housing Allowance at a level that better reflects local rental markets'.
3. Review the Shared Accommodation Rate anomalies listed above to lower the MAPPA age and enable pregnant women to apply for a higher rate before the birth of their child(ren).

Map of Broad Rental Market Area for Exeter



Seconder: Councillor Wetenhall

Background

England is the second most densely populated major country in Europe. Consequently, with huge pressure on land England is also cited as one the most nature deplete countries in Europe and has the lowest 'nature connectedness'.

Regarding Exeter, many of the finest and most appreciated public assets are its river and valley parks. They provide recreational and natural amenity. These important elements of a livable city are captured in some of our guiding documents; the Corporate Strategy 2022-26 and new Exeter City Council Local Plan. Once greenspace is developed it is typically lost to the public and natural domain permanently.

The development hierarchy of habitat loss is avoidance-reduction-mitigation. Where the council chooses on balance to develop green space, it can follow the second principle of harm reduction.

However, this motion recognises Exeter City Council does not have a robust mechanism to mitigate. There is a practice to intensify biodiversity in land through development design, the practice of "biodiversity net gain". This can be viewed as improving the quality of existing biodiversity in a given space. In the case of green space development, in effect nature quality is expected to compensate for the loss of green space. This may have validity, but clearly the practice of pushing natural habitat into ever smaller and smaller but better quality parcels has rapidly apparent limits. This is particularly the case in our urban setting. Biodiversity net gain is arguably a concept best applied to brown field and grey field sites.

Perhaps even more importantly for an urban setting, this model of concentrating nature, says and does nothing for public access to green space for recreation and wellbeing. For these reason that is why this motion has come forward. As Exeter rapidly runs out of development space, the loss of greenfield space to the public domain is increasingly aired by residents and apparent to all.

Motion

This motion proposes that capital receipts from the sale of ECC owned greenfield sites or land never developed that is for all intents and purposes greenfield site, be used solely for the purchase of other greenfield sites within the Exeter City Council boundary or immediately adjacent vicinity.

21 Questions from Members of the Council under Standing Order No. 8

To receive questions from Members on any matter for which the Council has powers, duties or affects the City.

A plan of seating in the Guildhall is attached as an annex.

Date: 2 June 2025

**Bindu Arjoon
Chief Executive**