



A meeting of **EXETER CITY COUNCIL** will be held at the **GUILDHALL, HIGH STREET, EXETER** on **TUESDAY 16 JUNE 2026**, 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 the Democratic Services Manager - democratic.services@exeter.gov.uk

The following business is proposed to be transacted:

Agenda

1 Minutes

To approve and sign the minutes of the Extraordinary meeting held on 24 March 2026, the ordinary meeting held on 7 April 2026, and the Annual Council meeting held on 20 May 2026. (Pages 5 - 26)

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 the 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.

Or

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

4 **Official Communications**

To receive official communications of the Lord Mayor.

5 **Public Questions**

To receive questions relating to items on the agenda from members of the public and responses.

Details of questions should be notified to Democratic Services by 10am at least three working days prior to the meeting which for this meeting will be Thursday 11 June 2026.

Further information about speaking at a committee can be found here: [Public Speaking at Meetings](#).

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

- | | | |
|----|---|---------------------|
| 6 | Minutes of Planning Committee - 27 April 2026 | (Pages 27
- 46) |
| 7 | Minutes of Audit and Governance Committee - 26 March 2026 | (Pages 47
- 52) |
| 8 | Minutes of Exeter Harbour Board - 18 March 2026 | (Pages 53
- 58) |
| 9 | Minutes of Strategic Scrutiny Committee - 2 April 2026 | (Pages 59
- 76) |
| 10 | Minutes of Customer Focus Scrutiny Committee - 19 March 2026 | (Pages 77
- 98) |
| 11 | Minutes of Executive Committee - 28 April 2026 | (Pages 99
- 106) |

REPORTS TO COUNCIL

- | | | |
|----|---|----------------------|
| 12 | Overview of General Fund Revenue Budget 2025/26 - Quarter 4 | |
| | To consider the report of the Strategic Director for Corporate Resources. | (Pages
107 - 132) |
| 13 | 2025/26 General Fund Capital Monitoring 2024/25 and Revised Capital Programme for 2026/27 and Future Years | |
| | To consider the report of the Strategic Director for Corporate Resources. | (Pages
133 - 158) |
| 14 | 2025/26 HRA Budget Monitoring Report – Outturn | |
| | To consider the report of the Strategic Director for Corporate Resources. | (Pages
159 - 178) |
| 15 | Treasury Management 2025/26 | |
| | To consider the report of the Strategic Director for Corporate Resources. | (Pages |

179 - 196)

16 **Update of Exeter City Council's Companies, Alternative Delivery Models and Charities. Half Year Update**

To consider the report of the Strategic Director for Corporate Resources.

(Pages
197 - 250)

17 **CIL and S106 Governance Framework and Advisory Forum**

To receive the report of the Strategic Director for Place.

(Pages
251 - 272)

18 **Committee Allocation Changes**

To receive the report of the Strategic Director for Corporate Resources.

(Pages
273 - 280)

QUESTIONS FROM MEMBERS

19 **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

Date: 8 June 2026

Bindu Arjoon
Chief Executive

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EXTRAORDINARY MEETING OF THE COUNCIL

Tuesday 24 March 2026

Present:-

Councillors Jobson, Asvachin, Atkinson, Banyard, Begley, Bennett, Bialyk, Cookson, Darling, Foale, Fullam, Haigh, Harding, Holland, Hussain, Ketchin, Knott, Miller-Boam, Mitchell, K, Mitchell, M, Moore, Palmer, Parkhouse, Payne, Pole, Read, Rees, Rolstone, Snow, Vizard, Wardle, Wetenhall, Williams, M, Williams, R, Wood and Wright

Also Present

Head of Service - Finance, Chief Executive, Strategic Director for Place and Head of Legal and Democratic Services & Monitoring Officer

16 DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

17 STRATA - JOINT EXECUTIVE COMMITTEE - 28 JANUARY 2026

The Lord Mayor advised that these matters were resolved but had to be approved as Exeter City Council formed part of the Strata Executive Committee.

The Leader moved, and Councillor Wright seconded the recommendations. In moving the recommendations, the Leader thanked the team at Strata for their work and felt that the business case was clear and a large amount of work had gone into its completion.

18 KING GEORGE V PLAYING FIELDS

The Leader moved, and Councillor Wright seconded the recommendations.

The Strategic Director for Place presented the report, making the following points:

- this was a community project and was rooted in the community;
- it was in line with Exeter's Corporate Plan, particularly People and Health;
- approval would unlock significant external funding;
- this project would support grassroots football;
- the current facility was aging and many of the turf pitches were unusable in poor weather due to drainage;
- the Council was working closely with Exeter City Community Trust;
- planning permission for improvements had been granted in 2025;
- significant improvements would be made in the pitches, accessibility, environment, and the experience of people using the facility;
- there was also a commitment to biodiversity improvements;
- £464,948.02 would be from s106;
- this project had been identified as meeting the requirements to use s106 funding;
- extensive community engagement with residents, clubs, school leagues and community groups had been carried out by ECCT;
- feedback on this project had been overwhelmingly supportive;

- one of the key hopes for this project was development of youth football, and football for women and girls;
- close attention had been paid to the building design, and it would be up to BREEAM Excellent Standard;
- the 3g pitch is a priority, and meetings would be had with Sport England and the Football Foundation; and
- replanting of an orchard, and hedgerows and trees would take place.

In response to questions from Members, the Strategic Director for Place provided the following answers:

- all the funding identified was from completed developments and had been received already;
- there were currently no set performance objectives, but the Council were working with ECCT as part of the project;
- using existing parts of the building was more cost effective than demolishing and starting again;
- the infill of the artificial playing surface would be dealt with through the planning process; and
- the disposal of the artificial playing surface at the end of its life span would be dealt with through the planning process.

During debate, Councillor Moore, as Leader of the Green Group made the following comments:

- she was pleased to see this but wanted her concern about the material being used for the artificial pitch to be recorded;
- the materials being used wouldn't be taken out of use until 2031; and
- this project was important for the community and was a good example of the community working with the Council.

Councillor Holland, as Leader of the Conservative Group, made the following comments:

- he supported this with no reservation;
- the Exeter City Community Trust were a fantastic partnership;
- he welcomed the biodiversity that this project would bring; and
- he hoped that thought would be put into the placement of the proposed orchard.

During debate, Members made the following comments:

- this development could not come soon enough;
- there was a shortage of football pitches in the city, and the use of 3g pitches would extend playability;
- the 3g pitch would extend the capacity;
- using s106 funding was fantastic, and provided an opportunity to use funding that might be lost;
- this project was a testament to hard work over a number of years;
- concerns had been raised by players about the quality of the existing pitches;
- this was a good example of local authority working in partnership with community groups;
- greater capacity for matches should be welcomed;
- developments to playing surfaces should be minded, and the playing surface should be kept under review;
- the increase in football offered to women and girls was particularly positive;

- the women's Euros last summer inspired more people to start putting together girls football teams;
- Exeter City Community Trust was a great asset to the city;
- artificial surfaces were almost never rendered unusable due to weather;
- it was important that we educate young people on staying safe in nature;
- lots of positive comments had been received from residents on social media; and
- the report made it clear that this was positive, there had been good partnership work, and it was able to attract funding from elsewhere.

In summing up, the Leader, Councillor Bialyk, made the following points:

- the collaboration that had happened in bringing this forward needed to be remembered;
- this highlighted that the Council were able to work in a collaborative manner with other organisations;
- it was important that rubber crumb was remembered, but this was a planning issue;
- participation from all age groups was important; and
- every councillor should be proud of what was happening here.

Following a unanimous vote, the recommendations were CARRIED.

19

WONFORD COMMUNITY WELLBEING HUB

Councillors Asvachin and Begley declared an interest in this item they are both trustees of the Wonford Community Hub. Both Councillors left the room and did not return for the remainder of the meeting.

The Leader moved, and Councillor Wright seconded the recommendations.

The Strategic Director for Place presented the report, making the following points:

- the project had been paused due to insufficient funding previously;
- Sport England had had a major contribution in the design process;
- a variety of options have been looked at, and all costed between four and seven million pounds;
- only two of the proposed options were considered supportable by Sport England;
- the proposed design was not too different from previously granted planning permission;
- pictures created with CGI showed the outlook through the development onto Ludwell Valley Park;
- no new planning permission was required, but amendments to the existing planning permission would be needed;
- the business case could not be completed without the design being confirmed;
- to receive the funding agreement, Exeter City Council needed to match funding provided and deliver the project by Summer 2028;
- this was a critical project, and is eligible for CIL funding;
- after four years, the income generation would break even, which would be helped by not using capital borrowing;
- the process could not be started until funding was secured,;
- they would be looking for opportunities to limit carbon emissions;
- the gateway to Ludwell Valley Park was a key part of the design; and
- there was potential for broader community use, which could help to improve health outcomes.

In response to questions from Members, the Strategic Director for Place provided the following responses:

- there would be minor amendments to the planning permission which would be delegated to officers;
- the recommendation for this report had not changed following the funding announcement last week;
- he would be meeting with the Place Partnership (Sport England) Manager to finalise decisions;
- transport for the site would be dealt with through the planning process;
- the application to amend the planning permission had yet to be submitted but there had been lots of engagement with the planning team;
- s106 funding was included in the overall funding of the scheme;
- in order to complete the project, part of the building needed to be demolished so the lease needed to be ended;
- a business plan would include the leisure services, and community element;
- conversations would be had with the community to establish how this would work for them;
- the tender process and costs would be dealt with as part of the next stage of the project;
- 5% contingency was the industry norm and the risk would be managed through the design process;
- a risk remained in the procurement process but ultimately costs could be revised if necessary;
- Devon County Council would be involved in the conversation about the lease;
- Exeter City Council offered a subsidised leisure service to try and ensure that leisure was accessible; and
- there were not a large number of external sources for funding, but there was still an opportunity for grant sources, however, this funding had been identified with no additional cost or borrowing.

The meeting was adjourned at 19:16 and resumed at 19:24.

Councillor Moore, seconded by Councillor Read, moved an additional recommendation:

- To ensure future local community involvement in the use of the building, a partnership agreement is signed with the community organisation stakeholders of the new centre, and this is reported to Council.

The Lord Mayor advised Councillor Moore that this was an inappropriate amendment in accordance with Standing Order 10(6).

During debate, Councillor Moore made the following points:

- she clarified that she had not said there was a lack of community engagement;
- she wanted to commitment from the Leader on the levels of community involvement and the partnership between the Council and the community;
- the community needed a real say in how the project would work in the future; and
- she would like real commitment about how this community involvement was going to be managed in a transparent way.

During debate Members made the following comments:

- the community were fully behind the project and Members could be assured that there would be community support;
- there were concerns about the constraint of the application and that the Council may end up contributing more than £6 million;
- there was no guarantee that it would be possible to find someone that could take on the work and also deliver it by summer 2028;
- residents in Wonford, and wider Exeter, deserved the type of facility that was being discussed;
- this project had evolved over a number of years, and the community had been engaged throughout;
- a soft entry into a more active lifestyle through community and shared spaces could be provided with this project;
- funding was being used in the right way and this money was exactly for this purpose;
- Sports England liked this project and wanted it to happen;
- this was a high risk project and it was important to get it right, even if that meant losing the funding from Sports England;
- it was the Council's statutory duty to ensure public money was being well used;
- a change in trustees could be a risk to the project;
- this project was an example of great partnership working;
- officers had worked extremely hard on this project and the work with Sports England had required a large amount of work;
- this project spoke to key ambitions of the community support in the city, and to health and wellbeing through sport and leisure;
- the community of Wonford had been waiting for this for a very long time and it had been years in the making;
- it was important to find local contractors;
- it was heart-warming to hear about the aim for future commitment and community involvement;
- this needed to deliver real community involvement and benefit;
- the only alternative to this project was for the building to remain as was and need to be closed eventually; and
- Wonford Community and Leisure Centre was built in the 1980s and something needed to be done.

In summing up, the Leader, Councillor Bialyk, made the following points:

- Wonford Community and Leisure Centre had been built in the 80s to address a need in that area;
- residents were looking forward to this happening;
- this was a joint venture, and the community would still be running their community services;
- 10.25 of the report made it clear how this would be dealt with; and
- approving this would show that it was worth putting money into Exeter because it would go where it was needed.

Following a vote the recommendations were CARRIED.

(The meeting commenced at 6.00 pm and closed at 8.43 pm)

Chair

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COUNCIL

Tuesday 7 April 2026

Present:

The Right Worshipful the Lord Mayor Councillor Anne Jobson (Chair)
Councillor Gemma Rolstone (Deputy Lord Mayor)
Councillors Asvachin, Banyard, Begley, Bialyk, Cookson, Darling, Foale, Fullam, Haigh, Harding, Holland, Hughes, Hussain, Knott, Miller-Boam, Mitchell, K, Mitchell, M, Moore, Palmer, Parkhouse, Payne, Rees, Sheridan, Snow, Vizard, Wardle, Williams, R, Wood and Wright

Apologies:

Councillors Atkinson, Ketchin, Pole, Read, Wetenhall and Williams, M

Also present:

Chief Executive, Strategic Director for Corporate Resources, Head of Legal and Democratic Services & Monitoring Officer, Senior Estates Supervisor, Democratic Services Manager and Democratic Services Officer

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MINUTES

The minutes of the Ordinary Meeting of Council held on 25 February 2026 were moved by the Lord Mayor, taken as read, approved and signed as a correct record.

The minutes of the Ordinary Meeting of Council held on 3 March 2026 were moved by the Lord Mayor, taken as read, approved and signed as a correct record, and noted the error in Minute No. 148 had been corrected to read as "Strategic Scrutiny Committee".

The Lord Mayor also advised that amendments relating to the Strategic Scrutiny Committee on 12 March had been addressed at their recent meeting.

The minutes of the Extraordinary Meeting of Council held on 10 February 2026 were moved by the Lord Mayor, taken as read, approved and signed as a correct record.

161

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

162

OFFICIAL COMMUNICATIONS

The Lord Mayor advised Members of the events she had attended, which included:

- attended the AGM of Exeter Twinning Circle on 27 February 2026 and expressed support to Rennes in hosting activities to celebrate the 75th anniversary of the twinning;
- attended the wreath-laying ceremony at the Cathedral for HMS Exeter on 28 February;
- noted that the suffragette flag flew over Exeter's historic Guildhall over the weekend of 6 March to mark International Women's Day;
- attended performances of Forever Young at the Northcott, Annie by Exeter Musical Society, A Streetcar Named Desire by Exeter Little Theatre Company

at the Barnfield, and a performance by Ukrainian actors at the Phoenix concerning the Mariupol Theatre;

- attended Exeter Philharmonic Choir's performance of Solomon at the Cathedral and a concert by the Exeter Symphony Orchestra;
- attended Winchester Cathedral for the installation of Christopher Palmer (former Canon at Exeter Cathedral) as Dean and extended her best wishes;
- met with the new Commanding Officer for CTCRM, Colonel R P M Jones RM, and attended the "Bugles Breakfast" with 6 RIFLES;
- attended Exeter School Founders' Day Service at the Cathedral and a celebration at Shallowford Farm, noting its work with children and young people;
- hosted a reception for the Women's Rugby World Cup Trophy during its nationwide tour visit to Exeter; and
- that she had been able to pay respects of herself and the City at the funeral of Honorary Alderman Margaret Danks, who had served the City with distinction for many years.

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PUBLIC QUESTIONS

The Lord Mayor reported that one public question had been received in advance; however, the questioner was not in attendance. The Lord Mayor read the question, and the response was provided by the Leader. A copy of the question and response is appended to the minutes.

164

ST NICHOLAS PRIORY

The Leader moved the recommendation, which was seconded by Councillor Wright. The Lord Mayor invited the Strategic Director for Corporate Resources to introduce the report who made the following points:

- two years ago, Council approved a budget of £88,000 for the Historic Buildings Trust to support a funding bid to Historic England for roof repair work. The bid, however, was unsuccessful, with Historic England declining to support the works;
- the Historic Buildings Trust had subsequently value-engineered the project to focus on essential works to make the roof watertight with the revised estimated cost of the work being £150,000;
- under the Community Asset Transfer agreement, the tenant's liability was capped at £10,000 due to their financial position and therefore the Council as the building owner, remained responsible for the remaining costs; and
- the report sought approval for additional funding of £75,000, bringing the total budget to £163,000, which included a contingency of approximately £13,000.

The Strategic Director for Corporate Resources responded to Members questions as follows:

- the Council would fund the works through its usual approach to property-related capital expenditure, primarily through borrowing rather than using reserves;
- short-term borrowing would be used where appropriate, particularly in periods of high interest rates;
- the exact reason for Historic England declining the funding bid were not confirmed, but it was likely related to changes in their funding availability;
- the proposed budget represented the best available estimate based on professional quantity surveyor analysis. There was no guarantee that tendered

costs would fall within this amount, and further approval might be required if costs exceeded estimates;

- works could not commence until a budget was formally approved by Council, after which the Historic Buildings Trust would proceed to tender; and
- photographic evidence of the damage from the roof leak was available and could be shared with Members or appended to the minutes if requested.

During the debate, a Member made the following points:

- officers were thanked for the report and tribute was paid to the Historic Buildings Trust for their work in maintaining the building and in trying to secure external funding from Historic England;
- the building was recognised as a cultural and historic asset, and the Council had an obligation to maintain it; and
- the report confirmed there were no alternative options available and Members were encouraged to support the recommendation.

In summing up the report, the Leader made following the points:

- emphasised the importance of the building as a city asset and the Council's commitment to maintaining it, while supporting the Historic Buildings Trust in its care;
- the scale and ongoing cost of maintaining historic buildings was highlighted, and noted that issues arose regularly, similar to other old properties;
- referenced previous expenditure (approximately £480,000) on repairs, funded by the Council without external support from Historic England;
- noted that decisions on further works must be balanced against available resources and competing priorities; and
- commended the report and hoped for unanimous approval.

Following a vote the recommendation was CARRIED unanimously.

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MINUTES OF CUSTOMER FOCUS SCRUTINY COMMITTEE - 5 FEBRUARY 2026

The Minutes of the Customer Focus Scrutiny Committee of 5 February 2026 were presented by the Chair, Councillor Rees, and taken as read.

Councillor Moore welcomed the clarification on the minutes, which confirmed that the belief that homeless individuals were coming from outside the area was incorrect. She requested details on the systemic changes discussed and how they would help reduce the number of people at risk of becoming homeless.

Councillor Rees as Chair of Customer Focus Scrutiny Committee stated that proposed changes were being developed and would be reviewed by the Customer Focus Scrutiny Committee in the autumn, with a focus on preventative measures to reduce homelessness. She further highlighted that the matter was ongoing and invited further input from the Portfolio Holder.

Councillor Asvachin as the Portfolio Holder for Housing, Homelessness Prevention and Customer Services, confirmed the process was ongoing, highlighting that an update would be brought back to Customer Focus Scrutiny Committee in September.

RESOLVED that the minutes of the Customer Focus Scrutiny Committee held on 5 February 2026 were received.

166

MINUTES OF PLANNING COMMITTEE - 9 FEBRUARY 2026

The Minutes of the Planning Committee of 9 February 2026 were presented by the Chair, Councillor Knott, and taken as read.

RESOLVED that the minutes of the Planning Committee held on 9 February 2026 were received.

167

MINUTES OF AUDIT AND GOVERNANCE COMMITTEE - 11 FEBRUARY 2026

The Minutes of the Audit and Governance Committee of 11 February 2026 were presented by the Chair, Councillor Wardle, and taken as read.

RESOLVED that the minutes of the Audit and Governance Committee held on 11 February 2026 were received.

168

MINUTES OF LICENSING COMMITTEE - 26 FEBRUARY 2026

The Minutes of the Licensing Committee of 26 February 2026 were presented by the Chair, Councillor Wardle, and taken as read.

RESOLVED that the minutes of the Licensing Committee held on 26 February 2026 were received.

169

MINUTES OF STRATEGIC SCRUTINY COMMITTEE - 12 MARCH 2026

The Lord Mayor drew reference to the earlier changes to the Council minutes on 3 March 2026, referring to the error in Minute No. 148 which had been corrected and that amendments relating to the Strategic Scrutiny Committee on 12 March had been addressed at their recent meeting.

The Minutes of the Strategic Scrutiny Committee of 12 March 2026 were presented by the Deputy Chair, Councillor K. Mitchell, and taken as read.

RESOLVED that the minutes of the Strategic Scrutiny Committee held on 12 March 2026 were received.

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MINUTES OF EXECUTIVE COMMITTEE - 17 MARCH 2026

The minutes of the Executive Committee of 17 March 2026 were presented by the Leader, Councillor Bialyk, and taken as read.

In respect of **Minute No. 116 – Lord Mayoralty**, the Leader highlighted that Councillor Gemma Rolstone was nominated as Lord Mayor for the ensuing municipal year and that Councillor Lucy Haigh was nominated as Deputy Lord Mayor for the ensuing municipal year.

In respect of **Minute No. 119 – Devon Local Nature Recovery Strategy**, the Leader moved the recommendation, seconded by Councillor Wright. During the debate, the following points were made:

- progress had been made at a strategic, county-wide level, but little had been delivered locally to connect green spaces, private gardens, and highways in a way that supported biodiversity;

- what actions would be taken to implement the strategy locally and to produce a coherent plan for nature within the city; and
- there was concern about a lack of coordinated action by the Council over several years and it was enquired what steps could be taken to develop and implement an effective, locally focused nature plan.

The Leader in responding, highlighted that responsibility for this area currently sat with Devon County Council for the next two years and advised that future structural changes, such as the introduction of a combined authority, could affect how the issue was managed. He acknowledged the importance of the matter, and agreed with the point raised, and indicated that further discussion with relevant partners may be needed.

Following a vote the recommendations were CARRIED unanimously.

In respect of **Minute No. 120 – Crisis and Resilience Fund – Housing Payments and Crisis Payments**, the Leader moved the recommendation, seconded by Councillor Wright.

The Leader advised that, at the time of the Executive meeting, full details of the funding allocations under the grant agreement with Devon County Council for 2026/27 were not available but has since been provided as follows:

- Crisis Payment Grants: £578,412;
- Crisis Payments Administration: £57,841; and
- Resilience Services: £278,720.

Members were informed that the Crisis Payment funding included an additional £45,442 to support residents affected by increased heating oil costs and that the crisis payment grant funding was approximately 16% higher than the previous Household Support Fund allocations. Further guidance from the Department for Work and Pensions (DWP) confirmed that this was not a new scheme and that heating costs had always been eligible under the crisis payment strand.

The Leader further advised that additional government funding had been targeted at areas with high oil dependency and low-income households. While Exeter had relatively low oil dependency, the City Council had received a proportionate allocation from Devon County Council. Applications for support with oil heating costs would be assessed in line with existing scheme principles.

The Leader also confirmed that a Member briefing had been scheduled for Thursday 16 April where, further details on the CRF would be provided.

During the debate, the following points were made:

- support was expressed for the recommendations;
- the introduction of a three-year funding arrangement was welcomed, noting it provided greater security, planning, and flexibility for the Council;
- the shift from the Household Support Fund to the Crisis and Resilience Fund was supported and highlighted its focus on long-term solutions rather than repeat applications for short-term support;
- that the previous scheme risked becoming a substitute for statutory benefits, which was not its original intention;

- many residents were experiencing hardship and may lack awareness of statutory benefits, budgeting skills, and available concessions;
- the correspondence from the Leader and the opportunity for citizens to bid for additional support work in this area was commended;
- Council staff would deliver the programme effectively;
- the challenging economic climate was noted, but the CRF approach was a positive step forward;
- over time, demand on the fund would be reduced as residents gained the skills, and knowledge to access support and improve their financial resilience;
- further detail from the Leader on arrangements for delivering resilience work was requested;
- the importance of a strong collaboration between Exeter City Council and Devon County Council was emphasised;
- clarification was sought on how the Council would also work with the voluntary and community sector to support residents;
- highlighted concerns about increasing demand for support services, linked to wider global and economic pressures; and
- the measures being put in place were commended, but there was concern about pressures later in the year.

The Leader in responding:

- thanked Members for their insight and noted lessons would be shared at the upcoming members briefing;
- emphasised the importance of discussing detailed arrangements for resilience work during the briefing;
- highlighted that households who relied on oil heating were mostly on the outskirts of Exeter and often off-grid, presenting particular challenges;
- highlighted some residents may be 'asset-rich but cash-poor', such as older people on small pensions, who may still require targeted support;
- advised that some residents may not realise or claim available support, which could cause distress and that a proactive outreach was important;
- noted that resilience measures should address both practical needs and raising awareness of support available;
- encouraged learning from the last four years of Household Support Fund experience to inform CRF delivery going forward;
- emphasised the fund would likely be administered longer-term, making understanding local needs and outreach essential; and
- highlighted his support for the recommendations and importance of the members briefing to discuss resilience planning.

Following a vote the recommendations were CARRIED unanimously.

In respect of **Minute No. 121 – Corporate Complaints Policy**, the Leader moved the recommendation, seconded by Councillor Wright. During the debate, the following points were made:

- the policy aligned with standards and recommendations;
- it was important to have a structured complaints process for clarity and consistency and that all concerns needed to be handled through defined stages and escalated appropriately if unresolved; and
- there was a need for a robust and watertight process and officers were thanked for their work in developing and implementing the process.

Following a vote the recommendations were CARRIED unanimously.

RESOLVED that the minutes of the Executive Committee 17 March 2026 were received.

171 **QUESTIONS FROM MEMBERS OF THE COUNCIL UNDER STANDING ORDER
NO. 8**

There were no questions received from Members.

172 **RETIRING COUNCILLORS**

The Lord Mayor expressed thanks to members who were not standing in this year's elections, specifically: Councillor Bennett, Councillor Holland, Councillor Foale, Councillor Parkhouse, Councillor Read, and Councillor Rees.

On behalf of the City, the Lord Mayor thanked them for their years of public service and contributions to the work of the Council and wished them well for the future. The Lord Mayor also extended best wishes to all those Members seeking re-election.

(The meeting commenced at 6.01 pm and closed at 6.47 pm)

Chair

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ANNUAL COUNCIL

Wednesday 20 May 2026

Present:-

The Right Worshipful the Lord Mayor Councillor Anne Jobson
Councillors Atkinson, Baker, Banyard, Begley, Bialyk, Chelvanayagam, Darling, Findlay MBE, Fullam, Haigh, Harding, Hughes, Hussain, Jobson, Ketchin, Knott, Miller-Boam, Mitchell, K, Mitchell, M, Moore, Palmer, Patrick, Payne, Pole, Rappert, Richards, Rolstone, Sheridan, Smith, Snow, Terry, Williams, M, Williams, N, Williams, R and Wood

Also Present

Chief Executive, Head of Service – Legal and Democratic Services & Monitoring Officer, Democratic Services Manager, and Democratic Services Officer.

1

ELECTION OF THE LORD MAYOR

RESOLVED on the nomination of Councillor Miller-Boam, seconded by Councillor Patrick, that Councillor Gemma Rolstone be elected for Lord Mayor of the City for the ensuing municipal year.

The Lord Mayor was invested with her Chain of Office, made her Declaration of Acceptance of Office, took the Chair and returned thanks.

2

APPOINTMENT OF THE DEPUTY LORD MAYOR

RESOLVED on the nomination of Councillor Hughes, seconded by Councillor Bialyk, that Councillor Lucy Haigh be appointed Deputy Lord Mayor of the City for the ensuing Municipal Year.

The Deputy Lord Mayor was invested with her Chain of Office, made her Declaration of Acceptance of Office, took the Chair, and returned thanks.

3

CONFIRMATION OF THE LEADER OF THE COUNCIL AND THE LEADER'S APPOINTMENT OF THE DEPUTY LEADER OF THE COUNCIL

RESOLVED that Councillor Bialyk remain the Leader of the Council and that Councillor Ruth Williams be appointed as Deputy Leader.

4

LEADER'S APPOINTMENT OF THE EXECUTIVE AND PORTFOLIO HOLDERS

The Leader of the Council, Councillor Bialyk, confirmed his nominations for Portfolio Holders and Executive membership as circulated.

RESOLVED that the Council's Executive be appointed as follows for the ensuing Municipal Year:

Bialyk, P.	Leader
Williams, R.	Deputy Leader and Support Services and City Management
Pole, L.	Climate and Ecological Change and Communities and Customer Services
Atkinson, A	Housing and Homelessness Prevention
Wood, D	Leisure Services, Healthy Living & Public Realm

Patrick, S
Findlay MBE, L

Management
City Development
Culture & City Centre

5 **APPOINTMENT OF COMMITTEES AND APPOINTMENTS TO OUTSIDE BODIES**

RESOLVED that the membership of Committees, Chairs and Deputy Chairs, as shown at Appendix B, be approved.

RESOLVED that the appointments to Outside Bodies, as shown at Appendix C, be approved.

(The meeting commenced at 7.05 pm and closed at 7.59 pm)

Chair

EXETER CITY COUNCIL**EXECUTIVE, SCRUTINY AND OTHER COMMITTEES: 2026/27**
NOMINATIONS**EXECUTIVE (8)**

Chair: Cllr Philip Bialyk	Cllr Susannah Patrick
Deputy Chair: Cllr Ruth Williams	Cllr Liz Pole
Cllr Yvonne Atkinson	Cllr Duncan Wood
Cllr Lucy Findlay MBE	

CUSTOMER FOCUS SCRUTINY COMMITTEE (11)

Chair: Cllr Adrian Fullam	LD	Cllr Paul Richards	LD
Deputy Chair: Cllr Tony Wardle	L	Cllr James Banyard	G
Cllr James Cookson	L	Cllr Helen Terry	G
Cllr Jakir Hussain	L	Cllr Brian Rappert	G
Cllr Paul Knott	L	Cllr Nick Williams	R
Cllr Martyn Snow	L		

Substitutes for Customer Focus Scrutiny Committee (6)

Cllr Deborah Darling	L	Cllr Tammy Palmer	LD
Cllr Matthew Williams	L	Cllr Gill Baker	G
Cllr Jane Begley	L	Cllr Tony Payne	R

STRATEGIC SCRUTINY COMMITTEE (11)

Chair: Cllr Brian Rappert	G	Cllr Diana Moore	G
Deputy Chair: Cllr Jane Begley	L	Cllr Lynn Wetenhall	G
Cllr Deborah Darling	L	Cllr Kevin Mitchell	LD
Cllr Mollie Miller-Boam	L	Cllr Tony Payne	R
Cllr Rob Harding	L	Cllr Lucy Haigh	EQ
Cllr Matthew Williams	L		

Substitutes for Strategic Scrutiny Committee (6)

Cllr James Cookson	L	Cllr Andy Ketchin	G
Cllr Tony Wardell	L	Cllr Bernadette Chelvanayagam	G
Cllr Tammy Palmer	LD	Cllr Zoe Hughes	EQ

SCRUTINY PROGRAMME BOARD (5)

Chair: Cllr Matthew Williams	Deputy Chair Customer Focus:
Chair of Customer Focus: Cllr Adrian Fullam	Deputy Chair Strategic: Cllr Jane Begley
Chair of Strategic: Cllr Brian Rappert	

PLANNING COMMITTEE (11)

Chair: Cllr Paul Knott	L	Cllr Paul Richards	LD
Deputy Chair: Cllr James Cookson	L	Cllr Gill Baker	G
Cllr Deborah Darling	L	Cllr Bernadette Chelvanayagam	G
Cllr Jakir Hussain	L	Cllr Andy Ketchin	G
Cllr Mollie Miller-Boam	L	Cllr Anne Jobson	C
Cllr Michael Mitchell	LD		

Substitutes for Planning Committee (6)

Cllr Rob Harding	L	Cllr Tammy Palmer	LD
Cllr Matthew Williams	L	Cllr James Banyard	G
Cllr Duncan Wood	L	Cllr Brian Rappert	G

PLANNING MEMBER WORKING GROUP (6)

The Planning Committee shall appoint a Planning Member Working Group which will normally meet in private (Article 8).

LICENSING COMMITTEE (11)

Chair: Cllr Martyn Snow	L	Cllr James Banyard	G
Deputy Chair: Cllr Kevin Mitchell	LD	Cllr Stella Smith	G
Cllr Jane Begley	L	Cllr Nick Williams	R
Cllr Deborah Darling	L	Cllr Alison Sheridan	R
Cllr Rob Harding	L	Cllr Lucy Haigh	EQ
Cllr Duncan Wood	L		

Substitutes for Licensing Committee (6)

Cllr Jakir Hussain	L	Cllr Adrian Fullam	LD
Cllr Matthew Williams	L	Cllr Bernadette Chelvanayagam	G
Cllr Lucy Findlay MBE	L	Cllr Tony Payne	R

LICENSING SUB-COMMITTEE (3)

Licensing Sub-Committee membership to be drawn from Licensing Committee Members above.

AUDIT AND GOVERNANCE COMMITTEE (11)

Chair: Cllr Diana Moore	G	Cllr Kevin Mitchell	LD
Deputy Chair: Cllr Paul Knott	L	Cllr Brian Rappert	G
Cllr Jane Begley	L	Cllr Helen Terry	G
Cllr Mollie Miller-Boam	L	Cllr Tony Payne	R
Cllr Tony Wardle	L	Cllr Anne Jobson	C
Cllr Matthew Williams	L		

Substitutes for Audit and Governance Committee (6)

Cllr Martyn Snow	L	Cllr Michael Mitchell	LD
Cllr James Cookson	L	Cllr Lynn Wetenhall	G
Cllr Rob Harding	L	Cllr James Banyard	G

COMMUNITY GRANTS PANEL (8)

Chair: Cllr Liz Pole	L	Cllr Tammy Palmer	LD
Cllr Deborah Darling	L	Cllr Anne Jobson	C
Cllr Paul Knott	L	Cllr Helen Terry	G
Cllr Matthew Williams	L	Cllr Jack Reed	G

EXETER TRANSPORT WORKING GROUP (6)

Chair: Cllr Liz Pole	L	Cllr Lucy Haigh	EQ
Cllr Tony Wardle	L	Cllr Diana Moore	G
Cllr Duncan Wood	L	Cllr Jack Reed	G

EXETER HARBOUR BOARD (12)

(6 City Councillors)

Chair: Cllr Ruth Williams	L	Cllr Tony Payne	R
Cllr James Cookson	L	Cllr Jack Reed	G
Cllr Gemma Rolstone	L	Cllr Stella Smith	G

(6 External Members)

ROYAL ALBERT MEMORIAL MUSEUM & ART GALLERY (RAMM) OVERSIGHT PANEL**(8)**

(6 City Councillors)

Chair: Cllr Lucy Findlay MBE	L	Cllr Anne Jobson	C
Cllr Jane Begley	L	Cllr Stella Smith	G
Cllr Deborah Darling		Cllr Tammy Palmer	LD

(2 External Members)

COUNCILLOR DEVELOPMENT STEERING GROUP (6)

Chair: Cllr Duncan Wood	L	Cllr Tammy Palmer	LD
Cllr Paul Knott	L	Cllr Gill Baker	G
Cllr Susannah Patrick	L	Cllr Nick Williams	R

COUNCIL HOUSING ADVISORY AND DEVELOPMENT BOARD (10)

(5 City Councillors)

Chair: Cllr Tony Wardle	L	Cllr Bernadette Chelvanayagam	G
Cllr Yvonne Atkinson (PH Holder)	L	Cllr Adrian Fullam	LD
Cllr Jane Begley	L		

(5 External Members)

STRATA JOINT EXECUTIVE COMMITTEE (3) – (1 FROM ECC)

Cllr Phil Bialyk			
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STRATA JOINT SCRUTINY COMMITTEE (9) – (3 FROM ECC)

Cllr Paul Knott	L	Cllr Michael Mitchell	LD
Cllr James Cookson	L		

EXETER HIGHWAYS AND TRAFFIC ORDERS COMMITTEE (13)

(4 City Councillors)

Cllr Phil Bialyk	L	Cllr Lynn Wetenhall	G
Cllr Liz Pole	L	Cllr Lucy Haigh	EQ

(9 County Councillors)

SOUTH EAST DEVON HABITAT REGULATIONS EXECUTIVE COMMITTEE (1)

(1 City Councillor)

Cllr Ruth Williams			
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Outside Bodies Appointments 2026 - 27

Category 1 - Strategic Appointments	
Title	Representative
Community Safety Partnership	Cllr Lucy Findlay MBE
	Cllr Yvonne Atkinson
	Cllr Liz Pole
Devon and Cornwall Police and Crime Panel	Cllr Liz Pole
Devon Authorities Strategic Waste Committee	Cllr Ruth Williams
Devon Rail Forum	Cllr Liz Pole
Energy From Waste Liaison Committee	Cllr Ruth Williams
Exe Estuary Management Partnership	Cllr Ruth Williams
Exeter Health and Wellbeing Board	Cllr Liz Pole
	Cllr Ducan Wood
Exeter International Airport Consultative Group	Cllr Liz Pole
Exeter SAFE (SAFE Foundation)	Cllr Yvonne Atkinson
In Exeter	Cllr Lucy Findlay MBE
Local Government Association General Assembly	Cllr Philip Bialyk
Royal Albert Memorial Museum Development Trust	Cllr Lucy Findlay MBE
	Cllr Debbie Darling
South West Councils	Cllr Philip Bialyk
South West Employers Panel	Cllr Philip Bialyk
The Exeter Phoenix Arts Board	Cllr Lucy Findlay MBE
Topsham Mooring Owners Association	Cllr Gemma Rolstone
Topsham River Commissioners (under the Exeter Port Dues Act 1840)	Cllr Gemma Rolstone
	Cllr Matt Williams
	Cllr James Cookson
UNESCO City of Literature Board	Cllr Lucy Findlay MBE

Category 2 - General & Ward Appointments	
Title	Representative
Exeter Church Charities	Cllr Alison Sheridan
	Cllr Lucy Haigh
Exeter Fairtrade Steering Group	Cllr Lucy Findlay MBE
	Cllr Diana Moore
Exeter Homes Trust	Cllr Tammy Palmer
	Cllr Anne Jobson
	Cllr Susannah Patrick
National Park Forum	Cllr Liz Pole

Outside Bodies Appointments 2026 - 27

Parking and Traffic Regulation Outside London Adjudication Joint Committee (PATROLAJC)	Cllr Liz Pole
St. Edmunds & St Mary Major Charities, Exeter	Vacant
St. Leonard's with Holy Trinity Charities	Vacant
Turntable Furniture Re-cycling Project	Cllr Susannah Patrick

Council Connected Companies	
Title	Representative
Exeter Business Centre Board Ltd	Cllr Paul Knott
	Cllr Duncan Wood
	Cllr Yvonne Atkinson
Exeter Canal & Quay Trust Ltd.	Cllr Ruth Williams
	Cllr Martin Snow
	Cllr Gemma Rolstone
	Cllr Lucy Findlay MBE
	Cllr Tony Payne
	Cllr Anne Jobson
	Cllr James Banyard
Cllr Diana Moore	

PLANNING COMMITTEE

Monday 27 April 2026

Present:-

Councillor Knott (Chair)

Councillors Rolstone, Asvachin, Atkinson, Banyard, Hussain, Ketchin, Mitchell, M, Pole and Williams, M

Councillors in attendance under Standing Order No. 44

Councillor Haigh speaking on item 7 (Minute No. 67 below);

Councillor Read speaking on item 8 (Minute No. 68 below);

Councillor Moore speaking on item 8 (Minute No. 68 below)

Also Present

Strategic Director for Place, Principal Project Manager (Development) (HS), Principal Officer - Urban Design and Landscape, Team Lead - Property, Planning & Non-Contentious, Planning Property and Contracts Lawyer and Democratic Services Officer

63

MINUTES

The minutes of the meeting held on 9 February 2026, were taken as read, approved and signed by the Chair as correct.

64

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

65

LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

The Committee considered the report of the Strategic Director for Place.

RESOLVED that the report be noted.

66

APPEALS REPORT

The Committee considered the report which outlined appeal decisions received and new appeals lodged since the previous report.

A Member noted there was missing information on the report for 3.05 - 25/0763/FUL 6 Matford Lane, Newtown & St Leonard's, and requested the information be made available.

The Chair advised that the report would be corrected accordingly.

RESOLVED that the report be noted.

67

PLANNING APPLICATION NO. 25/1042/FUL - SCHOOL PLAYING FIELD, HOMEFIELD ROAD

Councillor Williams, M arrived during the officer's presentation and did not participate in the debate or vote for this item.

The Chair invited Councillor Haigh to speak under Standing Order No. 44, who made reference to:

- she was speaking on behalf of herself, Councillor Rees, and consulted local residents;
- need and demand were not the same, and the applicant had not demonstrated a demand for over 55s accommodation at this location;
- Heavitree Ward already contained nine existing over 55s retirement housing sites, with some units currently empty and unsellable;
- questioned the evidence for approving a further 36 units within a conservation area, particularly where need could potentially be met elsewhere;
- the applicant's had claimed that the scheme would save the NHS £3,500 per resident per year; however, the Devon Integrated Care Board comments indicated local GP surgeries lacked capacity for new patients and required funding;
- the proposed permissive path was challenged as a public benefit, noting that the officer report confirmed that it could not be made step-free, was unable to accommodate segregated cycling, constrained by existing trees, and was gated and privately managed;
- the path would exclude wheelchair users, mobility scooters and prams, and that RNIB guidance had not been followed, resulting in ineffective tactile paving and difficulties for guide dog users;
- the development gave the appearance of inclusion rather than genuine accessibility;
- Sport England had requested to be re-consulted once mitigation projects were confirmed, and enquired whether this consultation had occurred;
- if consultation had not taken place, a national consultee had not signed off a material obligation;
- if the committee were minded to approve, it was requested that the £95,000 sports pitch contribution be directed specifically to Heavitree Ward play and sports facilities;
- the 10% Biodiversity Net Gain could not be achieved on the site, and required off-site provision;
- the location of the off-site land, ownership and how long-term management would be secured was queried;
- biodiversity net gain was statutory, and should carry significant weight in the planning balance;
- the Principal Heritage Officer's comments in the update was cited, noting: the previously undiscovered archaeological remains and recommendation for full archaeological investigation;
- what due diligence had been undertaken before proposing permanent development on such land;
- the Principal Heritage Officer was quoted in concluding the proposal failed to meet a statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, identifying a legal failure rather than a design issue;
- despite this, officers still recommended approval, and asked officers how public benefits could outweigh a statutory failure, and requested that this question and response be recorded in the minutes;
- Historic England's objection was also referenced, stating that the scheme failed to preserve or enhance the conservation area;
- reference was made to the former headteacher of Bramdean School, stating that the associated playing field had not been sold off during earlier housing development and that residents understood she had wished for the space to remain open;
- the role of Bramdean Field C.I.C was in seeking to honour this legacy;
- the historic covenant on the land, which not being a matter for the Committee, supported the principle of protecting the green space;

- in conclusion, the NHS had indicated capacity constraints, the path was not accessible, there was no demand for development at this site, and heritage and statutory duties were not met; and
- the committee were requested to refuse the application.

In response to questions from Members, Councillor Haigh made the following comments:

- she had been made aware that the covenant could not be provided or considered as it fell outside the Committee's remit and the Bramdean Field CIC may be better placed to comment further on the matter;
- she had not met the former headteacher personally and that her comments were based on long-standing correspondence and conversations with residents who had expressed concern about the potential development of the playing field; and
- regarding ownership, she could only assume that the land may have formed part of her estate and been subject to probate, making the position more complex than a straightforward transfer to the community.

The Chair invited Charlotte Corden, to speak for five minutes. In speaking against the application, the following points were made:

- she was a local resident of Heavitree, living opposite the field, and stated that both she and the local community strongly opposed the proposed development;
- objections were raised on the grounds that the proposal overstated the demand for additional retirement accommodation, harm to the local community, planning policy conflicts and failure to reflect local views;
- over 130 formal objections had been submitted from local residents;
- the Bramdean Field Community Interest Company (CIC) had been formed, which she was a Director, and that an Asset of Community Value (ACV) application had been submitted to seek protection of the field for community use;
- the site was within the Heavitree Conservation Area and was designated as a protected open space for sport;
- development on the site contradicted the Exeter Local Plan, which sought to protect green infrastructure, recreational spaces and historic character;
- the proposed three-storey building, would not be in keeping with the surrounding Georgian and Victorian townscape;
- the development would rely on an existing drainage system, which was already at capacity, and causing issues at the site;
- the design and materials were described as being driven by cost efficiency rather than quality;
- the noise assessment was optimistic, but did not account for potential tree loss through future applications, and underestimated the impact of generators, visitors and events;
- there was no clear justification for additional retirement accommodation in Heavitree, with a substantial nearby provision citing at Pegasus Court, Mayor Court and Mowbray Court;
- residents' evidence indicated there were vacancy rates of up to 38% at some local schemes and there was no shortfall to justify the loss of protected green space;
- Homefield Road was described as being effectively a single-track road, with parking on both sides with no through-route for vehicles;
- the road was well-used for walking and acted as a cycling route. The proposal would increase risk to daily users of the road;

- there would be an insufficient level of parking, leading to overspilling onto surrounding streets, increased congestion, reduced safety and a deterioration in living conditions;
- there was existing covenant on the land, which the community was prepared to pursue legal avenues to uphold it if necessary;
- no positive planning decision should be made before the ACV process was concluded;
- the developer did not currently own the land, and if permission were refused and ACV status secured, the community was ready to advance a credible and funded alternative proposal;
- Bramdean Field CIC were created to protect and enhance the field as a permanent green space, shaped by community input, with potential uses including sport, outdoor learning, community growing, allotments and play space;
- the field was a valued green space with a 100-year educational history and the proposal was widely opposed; and
- in concluding the committee were urged to refuse the application and allow a community-backed alternative that protected green space, heritage and long-term community well-being.

Charlotte Corden responded to questions from Members as follows:

- there were soft pledges of community share capital, which the group believed would be sufficient to cover the initial purchase cost of the land at a fair market price, should the owner be willing to negotiate;
- no discussions had taken place with the current landowner, however, contact had been intentionally delayed pending the outcome of the planning committee decision;
- compulsory purchase powers had not been explored to date, but would be looked into going forward;
- the Community Interest Company (Bramdean Field CIC) had received informal expert advice who considered that they met the criteria for designation as an Asset of Community Value (ACV);
- the CIC was a formally constituted body and the application to nominate the land as an ACV had been submitted;
- the community currently had no access to the land. It had been privately owned and was closed to the public since the school closure 2020;
- the primary objective of the CIC was in preventing commercial development of the site and to secure it for community ownership;
- the CIC, while opposed to commercial development, recognised the need for the land to be economically viable in the long term and would support appropriate, community led development to sustain it for future generations; and
- the CIC was confident that sufficient funds were available to purchase the land if negotiations proceeded, however, the exact figures could not be disclosed due to confidentiality of pledges.

The Chair invited David Williams, to speak for five minutes. In speaking in support of the application, the following points were made:

- the site was a private, inaccessible field within a conservation area, which was formerly part of the old Bramdean School, and had remained vacant since the school's closure;
- the site was in a highly sustainable location, which was suitable for older persons' accommodation, with good access to local shops, public transport, and medical facilities;

- the development would address an identified need for older persons' housing provision, which was an alternative to family, student or starter homes, in line with the Exeter Local Housing Needs Assessment;
- the proposal would also meet the critical housing need, as recognised in national policy, including the absence of a five-year housing land supply and reliance on local plan policies, with the tilted balance in favour of sustainable development applying;
- both the pre-application and application process involved over 14 months of engagement with Council officers and stakeholders, including the design west panel, the Planning Member Working Group, and local residents, supported by a local exhibition;
- the scheme had evolved in response to consultation feedback to achieve an optimum, sustainable form of development;
- viability considerations associated with older persons' housing had been supported by an independently reviewed viability appraisal, which demonstrated the delivery of over £1 million in affordable housing contributions;
- those contributions could support additional housing delivery elsewhere in the city, with Morton Road cited as an example;
- the proposal sought to retain and enhance the existing boundary tree belt, which had been identified as a key feature within the conservation area. The proposal was also supported by a detailed landscaping scheme for additional planting;
- a permissive pedestrian route along the southern boundary was also being proposed, which would provide a new access point to the green space, which supported a pedestrian-focused, low-car development;
- there would be provisions for 100% electric vehicle charging, mobility scooter storage, cycle storage, and a travel plan;
- the building would be a sustainable design, incorporating a fabric-first approach, PV panels, mechanical ventilation with heat recovery, and air source heat pumps;
- Devon Highways had supported the scheme, with parking levels described as appropriate for older persons' accommodation, reflecting reduced car reliance among residents;
- evidence showed that there would be more shared trips, community activity, and reduced car ownership over time in schemes of this nature;
- highway impacts would be minimal, and supported by an upgraded pedestrian crossing with improved visibility, with strong access links to public transport and local services;
- the Section 106 agreement would secure contributions toward affordable housing, off-site sports pitch provisions, health infrastructure, a travel plan, and recreational mitigation; and
- the biodiversity net gain requirements would be met through a combination of on-site measures and off-site credits, subject to condition.

David Williams responded to Members' questions as follows:

- staffing would include one permanent health manager on site during the daytime hours (9am–5pm);
- additional visitors, including support workers and personal visitors, would use designated visitor parking spaces within the development, which would not be allocated spaces;
- accessibility improvements to the permissive path had been assessed, but significant changes would require substantial engineering works due to level changes between the site and the road;
- a full step-free route would have adverse impacts on boundary trees and the

character of the conservation area, leading to a preference for retaining steps as a balanced solution;

- the steps would be usable by most residents and local users, and alternative step-free access was available from the adjacent road;
- the parking assessment assumed no reliance on on-street parking by residents;
- the travel plan documentation clearly set out parking arrangements and restrictions for residents, staff and visitors;
- the vehicular access point led onto Homefield Road and had been subject to extensive discussions with the highway authority to ensure adequate visibility and safety for both vehicles and pedestrians; and
- Homefield Road could be narrow and heavily parked at times, but the highway authority had raised no objections and considered the highway and public safety impacts to be acceptable.

The Principal Project Manager (Development) presented the application for the erection of a three-storey building for retirement living apartments with associated communal lounge, internal refuse and recycling store, electric buggy/bike store and house managers office; creation of enlarged vehicular access onto Homefield Road, car parking, electrical substation, internal paths, landscaped grounds and creation of a permissive path.

Members were advised that an additional information sheet had been circulated, which included written representations from the Heritage Officer, reference to representations received from 'Bramdean Field CIC' and that an Asset of Community Value (ACV) submission had been received after publication of the officer's report.

The Team Lead – Property, Planning & Non-Contentious (hereafter referred to as the Planning Solicitor), in speaking to the legislative framework for Assets of Community Value, explained that:

- an application had been received by the Council to nominate the land for listing as an Asset of Community Value (ACV);
- the statutory regime for an ACV operated separately from the planning system and did not form part of the planning determination;
- the ACV listing did not prevent or preclude development but did give the community a right to bid for the asset and introduced a pause period of up to six months to allow negotiations to take place;
- decisions on ACV nominations were made by a different department within the City Council, not by City Development;
- a statutory notification process needed to be followed to invite representations, and that the Council had eight weeks to determine whether the nomination met the ACV criteria;
- the ACV application was only at the nomination stage and had not yet been determined. It could be treated as a material consideration but should only be afforded very limited weight in that it applied to recreational/community uses; and
- should the land subsequently be listed as an Asset of Community Value, the listing itself could be a material consideration. However, it would be the underlying community usage associated with the listing, that would carry any material planning weight.

Members received a presentation and following information:

- the site location, was outlined by a red line, positioned north of Heavitree

- around Homefield Road, Goldsmith Street, Barrack Grove and Park Place;
- a part of Homefield Road which was adjacent to the site and Park Place lacked footways, were relatively narrow, and had mature trees surrounding the former pitch, many of which were protected by Tree Preservation Orders;
- the site was adjacent to, and contributed positively to the Heavitree conservation area as a designated open space under planning policy;
- the surrounding context included a locally listed former school building opposite the site and terrace housing to the south;
- photographs illustrated the site's relationship to the surrounding streets, changes in land levels, and the raised nature of the former sports pitch above road level;
- the proposal was a three-storey development of 36 apartments, arranged in a series of blocks to break up massing;
- vehicular access was being proposed through an existing field gate onto Homefield Road, with a slight widening, requiring the removal of three trees to achieve safe visibility;
- the scheme would include 25 on-site car parking spaces, integrated scooter storage, and dedicated cycle parking within the site;
- the building would have a broadly symmetrical layout with a central entrance and apartments accessed by stair routes and design revisions had been made following review panel advice prior to submission;
- landscaping proposals sought to retain the majority of existing trees, reinforce boundary planting, and minimise visual impact issues;
- a permissive pedestrian route was proposed through the southern part of the site, including stepped access between trees. It was not possible for a step free or cycle accessible route at this location without significant engineering works and tree loss;
- a publicly accessible green space and seating areas were also being proposed alongside the permissive path;
- illustrative views showed the development as seen from Goldsmith Street, car parking areas, and other open spaces;
- key planning issues were discussed and included the acceptability of the greenfield development being within a sustainable urban location;
- heritage impacts had been acknowledged, with officers concluding that the proposal would result in less than substantial harm to the conservation area due to loss of openness and the building being located within the tree belt;
- the level of harm was weighed against public benefits, including housing delivery and was considered to be less than substantial;
- the provision of 36 dwellings was identified as a significant benefit in the context of the Council's shortfall in five-year housing land supply;
- highway access and parking arrangements had been accepted by the highway authority, who had raised no objections;
- there was no evidence of recent public use of the sports pitch following the school closure, and therefore was no demonstrable loss of public sports provision;
- a package of negotiated planning obligations was outlined, including contributions towards sports facility enhancement, local GP surgery improvements, and off-site affordable housing;
- the residual contribution towards affordable housing was estimated at being £1.07 million, for potential use in other deliverable sites;
- potential heritage harm was acknowledged and assessed as being less than substantial, with no evidence of recent public access to the sports pitches being identified, with no significant loss of sporting opportunity; and
- benefits included the provision of new housing and financial contributions towards off-site affordable housing delivery and a combination of on-site measures and off-site contributions were being proposed to achieve a

minimum 10% biodiversity net gain.

The Principal Project Manager (Development) responded to Member questions and clarification points as follows:-

- future residents would be excluded from eligibility for residents' parking permits;
- the development would be visible from Homefield Road at closer range but that long-range views would be limited by trees and topography;
- existing three-storey buildings along Goldsmith Street had been taken into account and that additional tree planting was proposed where gaps existed;
- the police had been consulted on the seating area and that a management plan was in place showing CCTV, natural surveillance and the ability to close the area if necessary;
- having a more direct accessible route was desirable but was not achievable due to impacts on trees and the site's appearance;
- access would be provided a tactile crossing over Homefield Road and a dropped kerb on the opposite pavement, allowing connection to the existing footway network;
- the site was designated as open space but planning policy did not provide specific protection for small urban greenfield sites;
- although brownfield sites were prioritised, greenfield development within urban areas was permitted where the benefits were judged to outweigh the harm;
- the emerging local plan carried limited weight at this stage;
- there was a six-month period for completion for the Section 106 legal agreement, after which the Council could refuse the application if it were not finalised;
- cycle parking provision had been increased following consultation comments, including internal storage with charging points and additional secure cycle parking;
- concerns about density were addressed by confirming that the scheme proposed 36 dwellings on approximately half a hectare and that officers considered this acceptable given the three-storey form and landscaped setting;
- the development included a mix of one- and two-bed apartments; and
- similar retirement housing schemes elsewhere had comparable or higher densities, and that the proposed scale and units were typical for this type of development.

The Principal Officer - Urban Design and Landscape advised that:

- views of the building would be filtered through existing trees on the street and new landscaping around the site;
- the design intentionally responded differently to Homefield Road and Goldsmith Street, reflecting their differing street characters;
- the Homefield Road elevation was described as being articulated with screening at ground level, adding visual interest;
- the building's appearance would be softened by sunlight and shadow across the elevation modelling and the scale of the development was considered acceptable, with cross-sections showing the building set below the ridge line of the existing development in Homefield Road;
- the building was stepped back approximately 12 metres from the Goldsmith Street frontage, with additional new landscaping and street trees proposed; and
- the scheme would make an acceptable contribution to the townscape, aside from the loss of currently inaccessible open space.

During the debate, Councillor Asvachin referred to the earlier representation from the member of the local community regarding the potential for the site being taken into community ownership. She expressed concern that granting planning permission at this stage could result in the loss of a green space that the community may be able to secure and manage.

It was therefore proposed by Councillor Asvachin and seconded by Councillor Mitchell that the following amendment be made:-

- to defer the determination of the application to allow time for the Asset of Community Value (ACV) process to be determined.

During the debate on the amendment, the following points were made:

- while deferring the application may appear positive from a public perception perspective, legal advice indicated that the outcome of the Asset of Community Value (ACV) process would not be materially affected by whether planning permission was granted or deferred;
- the ACV process was separate and would proceed and be determined on its own merits regardless of the planning decision;
- there were concerns on planning grounds including the scale and massing of the development, the proposed access from Homefield Road, and site accessibility;
- the amendment to defer would enable the ACV process to proceed and was supported;
- deferring would support inner urban greenfield land and allowing sufficient time for community initiatives to be properly developed;
- concerns were about design and similar developments could be accommodated elsewhere in the city without the loss of this site; and
- clarification was sought on the legal timescales available to the Council and the community, and whether a deferral could be achieved lawfully to allow the ACV process to conclude.

The Chair clarified that the amendment under debate related solely to deferring the application to allow the ACV process to be determined, and not to broader planning concerns or design changes. It was emphasised that the ACV process would take approximately eight weeks and that, if deferred, the application would return to committee in its current form.

The Principal Project Manager (Development) in responding to questions raised from Members advised that:

- the application was already beyond the statutory determination period and that an agreed extension of time had been in place and was due to expire at the current committee meeting;
- if no decision were made, the applicant would have the right to appeal to the Planning Inspectorate on the grounds of non-determination, in addition to any appeal against a decision made by the Council;
- an appeal for non-determination could be submitted by the applicant immediately, as the agreed extension of time expired at the current committee meeting;
- any appeal process would take time to progress through the Planning Inspectorate; and
- the Asset of Community Value (ACV) application had an eight-week statutory determination period and therefore by the time a non-determination appeal

was likely to be considered, the Planning Inspectorate would likely have the outcome of the ACV application available and could treat it as a material consideration.

Returning to the debate on the amendment, the further following points were made:

- there was a need to make a decision but the community had made significant efforts to reach the stage of submitting an Asset of Community Value application and potentially raising funds;
- an eight-week deferral was reasonable to allow the community the opportunity to progress the work and fulfil the Council's role in representing residents' interests;
- given the representations from the community and the timing constraints, it would also be in the developer's interests to use any deferral period constructively to engage further with the community and planning officers; and
- Asset of Community Value applications, processes often attract strong local interest and required time for communities to organise effectively.

The Chair concluded the debate by highlighting that officers had advised that a successful ACV listing would carry additional weight, albeit still as one of several material considerations, when the application returned for determination. He also noted that the matter would return for full debate should the amendment to defer be agreed.

The Strategic Director for Place made the following concluding points:

- the officers' report had set out the relevant planning balance and the weight to be attached to each factor, with the final weighting being a matter for the planning committee to decide;
- although the planning committee was currently the decision-maker, this could change, should an appeal be lodged, making the Planning Inspector the decision maker;
- officers had approached the planning balance in a manner consistent with how a Planning Inspector would be likely to assess it;
- any change to the planning balance would require a material change in circumstances, and both officers and a Planning Inspector would be required to reconsider the balance if such changes arose;
- the Asset of Community Value (ACV) nomination carried very limited weight, being at nomination stage. Should it be successful the weight attributed to it could increase, but would be limited to its recreational value;
- the current weight was minimal due to the lack of public access, and that any realistic prospect of future public access could justify revisiting its weight;
- whether any increased weight would be sufficient to outweigh other planning considerations remained a matter for the decision-maker or the Planning Inspector;
- deferral to allow reconsideration of the planning balance was possible, but that the scope for change was limited; and
- reconsideration could take place either by the Committee at a future meeting or by the Planning Inspector, with likely timescales extending to a later date, potentially around July or following any appeal hearing.

Following the debate, the Chair moved the matter to a vote on the motion to defer the application to allow the Asset of Community Value (ACV) process to be determined. Members voted unanimously in favour of deferral.

The Planning Committee noted that the application would return to committee for

determination regardless of whether an appeal was submitted, in order to provide officers with material considerations for any appeal process.

RESOLVED that the Committee DEFER determination of the application, to allow time for the Asset of Community Value (ACV) process to be determined.

The meeting was briefly adjourned at 19:01 and resumed at 19:08.

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**PLANNING APPLICATION NO. 25/0781/FUL - MARY ARCHES STREET CAR
PARK**

In accordance with Section 10.5 of the Members' Planning Code of Good Practice, Councillor Ketchin left the meeting at the start of the item as he was not present when the application was previously considered and deferred on 19 January 2026.

Councillor Williams, who had arrived late for the previous item, was present and took part in the consideration of this item.

The Chair invited Councillor Read to speak under Standing Order No. 44, who made reference to:

- concerns relating to heritage impact, massing and density, referring to the summary section of the officer's report, highlighting that those concerns were widely shared by residents of St. David's ward;
- the amendments made to the scheme were acknowledged, however, the development remained over-massed and visually dominant for longer-range views, particularly from St. David's Hill and the Iron Bridge approach;
- the report concluded that key views of historic buildings, including the Cathedral, would not be impeded, the wider heritage setting and the proximity to the St. David's Hill Conservation Area had not been given sufficient weight;
- the enlarged structure would tower over nearby heritage assets, including Napier Terrace, Bartholomew Cemetery, the Grade II Synagogue and the Mecca Building, disrupting the established scale and character of the area, which was in-line with concerns expressed by Historic England;
- the proposed sixth storey and rooftop plant, would increase the overall height and create an unduly dominant skyline feature, causing harm to the St. David's Hill conservation area;
- Historic England's view was that a four-storey development would be more appropriate for the character of the area;
- the impact on longer-range views was unacceptable, in which the report acknowledged the loss of views of St Michael's on Mount Dinham and from Fore Street and the application had not included sufficient visual assessments of those views;
- significant visual harm would arise from more distant viewpoints, including from Exwick and St. Thomas, affecting the wider landscape setting of the city;
- the changes presented through developer briefings, had not adequately addressed wider visual harm, and even a reduction by one storey would still result in a large, uniform structure harming key city views;
- concern was expressed about diminished views from St David's Hill towards the Cathedral and city centre, which would erode the historic relationship between the valley and the city;
- agreed defined views from this location did not appear in the submitted material;
- the proposal failed to respect the surrounding scale and architectural context;

- the building should not exceed the height of the existing multi-storey car park and should incorporate greater articulation to break up its massing;
- had the outcome of the further Design Review Panel been published and, if so, where it could be accessed, or if not, why it was unavailable; and
- in closing they objected to the application on their own behalf and on behalf of local residents, citing concerns over scale, massing and the resultant harm to heritage assets and their setting.

In responses to questions from Members, Councillor Read made the following further comments:

- concerns regarding views from Exwick were based on on-site experience, and the view of St Michael's Mount Dinham from Fore Street would be largely lost, as quoted directly from the report;
- the scale and massing of the development was not considered necessary and that there was insufficient evidence to demonstrate a need for additional co-living accommodation in the city;
- there was an existing co-living development in the city centre, which was described as having high levels of vacancy since opening, supporting the view that the proposed massing was driven by the co-living model rather than by wider community need;
- reiterated that the massing was not considered justified and did not represent an appropriate asset for the city;
- the proposed development would exceed the existing car park's height, once the rooftop plant was included, and that the new building should not be higher than the existing structure.

The Chair invited Councillor Moore to speak under Standing Order No. 44, who made reference to:

- Block A would be approximately 4.5 metres higher than the existing multi-storey car park;
- although the development was described as being for long-term living with only 10% student occupation, the ratio of bedrooms to kitchen space remained poor, with insufficient storage and concerns over overall habitability;
- the redesigned corner feature and stepped entrance was welcomed and would add a visual interest to the building;
- expressed concern that the stepped entrance would not be wheelchair accessible, resulting in the main accessible entrance being located further up the street, potentially leaving the lower entrance as a redundant space susceptible to antisocial behaviour;
- despite illustrations in the briefing materials, no pedestrian crossing was proposed at the bottom of North Street, and no improvements were planned for North Street or the Iron Bridge junction;
- North Street had narrow pavements and a junction layout designed primarily for traffic, presenting challenges for pedestrians, cyclists and wheelchair users, and that local residents and businesses had expressed a desire for improvements;
- would the proposed Section 106 contributions be delivered as expected and in a timely manner;
- the confirmation from the developer of a £151,000 Section 106 contribution towards public open spaces was welcomed, particularly the for the pressures on the cemetery, but early payment should be secured by a condition;
- in reference to the engagement between the developer and the synagogue, appreciation was given for the additional drop-off and disabled access arrangements, however, it was requested that this be secured by condition as

a formal, long-term arrangement, including provision of a dedicated parking space;

- the Local Housing Needs Assessment, had not identified a role for co-living accommodation in Exeter and that the proposed scale of 297 units was disproportionate and unsupported by local evidence;
- the applicant's co-living demand evidence did not adequately reference local housing needs assessments and was therefore not policy compliant; and
- raised concerns regarding reliance on the tilted balance, questioning the evidence around the Council's five-year housing land supply and noting inconsistencies between previously reported figures and documents submitted to the Planning Inspector.

The Chair invited Mr Keith Lewis (Exeter Civic Society), to speak for five minutes. In speaking against the application, the following points were made:

- while the Exeter Civic Society supported redevelopment of the site in principle, it would prefer provision of family housing to address the Council's housing waiting list;
- the application had been deferred in January 2026 to address concerns regarding scale and massing, design quality and the treatment of street-facing elevations, and the Civic Society was disappointed that, despite amendments, the revised proposals still comprised 297 rooms;
- the retention of the same number of rooms, despite the removal of the top floor of Block B, had been achieved through a reduction in internal community amenity space, which the Civic Society had not expected;
- the reduction in amenity space was not clearly acknowledged in the officer report and was considered to fall below the minimum standards set out in the London Plan guidance, which had previously been referenced by officers as an appropriate benchmark for co-living schemes;
- the January 2026 report had concluded the quantum and arrangement of community spaces complied with relevant local plan policies, and queried why a significant reduction was now considered acceptable;
- concerns were raised regarding inaccuracies and omissions in the report relating to the provision of community facilities, including the absence of spaces previously described, and a lack of correction in the update report;
- a further objection was made to the suggestion in the report that the London Plan guidance should now be afforded minimal weight, which was described as inconsistent with previous assessments and other recent applications;
- the amended scheme resulted in reduced building costs for the developer while retaining the same number of units and projected income, and that any approval should be conditioned to meet minimum amenity standards, including kitchen ratios, as set out in the London guidance;
- expressed concern at the submission of further amended plans during the committee process, noting the volume and late timing of drawings, which he considered limited the ability of third parties and Members to review changes;
- additional concerns included the lack of independent toilet facilities within community areas, facilities for staff, and appropriate hygiene provision, which was requested to be secured by a condition if the scheme was approved;
- there were concerns about proposed gated routes between North Street and Mary Arches Street, with an inconsistency with previous approaches taken elsewhere on public safety and permeability;
- the design judgement rested with the planning committee, but it was highlighted that Historic England continued to object to the appearance of Block A, which was a view shared by the Civic Society.

Mr Lewis responded to questions from Members as follows:

- the reduction in height to Block B was welcomed, although Block A had not been reduced and Members had previously accepted as acceptable;
- Members may not have anticipated that changes to the elevations would result in a reduction of internal community amenity space for future residents;
- long-term residential living should be a key consideration, particularly given the absence of restrictions on length of occupation under current legislation;
- the provision of adequate communal and amenity space was more important than reducing the overall scale of the building when the same number of units were being delivered;
- the assessment on the design appearance was subjective, however, architectural advice received by the Civic Society considered the design changes to be insufficient, based on the plans available at the time; and
- multiple late submissions of revised plans was concerning, giving an uncertainty about which version was under consideration and whether the officer report and update had been based on the most recent drawings.

The Chair confirmed there were no public speakers registered to speak in support of the item.

The Principal Project Manager (Development) presented the application for the demolition of the multi-storey car park, surface car parking and redevelopment to provide a co-living development, public realm works, landscaping, cycle and car parking, servicing, refuse and recycling provision and associated works.

Members received a presentation and received the following information:

- the circulated update sheet included a further consultee response from the Council's Landscape Officer, which resulted in a number of additional and amended planning conditions being proposed relating to design matters;
- a further condition was recommended to approve a list of plans submitted prior to publication of the update sheet, comprising 43 drawings, which formed the full approved plan set for the application;
- the application had been deferred by planning committee in January 2026 to allow further consideration of scale and massing, design quality, street-facing elevations, and the management of the pedestrian route through the site, and that the presentation focused on those matters;
- since January, officers had reviewed the Committee's earlier deliberations, and held an extensive debate at the Design Review Panel, in which comments had been added to the report, alongside previous pre-application advice;
- further design meetings were held with the applicant, followed by submission of revised plans and supporting material in March 2026, including CGI images, which formed the basis of the substantive reassessment;
- two further plan submissions were received, comprising minor and largely internal amendments;
- Block B had been reduced from five storeys to four, with the roof terrace removed and the architectural approach to Block B had also been revised;
- the east and west ends had been stepped forward to meet the street and to improve the street enclosure meeting issues relating to heritage;
- there had been some internal reconfiguration undertaken to retain the approved number of residential units;
- the overall building footprint had not changed significantly, aside from limited

- stepping forward at street edges;
- a stepped entrance on North Street had been introduced for Block A, incorporating a co-working space beneath and providing a direct and legible route to the reception;
- the building would be managed 24/7, with CCTV and officers did not consider antisocial behaviour to be a concern;
- seven ground-floor rooms had been introduced, which did not have directly adjacent to kitchens. Officers considered their proximity to communal facilities to be acceptable for co-living use;
- communal kitchens were retained on every floor, each meeting the relevant space and cooking station standards, supplemented by a larger shared kitchen facility;
- external terraces, including a fourth-floor terrace and sunken ground-floor space, were retained and combined with internal provision, exceeded London Plan benchmarks for co-living amenity space;
- the two ends of Block B had been brought forward to strengthen the building's relationship with Mary Arches Street, while the central section remained set back to avoid residential accommodation directly abutting the footway;
- the pedestrian route through the site had been realigned to function better;
- proposed gates at the entrances would be managed and secured through conditions and the Section 106 agreement to ensure accessibility in accordance with the Committee's previous resolution;
- a larger reception and communal kitchen/dining space would be provided at ground floor level to serve shared resident use;
- upper floors retained communal kitchens, each with two cook stations, and the building comprised of four floors in total;
- landscaping, including hedging, was proposed to provide appropriate separation between ground-floor units and the street;
- alterations had been made in the area opposite the synagogue, including the provision of three disabled parking spaces;
- the seating area at the corner location had been removed and replaced with tree planting and landscaped space;
- amendments made to elevations sought to break down the massing into distinct elements, with a variation in façade treatment and roof forms;
- the removal of a storey on Block B led to a revised flat roof design, replacing the previous clipped roof form;
- changes made to window designs, material treatment and roof elements were intended to improve the building's appearance when viewed from Mary Arches Street and North Street;
- active ground-floor uses, including a reception area and co-working spaces, had been retained to support street activity and natural surveillance;
- while many archaeological artefacts found at the site would be removed for museum storage, it was hoped that some items of interest could be displayed on site, subject to further investigation and agreement; and
- overall landscaping proposals included new planting and tree groups, with details to be secured by condition to ensure successful establishment.

The Principal Officer - Urban Design and Landscape advised that:

- the reduction in scale of Block B had been welcomed, and noting had improved views of St. Michael and All Angels Church from Fore Street by allowing greater visibility of the church spire;
- the revised design now functioned appropriately as a background building, whereas the previous version drew excessive attention;
- the re-designed Block B was a suitable contemporary addition that helped

- repair the street frontage;
- bringing the two end sections of the building forward to the back of the pavement was commended and highlighted as improving the sense of enclosure along Mary Arches Street;
- setting back the central section was also considered appropriate to protect privacy for ground-floor accommodation on a busy street; and
- appreciation was given to the revised design of Block B, and the applicant's willingness to make the changes.

The Principal Project Manager (Development) further advised that:

- CGI views demonstrated townscape impacts and that, although the building remained taller than some surrounding structures, the overall massing was considered acceptable;
- view analysis undertaken had identified public viewpoints, highlighting that some directions did not provide public views and that the Cathedral lay outside key sightlines from the affected streets;
- CGI views published in March remained representative of the current application, with subsequent amendments being minor and largely internal;
- reducing the building height by one storey had improved views of the Church, allowing partial visibility of the spire;
- updated images showed improvements to street-level design, including revised steps, lowered planters, tree planting, and space for trees to mature at key junctions and entrances;
- there was some continued heritage harm within the conservation area, but this had been significantly reduced through the revised design;
- the scheme continued to secure the same Section 106 contributions, with updated wording to reflect the Committee's previous resolution regarding the permissive route, and the enforceability of the legal agreement was confirmed;
- the application was a vast improvement, particularly in relation to reduced massing on Mary Arches Street, design, and enhanced landscaping; and
- the application was therefore recommended approval.

The Principal Project Manager (Development) responded to Member questions and clarification points as follows:

- excluding residents from parking permits was a matter for Devon County Council, who had not thought that co-living schemes would be eligible;
- Section 106 contributions could fund traffic order reviews and tighter parking controls, including disabled parking provisions;
- the number of units had not changed from the previous report, and concerns about over concentration had already been considered;
- the development was still regarded as being acceptable and appropriate for a city-centre location, bringing benefits through increased city-centre living;
- high-density developments were considered suitable for this city-centre area, which already accommodated a mix of student housing, co-living and flats;
- Section 106 contributions normally had payment triggers, with open space payments usually due on commencement, to make funds available when residents moved in;
- the revised design still met and exceeded the London Plan standards for room sizes and internal and external communal amenity spaces, despite there being some reductions from the previous scheme;
- parking spaces on the site would be managed by the applicant and bollards also formed part of the privately managed parking spaces. Their operation and safety arrangements to be addressed through the site management plan;

- Block B had been reduced by one storey, but Block A remained at the same height, with improvements made to the roof and improvements to the parapet detailing to reduce visual heaviness; and
- because Block B had been reduced to four storeys throughout, it now had a single roof level and no longer allowed for a side access to a roof garden, while the rear height of the block remained unchanged.

The Chair confirmed that discussions between the synagogue and the applicant were ongoing and that any agreement on its use would be a private matter between those parties.

The Chair asked reminded that this was a deferred application, and that the principle of co-living had already been extensively debated previously and highlighted that debate should focus specifically on the changes made since deferral, resulting from officer work and cooperation from the developer.

During the debate, Members made the following points:-

- improvements made to the street-facing design was welcomed, and a greater variation in frontages, particularly on Block A;
- massing concerns were acknowledged, and the greater resident amenity in the original proposal could carry more weight than the limited height reduction achieved;
- the height reduction was commended as was setting Block B back;
- the provision of disabled bays near the synagogue was welcomed;
- the changes made demonstrated how the developer had listened to concerns raised by the planning committee;
- the remaining height of Block A was acceptable and massing issues had been sufficiently addressed to support the application;
- the reductions and set-backs were acknowledged but it was noted that Historic England still considered the proposal excessively tall and bulky, with no height reduction to Block A;
- the changes were only a partial response to committee concerns and, there were still unresolved massing issues affecting heritage interests;
- the developer had taken on board many of the points raised at the January meeting and the revised scheme was a material improvement on the previous proposal;
- additional engagement with the synagogue regarding parking was commended, despite not part of the previous deferral reasons;
- the improved outlook at North Street and the reduction to Block B, particularly in views down Mary Arches we praised;
- main concern resulting in deferral had been for Block B, which had now been satisfactorily addressed; and
- Block A remained at the same height, but design changes had reduced its perceived massing and was considered acceptable.

The Strategic Director for Place made the following concluding points:

- at the January meeting the Committee had been satisfied with the principle of the development and had deferred the decision to resolve two key matters: scale and massing, and design quality of the street-facing elevations;
- the Committee's primary concern at the January deferral was the height of Block B, which was considered one storey too high in relation to Mary Arches Street and its historic context;
- officers had since undertaken detailed design workshops with the applicant, including a further Design Review Panel, resulting in significant submitted

- revisions and re-consulted on in March;
- there had been a reduction to Block B from five to four storeys and enhanced articulation of the Mary Arches frontage, which was considered to have substantially reduced harm to heritage assets;
- any remaining heritage harm was assessed as being less than substantial, allowing the Committee to weigh harm against the public benefits of the scheme, including regeneration and increased city-centre living;
- improvements had also been made to Block A, creating a stronger architectural bookend to North Street and contributing positively to streetscape regeneration;
- the landscaping and creation of new spaces would be welcome enhancements, supporting wider city-centre regeneration;
- revised plans had been fully consulted upon and refined through further architectural adjustments to achieve the best possible design outcome;
- the existing building was considered to be harmful to the historic setting and was widely acknowledged as having a negative impact from all viewpoints;
- officers had acted on the Committee's earlier advice by working with the applicant to secure improvements; and
- the scheme now represented a high-quality development, which would repair harm to the historic environment, and that there were no longer design grounds to refuse permission.

The Chair moved, and Councillor Rolstone seconded the recommendation, which was voted upon and CARRIED. (7 in favour, 2 against and 0 abstentions).

RESOLVED to delegate to the Head of Service (City Development) to GRANT permission subject to completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- 20% of Co-living Units (60 units) as Affordable Private Rent, including 3 wheelchair M4 (3) units;
- highways contributions totalling £139,050;
- contribution of £10,000 for Traffic Orders;
- car club contributions of £146,434.62 for vehicle provision, together with £7,269 for associated Traffic Regulation Orders and £7,269 for associated road markings;
- provision of permissive path, to be kept open to the public at all times, unless closure is subsequently justified by demonstrable incidents of antisocial behaviour, or for maintenance, as identified through the management plan;
- a Co-living Management Plan, including measures to discourage car ownership and use;
- primary health care contribution £87,184 towards the expansion of GP surgery provision;
- contribution of £457 per bedspace towards the provision and improvement of off-site public open spaces serving the development.
- contribution of £278 per bedspace towards the provision or improvement of off-site playing fields city-wide;
- Habitat Regulations mitigation (Exe Estuary affordable units only) of £1278.71;
- provision of a 24/7 on-site management presence;
- a financial contribution £93,035 to support public engagement of the archaeological investigation and its findings;
- a restriction on full time student occupation limited to 10%;
- a S106 Monitoring Fee;
- a bio-diversity Net Gain Monitoring Fee; and

- the conditions set out in the Planning Committee report and update sheet.

All S106 contributions should be index linked from the date of resolution; and

RESOLVED to REFUSE permission if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed within six months of the date of the meeting or such extended time as agreed in writing by the Head of Service (City Development).

(The meeting commenced at 5.30 pm and closed at 8.15 pm)

Chair

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AUDIT AND GOVERNANCE COMMITTEE

Thursday 26 March 2026

Present:-

Councillor Tony Wardle (Chair)
Councillors Moore, Atkinson, Banyard, Holland, Knott, Miller-Boam and Mitchell, M

Also Present

Strategic Director for Corporate Resources, Strategic Director of Operations, Head of Legal and Democratic Services & Monitoring Officer, Head of Service - Environment and Waste, Head of Service - HR, Workforce Planning and Organisational Development, Procurement Manager and Democratic Services Officer.

101

APOLOGIES

Apologies were received from Councillors Palmer and M Williams, and from the Chief Executive.

102

MINUTES

The minutes of the meeting held on 11 February 2026 were taken as read, approved, and signed by the Chair as correct.

103

DECLARATION OF INTERESTS

No declarations of disclosable pecuniary interests were made.

104

JCNC TERMS OF REFERENCE

The Chair advised Members that this item would be heard first.

The Head of Service – HR, Workforce Planning and Organisational Development presented the report, making the following points:

- the Joint Consultative and Negotiation Committee (JCNC) terms of reference were agreed last year, but needed to be approved again following the addition of the quorum;
- meetings would be quorate with three members, two from the Council, and one trade union representative; and
- all three trade unions, Unison, GMB, and UNITE, were invited to attend all meetings, but attendance was not always proportional.

In response to questions from Members, the Head of Service – HR, Workforce Planning and Organisational Development provided the following answers:

- three had been chosen as the quorum as they did not want meetings to be cancelled or postponed due to non-attendance from the unions;
- all unions received the meeting documents beforehand, and were able to decide if they wished to attend;
- she would take away Councillor Mitchell's concern regarding smaller unions being able to make decisions; and
- these changes had been approved through JCNC, and the other unions had had a chance to provide their views.

The Chair moved, and Councillor Moore seconded the recommendations and following a unanimous vote the recommendations were CARRIED.

RESOLVED that the Audit and Governance Committee recommends that Council approve the additional amendment to the Council's Constitution terms of reference for the Joint Consultation and Negotiation Committee, specifically the insertion of Section 4 on quorum.

105

QUARTERLY WAIVERS REPORT Q3

The Procurement Manager presented the Quarterly Waivers report, making the following points:

- the aim of this report was to keep the committee up to date and allow questions to be asked;
- there was quite often a good reason behind the use of a waiver;
- increases in the numbers of breaches followed a tightening of the rules;
- previous breaches had been included as they fell into this reporting period; and
- the housing breaches were being looked at, and the Housing and Procurement Teams were working together to remedy the breaches.

In response to questions from Members, the Procurement Manager and the Strategic Director – Operations provided the following answers:

- the housing breaches were long standing;
- Some accommodation provision is exempt from procurement legislation, but not where there are wrap around support services required in addition.
- work to address the breaches was aligned with a restructure within the housing team, and the launch of a procurement exercise had been timetabled for April 26;
- short term bridging contracts would be considered if procurement could not be completed in time;
- TUPE is considered as necessary;
- gas compliance had been identified as a reputational risk in a third-party audit but was being addressed; and
- comments on the format of the report had been noted and would be taken away.

The Audit and Governance Committee noted the Quarterly Waivers report.

106

INTERNAL AUDIT PROGRESS REPORT

The Assistant Director (SWAP) presented the Internal Audit Progress Report making the following points:

- 43% of the audit plan had been completed and work would continue in April and May to address the rest;
- one limited assurance had been raised;
- there were 77 actions, which had reduced from 96 in February;
- six actions were overdue, which had reduced from 30;
- 73 actions had been completed and closed, with more self-assessed by services as complete; and
- there had been eight additions to plans, and nine deferrals.

In response to questions from Members, Assistant Director (SWAP) provided the following answers:

- every audit had an objective and that was what an opinion was given on;

- priority one (P1) were the most significant issues. Priority two (P2) were dependent on the number, but if there were several, it would be likely to be a limited assurance as it could not meet the audit objective;
- Members could be assured that work was happening by looking at a whole service; and
- there had been an update on s106 and CIL and she was satisfied that work was being undertaken, and this would eventually need approval from Members.

The Audit and Governance Committee noted the Internal Audit Progress Report.

107

LIMITED ASSURANCE REPORT

The Strategic Director – Corporate Resources presented the Limited Assurance report and highlight that there had been one limited assurance, Emergency Planning, and the findings and the action plan were set out in detail in the report.

The Head of Service – Environment and Waste gave context to the report, making the following points:

- a training programme was being undertaken;
- several senior staff members now had experience with emergency planning;
- Exeter City Council were part of Devon Emergency Planning Partnership (DEPP);
- training was taking place, but was not in its final form; and
- he wanted to reassure Members that Exeter had a good track record of dealing with incidents in the City.

In response to questions from Members, the Strategic Director – Operations, and the Head of Service – Environment and Waste provided the following answers:

- the Devon Emergency Planning Partnership consisted of all district councils in Devon, and Devon County Council;
- there was effectively one document that all parties had access to;
- officers were able to be contacted out of hours when necessary;
- Members had played a big role during the Royal Clarence Hotel fire, freeing up blue light services by manning cordons;
- every Head of Service and Director was on an on-call rota;
- knowledge was being cascaded from the designated officer to other officers with different roles and responsibilities;
- current planned training was aimed at Heads of Service;
- the city centre evacuation plan was devised following the incident at Giraffe Café in 2008;
- the city centre evacuation plan did require other organisations to be part of it;
- testing would most likely be a desk top scenario;
- there was lots of ambiguity surrounding Martyn’s Law and it applied primarily to premises; and
- clarity of Martyn’s Law would come when the statutory guidance was issued.

The Audit and Governance Committee noted the Limited Assurance Report.

108

INTERNAL AUDIT PLAN FOR 2026/27

The Assistant Director (SWAP) presented the Internal Audit Progress report making the following points:

- the aim was to produce a risk-based plan to inform the annual audit opinion;

- Local Government Reorganisation (LGR) needed to be considered;
- the indicative plan for 27/28 would come for formal approval in March 2027;
- consideration of LGR meant there were areas that reflected LGR risks;
- the Councils strategic risks had be mapped; and
- this included the Charter and the Mandate, which was basically identical to last year.

The Assistant Director (SWAP) responded to questions from Members in the following terms:

- this was a flexible plan, so newly emerging risks could and would be reviewed;
- the objectives were high level at the moment and were not set;
- 'consultants' in appendix b did not include temporary staff;
- she would discuss and assess the risks of using AI with the Planning Team; and
- an audit of the leisure service would be programmed early in 2027.

The Audit and Governance Committee noted the report.

109

CODE OF CORPORATE GOVERNANCE

The Strategic Director – Corporate Resources presented the Code of Corporate Governance, making the following points:

- this was the annual Code of Corporate Governance; the annual governance statement would be brought to committee in July;
- there were no significant changes; and
- the section on the role of scrutiny had been amended to better represent what took place at Exeter.

The Strategic Director – Corporate Resource responded to questions from Members in the following terms:

- he was happy to change the wording for the role of scrutiny as requested by the Committee;
- appointments to Council connected organisations came under appointments to outside bodies;
- the Statement of Accounts had to follow set standards, for these purposes' Council connected organisations were separate legal entities to the Council; and
- Exeter Canal and Quay Trust were treated as an outside body, but he was happy to provide clarification.

Councillor Moore wanted it noted that she was concerned regarding the position of Exeter Canal and Quay Trust, and that she had raised this issue before. She felt there was a conflict between governance and charity legislation, and this remained unresolved.

The Chair moved, and Councillor Moore seconded the recommendations and following a unanimous vote the recommendations were CARRIED.

RESOLVED that the Audit and Governance Committee recommends that Council approve the Code of Corporate Governance for 2026/27.

110

REVIEW OF CORPORATE GOVERNANCE RISK REGISTER

The Strategic Director – Corporate Resources presented the Corporate Governance Risk Register highlighting the following key points:

- Council had adopted the new corporate plan last year, and there had been lots of work with Members to embed it;
- this update included a summary, heat map, and a trend analysis;
- a Local Government Reorganisation Programme Director had been appointed, and she would ensure the necessary work would be carried out; and
- LGR was a substantial piece of work regardless of the outcome and it needed to be properly reflected in the risk register.

In response to questions from Members, the Strategic Director – Corporate Resources provided the following answers:

- the risk point was highest when requesting money, and this decreased when approaching February;
- the funding level was known, and a balanced budget had been delivered but there was still work to be done for the coming year;
- the highest point was in June 2025 when the government were resetting the business rates and the impact of that was unknown;
- the Operational Management Board had done great work with the Finance Team; and
- a separate risk register would be produced for LGR.

The Chair moved, and Councillor Miller-Boam seconded the recommendations and following a unanimous vote the recommendations were CARRIED.

RESOLVED that the Audit and Governance Committee review the progress that had been made in reviewing and updating the Corporate Risk Register.

111 **APPOINTMENT OF THE COUNCIL'S TWO INDEPENDENT PERSONS**

The Strategic Director – Corporate Resources presented the report, explaining that the role of the Independent Persons was to support the Monitoring Officer in investigating complaints against Members, and noting that although the appointments had been approved by Council in February, the matter was being brought to the Audit and Governance Committee because the Independent Persons reported to this Committee.

The Monitoring Officer advised Members that the interview panel for the appointment of the Independent Persons consisted of the Monitoring Officer and the Democratic Services Manager.

The Audit and Governance Committee noted the Appointment of the Council's two Independent Persons.

112 **UPDATE ON THE USE OF INVESTIGATORY POWERS AND THE REGULATION OF INVESTIGATORY POWERS ACT 2000 JOINT POLICY AND PROCEDURE**

The Monitoring Officer presented the update on the use of investigatory powers, making the following points:

- this was an annual report;
- covert surveillance and covert human intelligence were covered by these powers;
- the Council had not used their powers of surveillance; and
- the decision to use these powers was not a matter for individual council officers as it had to be authorised by the Magistrates' Court.

The Monitoring Officer and the Head of Service – Environment and Waste responded to questions from Members in the following terms:

- noise recording by the Environment Agency was not a form of covert surveillance;
- covert surveillance was not the starting point of an investigation; and
- the Audit and Governance Committee would be informed if these powers had been used.

The Audit and Governance Committee noted this update.

(The meeting commenced at 5.30 pm and closed at 7.13 pm)

Chair

EXETER HARBOUR BOARD

Wednesday 18 March 2026

Present:-

Councillor Williams, R (Chair)
Councillors Read, Rolstone, Snow and Sheridan

External Members:-

Prescott and Rhodes

Apologies

Councillor Cookson.

External Members:-

Green, Marino, Seddon, and Temple.

Also Present

Harbour Master Exeter Port Authority, Waterways Team Manager, Harbour Patroller, Democratic Services Officer and Head of Service Operations.

44

APOLOGIES

The Chair advised that apologies had been received from Councillor Cookson, as well as External Board Members, Jane Green, Lt Col David Marino, Colin Seddon, and Charles (Harry) Temple.

45

MINUTES

The minutes of the meeting on 11 December 2025, were taken as read, approved, and signed as a correct record, following minor amendments of a spelling mistake and the missing start and end time of the meeting.

46

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

47

PUBLIC QUESTIONS

The Chair advised that no questions had been received from members of the public.

48

CHAIR'S ANNOUNCEMENTS

The Chair advised Members of the following announcements:

- Exe Estuary Management Partnership and South West Water would both be bringing a presentation to next meeting of the Harbour Board on 11th June;
- she had written to Councillor Jacqi Hodgson, the Leader of the Green and Independent Group and the Cabinet Member for Climate Change and Bio-diversity at Devon County Council regarding the funding for Mallison

Bridge, and had been advised by Cllr Hodgson that the funding was being used for a cycle lane in Plympton;

- the Harbour Visioning Day held on 28 February had been successful; and
- Steve Race MP for Exeter would be spending the day with the Harbour Master out on the waster in April.

The Chair also informed Members that this would be Councillor Tess Read's last meeting of the Harbour Board as she would not be seeking re-election in May, and thanked her for her hard work and contributes to the Harbour Board.

49

HARBOUR REVISION ORDER UPDATE

The Chair provided an update on the Harbour Revision Order from Ashfords LLP, making the following points:

- the MMO had passed all representations made during the public consultation to Ashfords LLP;
- each consultee would receive a letter from Ashfords LLP on behalf of the Council;
- response letters were expected to be sent over a period of a few days;
- all responses needed to be prepared before any were sent; and
- the responses were in the process of being prepared and would be reviewed by Officers before being sent out.

50

EXETER PORT USER GROUP UPDATE

The Chair of Exeter Port User Group gave his update, making the following points:

- the name of the group had been changed to the Exeter Port Advisory Group to better fit the Harbour Revision Order;
- winter storms had moved large amounts of sand off the Warren;
- the channel marker around Bull Hill would be readjusted in the next few months;
- extra work had been needed to reposition a number of markers in the river that had moved;
- David Reed MP for Exmouth and Exeter East had written to the government to criticise the Harbour Revision Order application; and
- he had not had an opportunity to invite the MP to visit due to health issues.

The Chair of the Harbour Board provided clarity of David Reed MP's criticism of the HRO application, advising that the Council had followed rules set out by the Marine Management Organisation, for their consultation process.

51

TREWS WEIR PROJECT AND PUBLIC CONSULTATION UPDATE

The Head of Service – Operations gave an update on the Trews Weir project and public consultation, making the following points:

- since the previous meeting in December, detailed designs regarding the flood defence had been received and the flood modelling needed to be revised;
- the cost for the project had doubled as it would be carried out over two years;
- they were looking at additional funding to cover the gaps and revising the approach to delivery to bring down costs and address flood modelling;
- work was being done with developers, contractors, and the Environment Agency;
- public consultation could not begin until design and a program of works had been considered; and

- consultation was not anticipated to start until 2027.

In response to questions from Members, the Head of Service – Operations advised Members that the condition of Trews Weir had been established, and the risk of collapse had been considered significant enough for works to be approved and progressing, the delay was not anticipated to increase the risk, though the risk remained present.

Members were also informed that part of the flood modelling issue involved the fish and kayak passes, and the kayak pass was unlikely to meet planning requirements.

52

A379 CANAL BRIDGES, EXETER

The Chair welcomed John Monks, Chair of Friends of Exeter Ship Canal. Mr Monks gave a presentation on the A379 Bridges and the Exeter Ship Canal, making the following points:

- replacing the existing bridges would make a huge difference for the canal, especially if it allowed for freight traffic on the water;
- changes needed to be made soon, or the opportunity would be lost for 60 years, as that was the expected lifetime for a new bridge;
- there were two bridges over the canal, a steel bridge and a bascule bridge. It was the steel bridge that was in need of renewal;
- the A379 was a major road and carried up to 37,000 vehicles a day, as well as acting as a strategic diversion when the M5 was closed;
- the bridges were opened fewer than 100 times a year, for boats and maintenance;
- the current bridge was so low that only canoes could fit through, and people using the tow path must go to road level to pass;
- Devon County Council (DCC) had presented five options to stakeholders but only two were being considered;
- option two would make no difference to users on the canal or the tow path;
- option four would enable use of the tow path, but not boat users;
- water for freight transport has been recognised as part of the future;
- commercial use of the canal would be beneficial for the reputation of the city;
- Regents Canal in London was used for deliveries of goods and materials;
- the Exeter Ship Canal could be used in conjunction with the Councils new Materials Reclamation Facility in Marsh Barton;
- officers from DCC had suggested that each 0.1m of air draft would had an additional £1million to the cost;
- public consultation preliminary bridge design would begin in spring, so it was important to get involved now before proposals were finalised; and
- a three-metre air draft was a responsibility to the environment, the community, and the economy.

In response to questions from Members, Mr Monks provided the following answers:

- none of the options offered the three-metre air draft;
- option four, raising the road level and lowering the tow path by 0.7m was still 0.85m below the three-metre air draft;
- he had not had a direct response from DCC officers;
- the main focus of discussion so far had been the road;
- he had approached the University of Exeter to discuss research into the benefit of the city and had a meeting planned with staff; and
- he felt a response from the Harbour Board was more likely to get an answer than responses made by individuals.

The Harbour Master responded to questions from Members in the following terms:

- the right of navigation of the canal was more important than the road;
- if two bascule bridges were used the footprint would be wider, and computer modelling would be needed to ensure the widest boats would fit;
- raising the height of the bridges would be beneficial and could increase the use of the canal; and
- the canal could be used to deliver materials for the Water Lane site.

The Head of Service – Operations made the following points:

- the business case would not be going to the Department of Transport until the end of the year;
- the public consultation was due to start in spring;
- the current proposal met the minimum requirements for the canal;
- officers would put representations in during the public consultation to increase the air draft as far as practicable; and
- Exeter City Council was a statutory body so could make a representation when the matter went to planning.

The Chair advised that she would write to the appropriate Councillor at Devon County Council on behalf of the Harbour Board, and that the letter would be drafted in consultation with officers and circulated to Board Members for comments.

53

PORT MARINE SAFETY CODE MANAGEMENT OBJECTIVES

The Harbour Master presented his report on the Port Marine Safety Code Objectives, making the following points:

- the Port Marine Safety Code had changed its name and was now the Port Marine and Facilities Safety Code (PMFSC);
- compliance with the PMFSC was not mandatory but non-compliance could draw criticism and prosecution if something went wrong;
- ABPmer had helped with an assessment of risk on the waterway and he was hoping to have the results back by the end of the month;
- the information from ABPmer would be shared with Members;
- the Designated Person would be carrying out an audit next week; and
- a gap analysis workshop had previously highlighted 26 gaps but these could not be fully addressed until the Harbour Revision Order was complete.

54

HARBOUR MASTER'S REPORT

The Harbour Master presented his report, making the following key points:

- there had been a number of buoys damaged by the weather over the winter;
- the safe water marker, and buoys 1,2, and 5 had been lost in the weather; and
- the safe water marker would not be put back out until the weather improved to ensure no further damage.

The Harbour Master and Waterways Team Manager responded to questions from Members in the following terms:

- they would be pushing for mooring associations to take more responsibility for boats lost from their moorings;
- a recovery fee could only be charged when the owner was known;
- three yachts have broken off their moorings and were not recognised by the

mooring associations so the Waterways team had been working with the Legal team to put seizure notices on them;

- the Harbour Revision Order could provide the Council with better ability to ensure mooring associations had owner details and that boats were registered;
- Station Road was closed to all vehicles as people were moving the barriers;
- the reopening of the road was dependent on the Devon County Council Highways Team;
- proposals to move the pontoons at the Quay were being investigated; and the DCC Highways officer was trying their best to get the reopening of Station Road accelerated.

55

EXETER PORT AND HARBOUR BUSINESS PLAN DRAFT

The Head of Service – Operations presented the draft Exeter Port and Harbour Business plan making the following points:

- this was a revised and reformatted version of the previous business plan;
- it was currently only for three years as Local Government Reorganisation (LGR) was being taken into consideration;
- three years met statutory responsibilities; and
- it enabled business continuity after LGR.

In response to questions from Members, the Head of Service – Operations provided the following answers:

- feedback from the consultation would be considered;
- after the consultation the business plan would be brought back to the Harbour Board to review the final draft;
- they were looking to have it ratified in the summer; and
- any income changes would need to be considered and could be amended when needed.

During discussion, Members highlighted that they hoped this would help move towards being able to swim in the Exe, and that it might increase traffic on the river

56

MARINE SAFETY MANAGEMENT SYSTEM

When presenting this item, the Head of Service - Operations highlighted that this was for noting and the content was driven by the requirements of the Port Marine and Facilities Safety Code, the Designated Person would be looking at gaps in governance and would create an action plan.

In response to questions from Members, the Head of Service – Operations advised that this was a live document, and the draft watermark would be removed after the Designated Person had reviewed.

57

STATUTORY HARBOUR AUTHORITY STATEMENT OF ACCOUNT

The Statement of Accounts was noted by Members.

As this was Councillor Read's final meeting of the Harbour Board, she gave thanks to the Chair, Councillor Williams, and to the committee and said it had been a privilege to sit on Exeter Harbour Board.

(The meeting commenced at 5.30 pm and closed at 6.58 pm)

Chair

STRATEGIC SCRUTINY COMMITTEE

2 April 2026

Present:

Councillor Liz Pole (Chair)

Councillors Mitchell, K, Haigh, Harding, Hussain (as substitute), Miller-Boam, Moore, Payne, Rolstone, Wetenhall and Williams, M

Apologies:

Councillor Atkinson (sent substitute)

Also present:

Executive Office Manager, Place Partnership (Sport England) Manager, Head of Service - City Centre and Net Zero and Democratic Services Manager

In attendance as Portfolio Holder:

Councillors Bialyk and Vizard

43 **Minutes of meeting Thursday 12 March 2026 of Strategic Scrutiny Committee**

The minutes of the meeting held on 12 March 2026 were taken as read, approved and signed by the Chair as correct subject to the following amendments.

Minute No. 41:

- an application **was being planned for** had been submitted for Nature Towns and Cities accreditation;
- there was a contamination issue with separate on-street **recycling** litter bins but these would be trialled at the Quay;
- Viridor seemed positive at a previous **Strategic Waste-Exeter ERF Community Liaison** Committee meeting.

44 **Declarations of Interest**

No declarations of interest were made by Members.

45 **Questions from Members of the Public Under Standing Order No.19**

There were no questions submitted by the public.

46 **Questions from Members of the Council Under Standing Order No.20**

In accordance with Standing Order No. 20, the following questions were submitted by Councillor Wetenhall in relation to the Portfolio of the Leader who attended the meeting.

Question

“Councillors have been waiting for an update on a review of CIL governance since November 2024 when internal audit identified as an area of weakness. In January this year, you said in an email to me that “*The Task Group is an officer meeting to explore governance models and approaches for CIL/S106. This part of the work is now complete, and the Head of City Development is finalising draft proposals for SMB to consider.* Last week’s Audit and Governance Committee was informed that a further internal audit is now being undertaken next financial year.

Can the Portfolio Holder answer the following questions, to enable Strategic Scrutiny members to have an oversight of what is happening given the long delay and no date being provided as to when Councillors will have further information.

1. When do you expect SMB to consider proposals from the work of the Task Group given that you said the work was complete in January of this year?
2. What changes or improvements are already in place on CIL governance, if any, since the audit report of Nov 24?
3. How and when will Councillors have an opportunity to see any aspect of this ongoing work?"

Response

1. SMB had reviewed the draft proposals for CIL/s106 governance and the Leader would meet with Directors next week.

2. A report to the Executive on 28 April would recommend a new governance framework

3. All the actions recommended by the audit review have been completed and will be reported to the Audit and Governance Committee in due course.

Supplementary Questions and Responses

1. Councillor Wetenhall asked why the Strategic Director had stated that the report would be ready in two weeks if the Leader was meeting with him next week? The Leader responded stating that officers were bringing forward the proposal for him to consider and it would likely be complete by next week but he may ask for amendments to be made.

2. Councillor Wetenhall asked if she could see the work of the task group, which she had asked the Director. The Leader responded that audit had identified a weakness which the Council was looking at. He also informed the committee that officers had been working on this and had met with him once and there had been further work to complete and he had received a draft last week. The Leader added that he would discuss this with the Portfolio Holder and report back to the Executive team but not necessarily a committee.

3. Councillor Wetenhall asked if there had been changes or improvements and the Leader responded that SMB were working on the issues raised, that CIL money was present and when a project arose funding was considered however, proposals for how to handle these in future.

During discussion about procedure the Chair agreed to speak to the Monitoring Officer as Councillor Wetenhall had requested sight of the original report.

In accordance with Standing Order No. 20, the following questions were submitted by Councillor Moore in relation to the Portfolio of the Leader who attended the meeting.

Questions for the Leader from Councillor Moore:

1. Please can you explain what happened to the Bronze plaque on Mallison Bridge and can it be given to the Mallison family?
2. Cllr B: What are you doing to ensure there is increased transparency around assets that may be disposed of that might be of interest to communities?
3. Cllr B: a community asset transfer request was submitted by the community for Bromham's hut on 20 February and there has been no reply. Why is this?

RESPONSE:

1. Officers will look into this and respond outside the meeting.
2. This is currently being reviewed to ensure that any potential opportunities are communicated.
3. The asset has a complex ownership structure which prior to responding on the CAT proposal we were attempting to clarify with the EA – but to no avail so far. The Bromhams CAT proposal is being allocated to an Officer to progress and Estates will contact the community representative as soon as possible. They apologise for not having sent an acknowledgement email in a timely manner.

47 **Performance and Service Provided to Customers and Stakeholders of Stagecoach South West in Exeter**

The Chair welcomed representatives from Exeter & District Bus Users Forum and Stagecoach South West.

The Exeter & District Bus Users Forum outlined key challenges as follows:

- congestion and traffic conditions, including variability between school and non-school days;
- the impact of new developments on service planning;
- issues arising from “super stops”, where multiple stops had been combined without sufficient infrastructure improvements; and
- that these were not necessarily unique to Exeter but faced across the country.

Members questioned representatives on ticketing models, planning for new developments, and the design and effectiveness of super stops. It was highlighted that early provision of bus services into new housing developments was important to embed travel behaviours before car dependency became established.

The Chair reminded the committee and those present that Devon County Council was the responsible authority for transport.

The Committee also heard from a blind bus user who shared lived experience of using the bus network, highlighting:

- difficulties locating shelters, vehicles and doors;
- challenges arising from glass shelters, floating bus stops and combined stops;
- the value of knowledgeable drivers and the assistance card scheme, provided by Devon County Council;
- limitations of app-based systems for users without smartphones; and
- quieter electric buses, where diesel buses were easy to hear.

Members welcomed this insight and discussed potential mitigations such as tactile features, audible signals and greater consistency in design.

The Managing Director of Stagecoach South West presented current performance information making the following points:

- passenger numbers remained stable despite fare increases;
- punctuality was reported at approximately 85%, carrying 250,000 passengers per week;
- the app was 93% accurate and the remaining 7% could be missing vehicle data;
- ticketing equipment and tracking was likely to be replaced during this year;
- there were currently 13 driver vacancies in Exeter which represented 3.2%;
- investment was being made in fleet replacement, including the introduction of electric buses, subject to depot power connections;

- reliability continued to be affected by congestion, roadworks and infrastructure constraints;
- the remainder of the fleet would be electrified in 2027 with £47 million investment of private capital which showed the confidence in Exeter;
- this year drivers would undertake specific training underpinned by the Department of Transport regarding the safety of women and girls at night;
- disability awareness training was extensive;
- there was more use of off-bus ticketing in Europe and in London there was no interaction with bus drivers and multidoor buses were used which risked fare evasion; and
- he was proud of what his team delivered every day and they were part of the communities in which they live and work and he would welcome positive ways forward.

Members' raised issues including route reliability across the city, coordination with rail services, timetable changes, accessibility, pricing, and engagement with local businesses and Devon County Council being the transport authority.

The Managing Director of Stagecoach South West responded to members' questions in the following terms:

- data informed timetable changes and service planning;
- there were operational challenges on cross-city routes and consideration may need to be given to splitting the P route in the next timetable changes if they did not see improvements;
- engagement with Network Rail and GWR was through the enhanced partnership and he would discuss Newcourt with GWR to understand the needs better as he hadn't understood the issue for residents, particularly on rugby match-days;
- there were limits to fare reductions due to funding and revenue requirements;
- there was ongoing work nationally and locally to improve accessibility and the customer experience;
- there had been issues of poor parking and enforcement around the Marsh Barton rail halt as well as the bus stop not having a raised kerb, shelter or realtime information, which Devon County Council had been made aware of;
- the Flexi 5 and 10 had been withdrawn but the same discount was available when buying multiple tickets;
- lots of modelling had been carried out;
- Exeter was the 10th most congested place in the UK which made it challenging to run buses reliably;
- the record for a bus running late was 90 minutes which during September when there were issues on Barrack Road and Topsham Road and it was a university open day;
- it had been enlightening to hear first-hand experience and that he had made note of things to do which he would also feedback through national forums;
- driverless ticketing was not being considered at present as this would need to be funded from revenue; and
- the Stagecoach industry position was that where new routes were to be implemented they would need to be underwritten by the local transport authority and the Devon County Council budget was fully committed but section 106 fund could be utilised.

A member stated that as a business-owner she felt there was room for wider discussion as many of her staff were non-drivers and she placed them where they could access via public transport rather than the best place as a business and if buses serviced other areas at key times data from mobile phones may be very different.

During discussion it was suggested that the Portfolio Holder for Climate, Ecological Change and Communities could be asked to raised issues with the relevant Devon County Council Portfolio Holder, that were potential actions which could be requested of Planning and route suggestions which could be made to Stagecoach.

Following discussion, the Chair proposed, seconded by Councillor Mitchell that the minutes of this item be sent to the Strategic Director for Place and the Portfolio Holder for Climate, Ecological Change and Communities which following a vote was **CARRIED** unanimously.

The Chair thanked the guests and stated that she felt enlightened and more able to understand the bus service across the city.

The committee took a break at 7.23pm and reconvened at 7.29pm

48 **Live and Move Programme Update**

The Place Partnership Manager presented a verbal report (slides attached), making the following points:

- this was a review of the last six to twelve months;
- the Newtown scheme was a flagship active travel infrastructure scheme with construction underway;
- there had been a presentation on the Wonford project given at Extraordinary Council on 24 March and capacity-building was underway with trustees of the community group;
- work on the Green Circle was underway, developing 12 shorter routes for local residents with Wellbeing Exeter and Members' were called upon to promote this;
- work covering Cranbrook was continuing, working towards a Memorandum of Understanding;
- there had been an increase in inactivity in the lowest socio-economic groups; and
- the team were supporting Cornwall and Swindon as part of the project, who had asked to meet with political leaders as well.

The Chair reminded members that the committee would have a more detailed report with the local evaluation partner provided at the September meeting.

The Place Partnership Manager responded to Members' questions in the following terms:

- specialist help would be utilised in co-designing the governance model at Wonford, led by the Live and Move Team and the Head of Service Customers and Communities;
- the aim of the investment in Wonford was to support local residents and work had been done alongside them which demonstrated this commitment. There was a range of national evidence regarding integrating leisure with other services and how this would bring people to the bus who may not visit a leisure centre;
- the September report would include activity in other areas of the city but he was aware of seated exercise being provided with the Shilhay residents Association in the St David's area;
- he would feedback to ECCT the request to connect with ward members;
- work with those with disabilities was carried out in partnership with Activity Alliance and Sport in Mind;

- infrastructure would be provided using Sport England 'Active Design' principles which were inclusive;
- the council did not apply to the GWR Community Fund this year as advised by the Regional Development Manager as they prioritised those who had not applied within twelve months;
- regarding connecting to the Valley Park and the Sustainable Habitat Mitigation Strategy he would liaise with the Chair and Planning colleagues; and
- consultation and engagement had been undertaken with residents in Countess Wear on the opposite side of Bridge Road to King George V Playing Fields but signage was a suggestion which he would take away and ECCT would want to understand the barriers to crossing the road.

Members welcomed the progress made through the programme to date and acknowledged the scale and ambition of the work. It was requested that the report later in the year, include more detailed performance information.

49 **Forward Plan of Business and Scrutiny Work Plan**

Members commented on the work plan making the following points:

- policy issues as a result of the Local Plan examination would be more relevant the process; and
- further information in the item column could be useful.

In scoping the bike parking item, scheduled for the committee meeting in June, it was requested that Planning was considered and that Councillor Wetenhall, as proposer, would liaise with the Head of Service Net Zero and City Centre with regard to the report to be brought.

The Chair agreed to contact the Strategic Director for Place regarding the CIL Governance Report.

The Chair agreed that the Shared Prosperity Fund report would be a report to Councillors' Information Bulletin.

Following a unanimous vote the proposal from Councillor Wetenhall on Community Land Trusts was added to the work plan. Outline scoping of the item resulted in a request to officers for an update on the legislative timetable in June if it was not possible to bring the item at that time and that an officer report on the resource and opportunity implications of the emerging Community Empowerment Bill with regard to community assets, to include Community Land trusts and any work being undertaken on Community Asset Transfer be brought to the committee.

Following a vote the draft Scrutiny Work Plan as amended was **AGREED**.

The meeting commenced at 5.30 pm and closed at 8.52 pm

Chair

Live & Move Scrutiny Presentation

Thursday 2nd April 2026

Place Partnership Manager, James Bogue
Executive Office Manager, Lorraine Betts



Place Partnership – Live & Move

- Evolved from the Sport England Local Delivery Pilot Programme 2018-2024
- Further funding secured from Sport England 2025 – 2028, to further deliver outcomes of the Live and Move Strategy
- Part of the national network of Place Partners (now 90+) working to deliver the Sport England ‘Uniting the Movement Strategy
- Key outcomes:
 - * Transforming lives and communities through physical activity and sport
 - * Reducing physical inactivity
 - * Tackling Inequalities
 - * Connecting communities
- [Our work in places | Sport England](#)
- [Live and Move](#)
- The team is embedded in the council as part of the Executive Office Team, reporting to the Chief Executive

Newtown

- £1million scheme funded by Sport England and DCC
- Scheme now being delivered in 3 Phases
- Phase 1 and 2 funded and scheduled for delivery
- Construction commenced on 9th March 2026
- Phase 1 due to complete e/o May 2026



Programme Updates Wonford

- Council approved £6million funding on 24th May to progress the scheme
- Officers are working with DCC and Wonford Community Centre Trustees to agree lease positions for the future
- Officers are working with Wonford Community Centre Trustees to support with lease negotiations, business planning, and future governance and operational model for the hub
- We will host engagement events in May/June after RIBA Stage 3 designs have been agreed
- A funding agreement of £2million being agreed with Sport England
- A detailed report will be provided for September Scrutiny



Programme Updates

King George V

- Council approved a contribution of £464k towards a £4million scheme being led by Exeter City Community Trust
- Officers are working with ECCT to establish a grant agreement

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Works will commence in May to deliver:

- A new 3G artificial grass pitch
- A refurbished changing room pavilion
- 2 new Play Zones (Football Foundation Multi Use Games Areas)
- The site will have a focus for Women & Girls Football
- An update on progress will be provided for September Scrutiny



Green Circle “Trails to Rails”

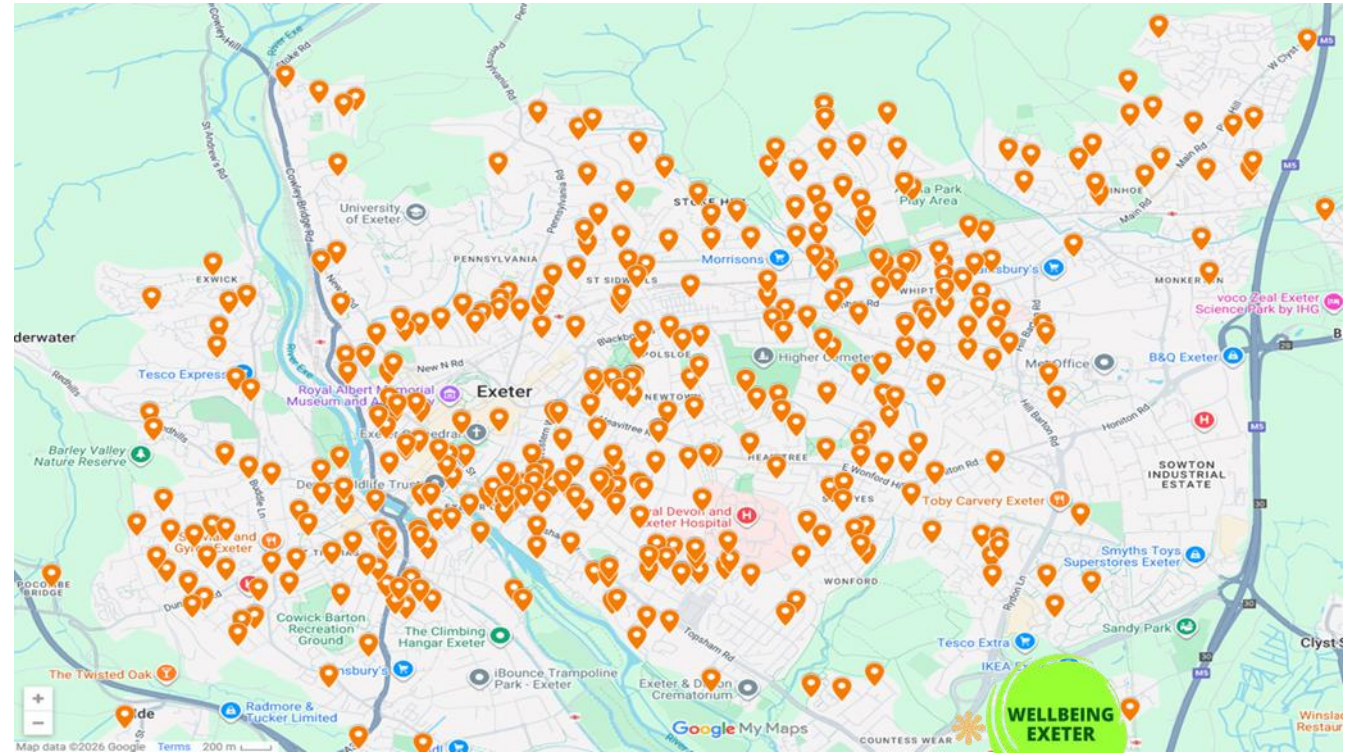
- A series of new digital maps on the 5 different route sections
- Refreshed branding and signage
- Information boards at key city railway stations
- Media campaign and green circle ambassadors
- Legacy work: cycle parking at Polsloe Bridge, more signage
- Developing a network of 12 shorter ‘neighbourhood routes’ connected to the green circle
- Highly commended at the Exeter Sustainability Awards



Wellbeing Exeter

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- This Girl Can programme success!
- Over 500 women registered and accessing taster sessions
- 85% of participants ‘inactive’ or ‘fairly active’
- Citywide spread, but high representation in priority areas
- National Programme focus on: Mums with children under 1; Over 55s with long term health conditions; Ethnically diverse communities
- Next steps: Recruit Ambassadors, Establish Steering Group, Design long term sustainable opportunities



Cranbrook

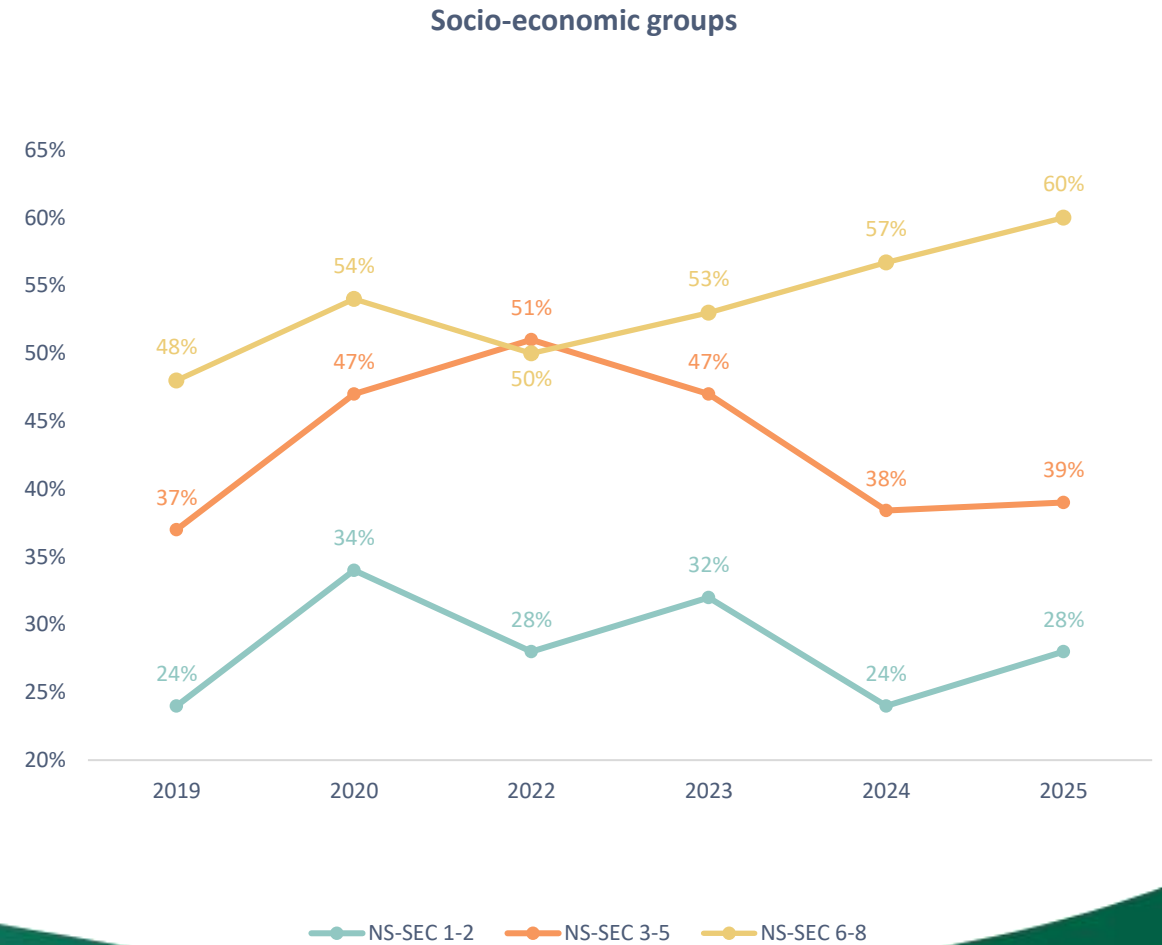
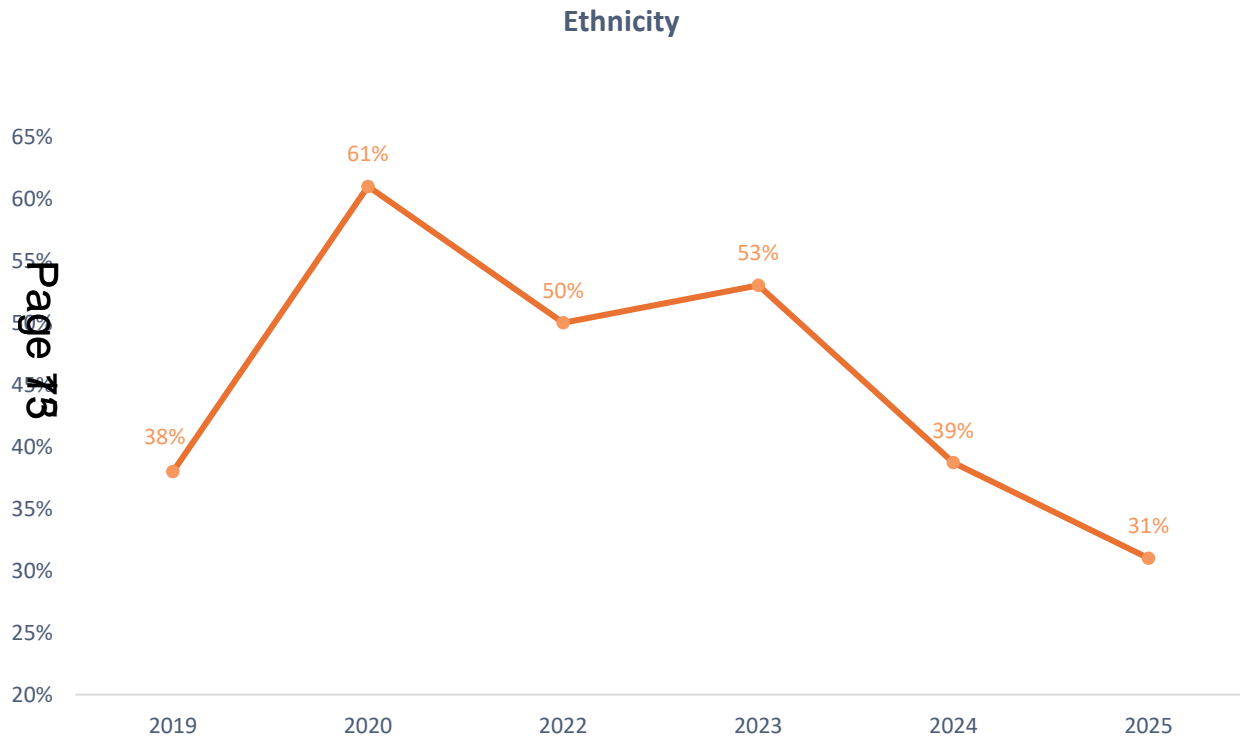
- Working with East Devon District Council and Cranbrook Town Council regarding local hosting of the 'Move More Cranbrook' work
- Re-establishing Wellbeing Cranbrook in partnership with Medical Practice
- Delivering Country Park events
- Supporting with the engagement regarding delivery of new leisure and wellbeing hub in town centre
- This Girl Can summer campaign



Evaluation – Local Active Lives

Live interactive dashboard - [Microsoft Power BI](#)

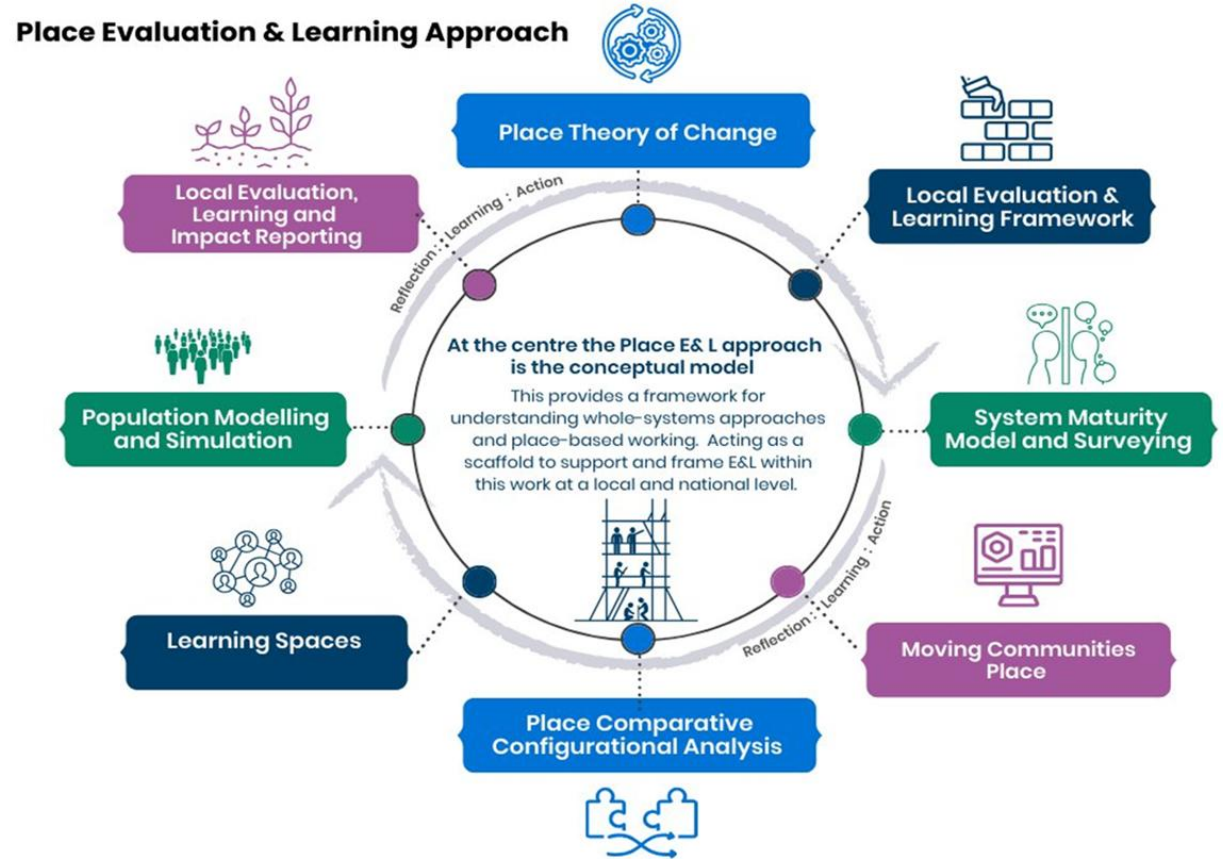
- Now 6 years worth of trend data regarding physical activity and wellbeing in the city
- C. 1500-2000 residents surveyed year on year in priority LSOAs



Evaluation & Learning

- We have a new local evaluation delivery partner developing an evaluation framework
- We are co-designing a new theory of change to help measure success against our outcomes
- We are supporting the South West Cluster and Sport England nationally to share our learning with peers and new places
- We are hosting sharing and learning events for other places to come and visit (Cornwall & Swindon)
- An evaluation report on the Green Circle is soon to be published

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Next Steps

- Provide a full report to Scrutiny in September including detailed updates on Wonford and KGV
- Deliver a presentation on the detailed insights from the Local Active Lives survey
- Share impact and learning from Newtown scheme
- Share the Live and Move 2026-2028 plan



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CUSTOMER FOCUS SCRUTINY COMMITTEE

19 March 2026

Present:

Councillor Catherine Rees (Chair)
Councillors Cookson, Begley, Fullam, Holland, Payne, Pole, Read, Snow and Wardle

Apologies:

Councillor Hussain

Also present:

Strategic Director for Place, Head of Service Operations, Head of Service - Environment and Waste, Resource Recovery Manager and Democratic Services Manager

In attendance as Portfolio Holder:

Councillors Asvachin, Bialyk, Foale, Williams, R. and Wright

106 **Minutes**

The minutes of the meeting held on 5 February 2026 were taken as read, approved and signed by the Chair as correct.

107 **Declarations of Interest**

No declarations of interest were made by Members.

108 **Questions from the Public under Standing Order No. 19**

There were no questions submitted by the public.

109 **Questions from Members of the Council under Standing Order No. 20**

The Chair invited Councillor Haigh to the table to ask her question of the Portfolio Holder for City Management, as detailed below.

“I would like to ask the Portfolio Holder regarding Heavitree Pleasure Grounds Play Area for a clear explanation for residents on the current position.

In particular, could the Portfolio Holder clarify:

1. Why did the tender process receive no bids from contractors?
2. What does this mean in practice for delivery timescales given how long Heavitree residents have been waiting and that most equipment is no longer fit for purpose.
3. Will Heavitree Ward Councillors be kept proactively briefed of developments, rather than relying on informal conversations or committee papers?
4. Will the Council commit to issuing a clear public update setting out the current status of the play area renovations and the next steps?

I welcome the progress on the Heavitree splash pools and the commitment to keeping facilities open this year, but there is growing frustration locally, and clear communication will be essential in maintaining residents' confidence.”

The Portfolio Holder for City Management, Councillor Ruth Williams responded that she would undertake to keep ward councillors informed and that an update would

include the park and pools as one tender was complete and the other outcome was awaited. In response to part 4, the Portfolio Holder stated that a clear update would be issued and that the Head of Service Operations may be able to give a more detailed response.

The Head of Service – Operations explained that in response to there being no applicants to the tender the responses had been that this was not due to price but organisations having no capacity to bid as they were undertaking works for other local authorities. The Head of Service understood the frustration but the process must comply with procurement rules and go through a competitive process. The team were in the process of identifying a strategy to minimise the procurement timeframe in order to provide for residents with a resolution.

110 **Eton Walk Refuse Bin - Petition**

The Chair explained to the committee that that petition organiser was not present and invited the Democratic Services Manager to detail the variety of methods used to make contact, which included email, letter and through a ward councillor.

The Head of Service Operations explained that the bin had been moved at residents request, after the petition submission. There had been no change in litter levels and therefore no change to the recommendation. The residents clearly took pride in their green space.

During discussion it was proposed that officers were thanked for responding to residents in moving the bin and for work undertaken on the report and that residents were thanked for upkeep of the area.

The Chair confirmed that there were other processes available to address individual bin issues.

The Chair moved the recommendation as amended, seconded by Councillor Cookson which following a unanimous vote was CARRIED.

111 **Portfolio Holder Update - Cllr Foale**

The Portfolio Holder for Arts, Culture and Tourism presented his report which was taken as read and responded to Members' questions in the following terms:

- RAMM had been a constant source of change and when an officer had left a team had been put in place but this had not been as effective as expected. The independent review had given a way forward and he had been consulted, as Portfolio Holder, on the chosen way forward;
- there were people employed at the museum with great skills and the curator was a huge loss but he had had individual conversations with staff;
- benchmarking of 'staying spend' was vital and Cambridge, Chester and Norwich were comparable. 79% were satisfied with the museum and other attractions. He would discuss with the Strategic Director, whether any other areas had increased their staying spend, where the Council may be able to learn;
- there had been an extensive public survey which informed the City of Culture expression of interest. 600 artists and others had responded to the Council however the 14 January deadline to apply had been a quick turnaround;
- it was disappointing not to make the long list, he hoped it was not home counties centric and would learn from the process and look to apply again in future; and

- the best event he had attended in the last year was an archaeological dig in Princesshay. 2-300 children were able to enjoy this experience and he was aware that the museum outreach team would go into primary schools which he encouraged having worked in primary education. He hoped that this would attract children to the museum and broaden horizons.

The Strategic Director for Place responded to Members' questions in the following terms:

- the independent review had been carried out by an expert in museums and had been commissioned with a broad scope of looking at the museum function and one recommendation was to review the leadership structure. The cost of the study had been £25,000 excluding VAT and was a fixed fee;
- an organisational change process had been undertaken by the Council. The Culture Service restructure was considered, including all cultural assets. The process had taken several months and detailed consultations had taken place with staff across all cultural assets, in accordance with the organisational change process. As part of that process all staff were consulted, including management within the RAMM and decisions were made by the Strategic Management Board and the Portfolio Holder was aware and unions had been involved in the process; and
- the criteria for judging City of Culture applications did not include consultation therefore Exeter had been in a good position to express interest given that a review of the Cultural Strategy was already underway.

During discussion the following points were made:

- a member believed that museum staff had ideas for cost-cutting which they felt had not been given able to be shared within the process'
- it was sad not to make the long list for City of Culture;
- Exeter had a lot of interesting cultural projects around slavery as well as a great outreach team at the RAMM, linking with community-builder programme. Outreach officers could do pop-up engagement activities at community events;
- it was positive read the impact of the Grayson Perry exhibition and the uptick at the Custom House; and
- retail income generation was impressive.

112 **Update on Street Cleansing**

The Chair thanked the Head of Service – Operations for her report, which was taken as read.

The Head of Service – Operations responded to questions from Members in the following terms:

- there was a clear process around dog fouling whereby there would be increased site visits where an issue was reported. Education and/or signage or stencilling could be utilised so that residents were aware that the authority was aware of the issue. There were no Public Space Protection Orders to allow fixed penalty notices therefore an education approach must be taken;
- there was no feedback loop for reports of dog fouling, on firmstep at present but this was being worked on as it was in place for graffiti;
- on the subject of weeds there were 4 mechanical sweepers with one being an HGV and the others able to be used on pavements where parking allowed. There was often detritus on the kerb line which was inaccessible but every street was on a 4-8 week rotational schedule. Where vehicles had an off-road instance this timescale could extend. These were large hoovers which did

breakdown often but a maintenance contract was now in place which included replacing vehicles where there were substantive periods off-road. Weed removal was not the primary focus. There were new brushes in place which were designed to pull up weed growth. Arterial route clearance would be the focus. Reports of areas with a significant problem with weeds would be welcome. The brushes were designed for areas where the deep-clean teams could not make impact. The public could use the Contact Us form and councillors the Member Enquiry Process;

- the report recognised that there had been a shortage of team leaders during the year and they were responsible for carrying out inspections. The statistics provided related to the inspection programme issues rather than an endemic issue in an area;
- the team had very good working relationships with the university, who had fantastic litter wardens. There were historic issues but there was now a good working relationship with students as well as the university;
- potholes did not cause issue to team vehicles as these travelled at 10mph or less in sweeping mode;
- there was an holistic 3-pronged programme in place of enforcement, operation and education but resource levels dictated the level of educational delivery. Community Builder's were encouraged to educate where possible;
- recruitment had improved this year and there were only 2 vacancies currently which were advertised and expected to be filled. It wasn't possible to achieve full budgetary spend due to vacancies. New recruitment approaches had not been utilised as they had not been required;
- the litter bin request process was manual and team leaders collated and monitored but there could be gaps. If members were roads which required inspection they could alert the Head of Service; and
- Recycling on the Go contents would still be delivered to the MRF and be sorted at source. The predominant capacity was paper and card but it was often so contaminated that it couldn't be recycled.

During discussion members' made the following comments:

- the contractor spraying tarmac could be informed that removal of weeds was required before spraying;
- percentages on table 6.3 would be useful; and
- the year-on-year comparison was helpful.

The Portfolio Holder for City Management informed the committee that Princesshay had recycling bins which were separated and a blue-lining for a glass bin. She stated that there had been separated bins outside John Lewis but it was not possible to identify what each was for. She also stated that the Great British Spring Clean was a great opportunity for residents to get out litter-picking and to involve children as they can and did educate their parents. Don't Let Devon go to Waste had many resources for teachers and also ran events.

113 **Portfolio Holder Update - Cllr R Williams**

The Portfolio Holder for City Management presented her report which was taken as read and responded to Members' questions in the following terms:

- teams monitored the number of food waste bins presented each week;
- certain parts of Exeter were more difficult with students and HMOs requiring annual educations given the change of residents and she had personally visited many. Some students came from areas where food waste was not collected;

- the Devon Strategic Waste Committee had heard from Teignbridge District Council that they had run a pilot scheme where waste operatives had smart-watches to log where bins weren't presented;
- she and officers continued to work closely with the university to see how they encouraged students to deal with waste and also worked with housing officers to enable tenants to participate;
- she thanked officers who had worked extremely hard to roll out food waste collection in the face of a number of challenges;
- she would look to the minutes of the Strategic Waste Committee and report back on what else could be done to encourage more participation in food waste recycling but home composting was acknowledged as a reason for some households not participating;
- there were a number of areas with flats where adjustments would be considered;
- the Devon Strategic Waste authority would lead any studies and had last carried out a bin analysis in 2023 which showed that 40% of waste in black bins was food waste, before the roll out of collections. Of this. One third had been opened but was still edible, one third hadn't been opened and the remainder included vegetable peelings which were appalling findings but interesting to see;
- Denis the Dustcart could remain anonymous; and
- there had been teething problems with food waste collection such as residents thinking that the same crew would collect at the same time and also dark mornings making it difficult for crews to spot the small bins. Mitigation had been put in place with more reflective stickers being provided to residents.

The Head of Service – Environment and Waste responded to Members' questions in the following terms:

- the methodology for food waste collection was different from that of the green and black bins. People had become conscious of food waste but changes of habit and purchasing were required;
- for food waste to be collected in the same way as other waste would require 9 extra staff and 3 extra vehicles therefore the approach taken had been to get the collections rolled out and the next stage would be to look at what Teignbridge had piloted, as they used the same software as the Council;
- it has been a logistical challenge to deliver all the food waste caddies;
- where there were believed to be properties that had not received food waste caddies, Members should submit a through the Member Enquiry Process as this could be an error to be addressed;
- compostable bags cost money and reusing bags kept costs down. The plastic would be taken out at the plant. Compostable bags did not breakdown easily in the anaerobic digester therefore plastic was better. There had been teething problems as expected with any new system but this was a large project with 15 new staff and a lot of behaviour change required from residents;
- it was fine to use poo bags for food waste;
- plastic bags were separated from food waste at the anaerobic digestion plant with a splitter and sifter.

The meeting adjourned at 7.20pm and resumed at 7.30pm.

114 **Presentation Update on Waste and Recycling**

The Head of Service – Environment and Waste and the Resource Recovery Manager gave a presentation, slides attached, making the following points:

- this was the most high-risk area for local authorities, having vehicles, manual handling, waste itself as well as the MRF team sorting items;
- the team were out in all weather and temperatures and achieving 99.88% success rate with collections;
- there had been an increase in garden waste customers;
- the Resource Recovery Manager ensured the best return for the city for the waste and was always looking at new opportunities to sell to the market;
- Exeter was one of the lowest in the country for waste production and the service topped the satisfaction chart at 79% in the residents' survey;
- this was the only service other than Royal Mail to visit every property once a week and now this was increased to twice a week meaning it had a visible presence in the city;
- the recycling rate in the city was increasing but packaging was getting lighter and garden waste had been impacted by the weather;
- introduction of food waste collection meant the biggest behaviour change in 25 years for the service which was a challenge to deliver;
- agreed significant investment in a new MRF and proposed envirohub was welcomed and an aspirational date for the new operation to be commissioned would be July 2027;
- this was a dangerous industry and fires did occur but the team acted professionally to deal with these and the fire service had attended in less than 5 minutes when called recently. Lithium batteries were a risk and were in many household items and a simple mitigation had been put in place at the depot with fire sand buckets available in a number of areas; and
- the A-Z of recycling was always being updated and members' should direct residents to it - [A - Z of recycling, waste and materials - Introduction - Exeter City Council](#)

The Head of Service – Environment and Waste and the Resource Recovery Manager responded to Members' questions in the following terms:

- an officer had spent a lot of time liaising with external organisation regarding road works and proactive works but much was sub-contracted which made this difficult. A banner had been placed on the Council website but this was a particularly difficult time due to the amount of works currently being undertaken in the city; and
- vapes were not the only risk, greetings cards and wearable technology also contained lithium batteries which were a major safety issue and HSE were looking at the issues. These items were in homes not just the waste industry and ethical purchasing was required as global slavery was utilised in producing some items.

During discussions the following points were made:

- an online solution where roadworks were planned could be to enable communities to share messages about where to put bins;
- re-purposing was great, for example, seats at the football club and sea waste being made into kayaks; and
- Exeter Canal and Quay Trust were organising a sustainable seas festival in June.

The Portfolio Holder for City Management stated that the new MRF would have an over 90% capture rate which would improve the city's recycling rate and it was appropriate to note the message of the waste hierarchy of Reduce, Reuse, Recycle.

115 **Scrutiny Work Plan and Proposals Received**

The Chair explained that the items in blue on the work plan were the proposed timings for recurring items.

Following a vote the plan as amended was **AGREED**.

A vote of thanks to the Chair was made, thanking her for her service as well as to Councillors Read and Holland, whose last Customer Focus Scrutiny Committee meeting this was.

The meeting commenced at 5.30 pm and closed at 8.17 pm

Chair

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Waste and Recycling

**Simon Lane – Head of Environment
and Waste**

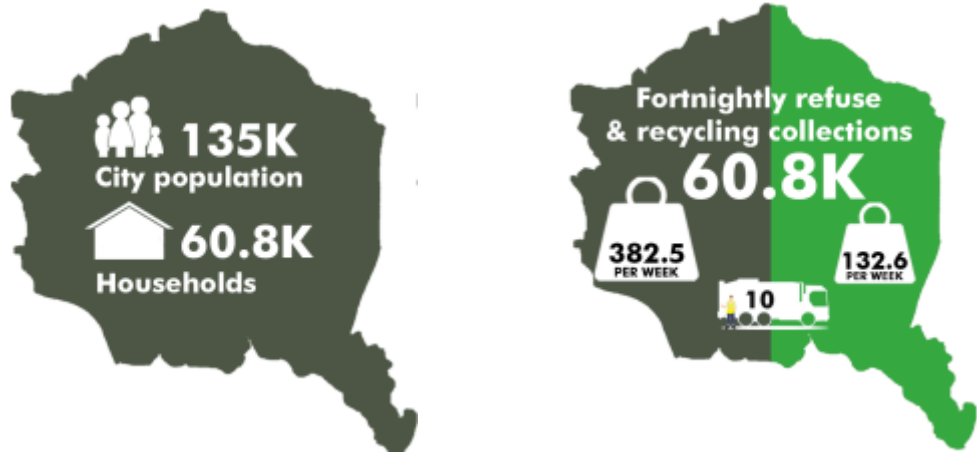
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**Matt Hulland – Resource Recovery
Manager**



Minute Item 114

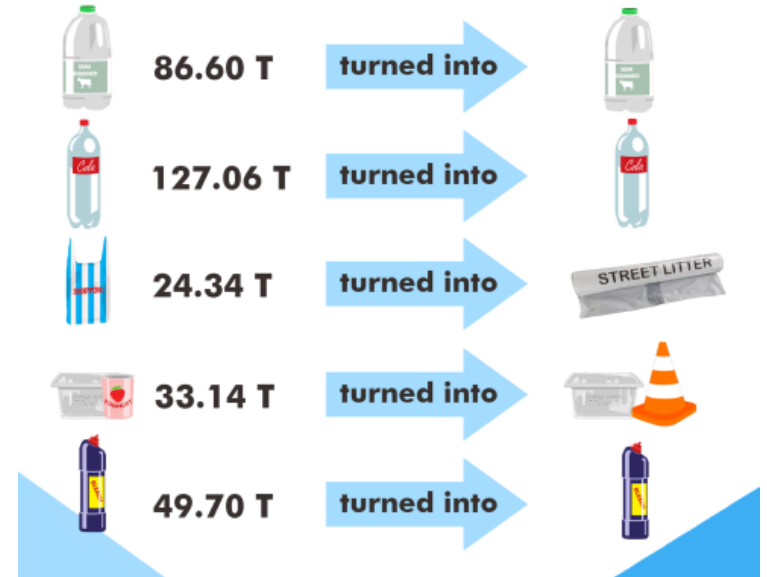
Key Service Statistics



Miles walked by each crew member per day **5-8**



Plastics sold directly from our MRF in 2024/25:



99.88 % of successful collections

Number of items sorted by each of our MRF pickers in one year*

5,382,000

*Observed average picking rate of 50 items per minute

Operational Setup

Monday
Tuesday
Wednesday
Thursday
Friday



Food Waste

- Now rolled out across the city



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Food Waste

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Comparison of Waste Collected

Page 99

Year		2022/23	2023/24	2024/25	2025/26 to Dec
Residential	Dry recyclables -MRF (T)	3272.71	3467.13	3296.56	2710.99
	Garden waste (T)	2607.02	3337.7	3309.1	2444.3
	Food waste (T)	316.42	1436.28	1527.31	1743.72
	Glass-bring banks (T)	2157.8	2118.85	1908.29	1346.7
	Residual waste (T) (including MRF rejects, sweeping, domestic refuse and Schedule 2)	27175.299	26189.305	25662.103	17812.409
	Recycling rate	24.50%	29.01%	29.00%	32.80%

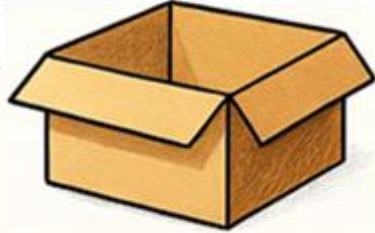
Breakdown of waste collected



Paper
3.8%

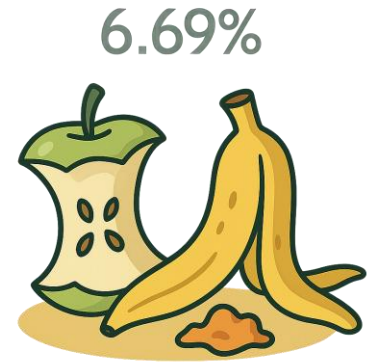
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Cardboard
4%



Aluminium Cans
0.4%

Steels
0.8%



6.69%

Garden Waste
9.38%



Plastics
1.81%

Cartons
0.3%



Textiles
0.45%

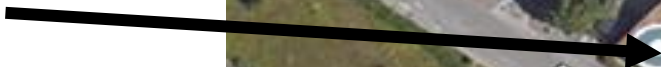
Glass
5.17%



Residual Waste
67.2%

Exton Road Depot Hub

Oakwood House Building



Envirohub Building



Current MRF Building

An opportunity has arisen to purchase the Envirohub Building from DCW Polymers, which is a current licensed waste facility that is located directly across the road from the existing MRF Facility on Exton Road.

Depot Hub Project



- Process to purchase going well
- Project management team scope reworked
- Procurement of equipment about to commence
- New MRF operational July 2027

Fires



MRF Recent issues



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ONE EXETER
ONE COUNCIL • ONE TEAM



MRF projects and wider working



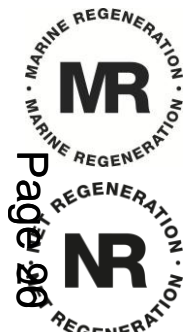
Community Litter Pick

Sunday 23rd November at 11am -12.00pm

Meet at Devonshire Place Orchard with local neighbours to keep St James tidy. All litter pickers, gloves and bag are provided. Everyone is welcome - bring family and friends.

Contact: 01789 17894 | natalie.smith@ecf.org.uk | Natalie Smith - St James

www.wellbeingexeter.org.uk



CHARITY CHRISTMAS TREE COLLECTION

SCAN THE QR TO BOOK NOW!

ARRANGE COLLECTION OF NATURAL CHRISTMAS TREES ON 5th, 6th & 7th JANUARY 2024

DELIVERED IN PARTNERSHIP WITH Exeter City Council

£10 DONATION PER TREE

EVERY DONATION COLLECTED CONTRIBUTES TO OUR SUPPORTED HOUSING SCHEME, HELPING TO END THE CYCLE OF HOMELESSNESS FOR THOSE AT RISK IN OUR COMMUNITY.

REGISTERED CHARITY NUMBER: 1111394



11-12 NOVEMBER 2025

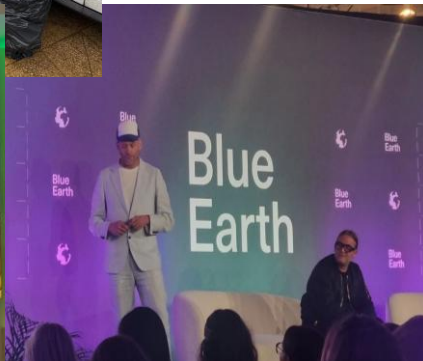
PROJECT ONE WAVE

SCOTLAND THE SOCIAL HUB GLASGOW



SPEAKERS

Catherine Gemmell Simpson LITTERAL LITTER - PROJECT FINDER (WORKS) SUPPORTING ON FISHES AND REDUCING LITTER	Vicki Last	Matt Hulland LIFEBOAT - THE JOURNEY TO FISH	Marlee Ten Doeschate LAKING BACKPACKS - A WIDE RANGE OF PRODUCTS OCCUR WITH PROGRESSIVE SUPPLEMENTAL BY RECIPIES
Lauren Smith PLASTIC PARTNERSHIP AND PLASTIC - SAFEGUARDING THE SHIPPAR COST	Caitlin Marie A COMMUNITY BEAUTY SOCIETY - BRINGING TOGETHER TOGETHER TO BRING PLASTIC WASTE INTO NEW CIRCULAR TRAILS	Francesca Busca TALKING THROUGH: LET US ASK - PRACTICAL CHANGE	Tyrone & Carrie PROCESSED PRODUCTION OF WASTE - FROM PLASTIC TO PLASTIC PRODUCTS
		Josh Beech FROM IDEAS TO REALITY - PLASTIC DESIGN RECYCLING	



ONE EXETER
ONE COUNCIL • ONE TEAM



Education Campaign

Month	Theme
April	Easter recycling
May	Safe disposal of vapes, batteries and BBQ waste
June	City recycling hub locations
July	Food waste reduction
August	Back-to-school reuse and recycling of clothing and books
September	New residents' guide to waste and recycling
October	What to do with pumpkins and windfall apples
November	Final garden waste collections
December	Christmas recycling campaign and collection schedule
January	Christmas tree and food waste collections
February	Garden waste season
March	Spring cleaning: reuse, recycling and bulky waste services

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A - Z of recycling, waste and materials

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- 2. [A](#)
- 3. [B](#)
- 4. [C](#)
- 5. [D - F](#)
- 6. [G - I](#)
- 7. [J - Q](#)
- 8. [R](#)
- 9. [Q - S](#)
- 10. [T](#)
- 11. [U - Z](#)

1. Introduction

A-Z of materials for recycling and disposal.

The following pages contain a list of items and materials and what you should do with them if you live in Exeter.

If you notice anything you think we should add to this list, please get in touch via our [Contact Us form](#).

You can also ask our recycling Facebook page, [Denis the Dustcart](#) (opens in new tab).

[Next >](#)



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EXECUTIVE

Tuesday 28 April 2026

Present:

Councillor Bialyk (Chair)

Councillors Wright, Asvachin, Foale, Patrick, Vizard, Williams, R and Wood

Also present:

Councillor Hughes (as an opposition group Co-Leader);

Councillor Haigh (as an opposition group Co-Leader);

Councillor Holland (as an opposition group Leader);

Councillor M. Mitchell (as an opposition group Leader); and

Councillor Payne (as an opposition group Leader).

Also present:

Chief Executive, Strategic Director for Place, Head of Service - City Centre and Net Zero, Head of Legal and Democratic Services & Monitoring Officer and Democratic Services Officer

123

MINUTES

The minutes of the meeting held on 17 March 2026, were taken as read, approved and signed by the Chair as a correct record.

124

DECLARATIONS OF INTEREST

No declarations of disclosable pecuniary interests were made.

125

QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER NO. 19

No questions from members of the public were received.

126

MATTERS REFERRED BY SCRUTINY COMMITTEES

There were no matters referred from the Scrutiny Committees for this meeting.

127

EXETER CITY CENTRE VISION AND STRATEGY 2026 – 2031 PUBLIC CONSULTATION

The Executive received the report on the draft City Centre Strategy 2026 - 2031, entitled 'Exeter: Our City Centre', which was in the final stages of its development and that feedback was being sought from residents and the business community. As such the report was seeking authorisation from the Executive to go out to public consultation from 18 May 2026 for six weeks.

The Strategic Director for Place in presenting the report made the following points:

- the report was presented in conjunction with the Exeter Cultural Strategy 2026 – 2031, seeking approval to proceed to public consultation and neither strategy documents had been published at this time;
- both strategies had been developed through extensive prior engagement with key stakeholders, supported by research and evidence gathering;
- both documents followed a consistent structure: a clear vision, key themes, and supporting strategic actions;

- subject to Executive approval, the documents would then be published for public consultation, with a view to reporting back to Executive to recommend Council approval in September 2026;
- each strategy will develop more detailed action plans, which would be co-produced with stakeholders and partners, ensuring shared ownership while the Council provided leadership to bring them forward;
- delivery would be supported by theme-based groups drawing on specialist expertise to help prepare the Council for future local government reorganisation, aligning with approaches already adopted in unitary authorities elsewhere;
- a preview of the draft City Centre Strategy was provided and it was re-iterated that the final document had not yet been shared publicly;
- the strategy was framed as a Council-led approach, setting new policy direction for the city centre;
- work had commenced before the Covid pandemic, but had been paused, and since been re-shaped to reflect the changed economic conditions and high street challenges, with a focus on long-term resilience and placemaking;
- engagement during 2024 included facilitated workshops with local businesses, community groups, and elected Members from both Devon County Council and Exeter City Council;
- workshop discussions had explored challenges, opportunities, and priorities for the city centre, with feedback and anonymised quotes forming the strategy;
- a resident survey findings highlighted the strong links between the city centre and culture, reinforcing the alignment between the strategies;
- a soft city centre boundary was defined for the strategic purpose, which was rooted in historic geography, four key gateways, movement routes, and key assets (parks, heritage buildings, connections);
- the strategy also set out a clear, accessible, and ambitious vision, reflecting stakeholder feedback;
- six key themes had been identified during the process, which was based on engagement and evidence, and would be delivered through the detailed action plan;
- the next steps, following Executive approval was to proceed to a six week public consultation, after the forthcoming local elections;
- the consultation outcomes would be reported back to Executive, with any proposed amendments and recommendations for Full Council for adoption;
- a detailed action plan, including outcomes, outputs, responsibilities, costs, and partner contributions would also be developed at the same time; and
- all actions would be embedded within Council service plans, ensuring a corporate and cross-council approach to delivery.

The Strategic Director for Place further confirmed that while the report could not be published or formally consulted upon during the pre-election period, preparatory work could continue. The strategy had been in development for several years and was now at a stage where Member consideration was needed.

The report was being brought to Executive to enable consultation to begin promptly once the pre-election period ends, ensuring sufficient time for adoption and the commencement of action planning ahead of anticipated organisational change.

During the discussion, Executive Members raised the following points and Questions:

- it was enquired whether sufficient time would be allowed to revise the strategy prior to adoption, should the consultation raise significant comments or concerns;
- noting the short timetable, it was queried whether the consultation materials were already prepared, what form the consultation would take, and whether the relevant Portfolio Holder would have sight of the consultation questions and format;
- it was enquired whether Portfolio Holders were restricted from providing further input into the strategies prior to consultation during the pre-election period, noting that Portfolio Holders had already seen the final draft;
- clarification was sought on whether Members were being asked to endorse the overall direction, timescales and scope of consultation, subject to pre-election restrictions, and whether Portfolio Holders would continue to be involved in fine-tuning the document before publication; and
- further detail on the consultation approach was sought, specifically on how the Council intended to reach harder-to-reach groups given that the consultation would be conducted online.

In response to questions and points raised by Executive Members, the Strategic Director for Place advised:

- there was sufficient time built into the timetable to collate, analyse and assess consultation responses and to make revisions to the strategy document if required prior to adoption;
- the strategies had been drafted in a future-proofed way, drawing heavily on extensive prior engagement, and therefore significant unexpected issues were not anticipated;
- a full consultation report would be prepared and presented alongside the final strategy;
- the consultation would be undertaken primarily through an online survey and questions were in the process of being developed. They would be broadly consistent with those used during the 2024 workshops, with some refinements based on learning from that engagement;
- the consultation would be hosted on the Council's engagement platform and prepared in advance to ensure it was ready to launch promptly;
- the document was still in draft form and remained under full editorial control, with scope for further minor adjustments and changes could continue to be made until the document was finalised and uploaded to the consultation platform, at which point it would not be amended again until after consultation;
- the consultation would be widely publicised to ensure that businesses, residents and other stakeholders were made aware of it, and able to access the online survey;
- no further workshops, events or exhibitions were planned, as extensive face-to-face engagement had already been undertaken earlier in the process;
- support would be available in line with the Council's consultation charter to assist individuals who may need help accessing the online platform or documents;
- alternative methods of response, including written submissions, would be accepted and encouraged;
- partner organisations would also be encouraged to use their networks to promote the consultation and to submit their own collective views; and
- all feedback received through those channels would be collated and considered as part of the overall analysis.

Opposition group leaders raised the following points and questions:

- would the strategy document include proposals for physical redevelopment in the city centre, and how it related to previous strategic documents, particularly in distinguishing between minor public realm improvements and larger future redevelopment opportunities;
- clarification was sought on how the strategy aligned with the Exeter Local Plan and whether there were any implications for that process;
- had formal input been received from Devon County Council and whether their views would be reflected in the strategy;
- had the authority responsible for public transport, been given the opportunity to input into the strategy following the transfer of powers in April;
- what was the legal status of the strategy once adopted by Exeter City Council, particularly in the context of the interim period leading to the creation of a new unitary authority;
- it was requested that the Equality Impact section (page 24) be amended so that the commentary on potential barriers to engaging with an online consultation, currently referenced under race, also be included under the protected characteristics of gender reassignment and sexual orientation; and
- it was noted that these groups may similarly experience difficulties engaging with the consultation, particularly given wider global circumstances affecting feelings of safety and confidence in participation.

In response to questions raised by opposition Members, the Strategic Director for Place advised:

- the Equality Impact Assessment would be updated to include commentary on barriers to engagement under the protected characteristics of gender reassignment and sexual orientation;
- the strategy was not a statutory planning, highways or Combined Authority document and carried no formal legal status beyond being a consultation document;
- the strategy did not allocate land or propose specific development and was not a land use plan, but it aligned with the emerging Local Plan, the Corporate Plan and other related strategies;
- the strategy was described as a strategic, non-statutory framework intended to bring partners and stakeholders together to develop collaborative actions and investment opportunities; and
- it did not place legal obligations on any organisation, unlike formal plans such as the Local Plan or transport strategies.

The Leader moved the recommendations, which were seconded by Councillor Wright, voted upon, and CARRIED unanimously.

RESOLVED that:

- 1) the publication of the draft City Centre Strategy 2026 – 2031 be approved for public consultation from 18 May 2026 for six weeks; and
- 2) delegated authority be granted to the Strategic Director for Place, in consultation with the relevant Portfolio Holder, to change the consultation date if required.

The Executive received the report on the Cultural Strategy, which was in the final stages of its development and that feedback was being sought from residents and

the cultural sector. As such the report was seeking authorisation from the Executive to go out to public consultation from 18 May 2026 for six weeks.

The Strategic Director for Place in presenting the report made the following points:

- a team of consultants had been appointed primarily to lead on engagement and undertake detailed research, bringing together the extensive existing evidence on culture in Exeter into a comprehensive baseline resource document to support consultation;
- engagement had taken place over a six month period and involved over 600 residents, individual artists and cultural organisations, with a strong and positive level of participation;
- the engagement process included multiple stages, culminating in a stakeholder summit at Exeter College;
- further targeted workshops and in-person engagements were also held to explore outstanding issues and ensure views were fully captured;
- consultant work was now complete and that the draft strategy had been refined internally, working with the Portfolio Holder, ahead of consultation;
- subject to approval, the strategy would be published for online consultation from 18 May, in line with the City Centre Strategy timetable;
- the draft vision focusing on creative confidence, inclusion and connection to culture, environment and heritage, supported by the headline: 'Exeter: a City of Creative Confidence';
- the strategy was structured around the four key themes as outlined in the report;
- the next steps included the consultation running from 18 May, with consultation outcomes being reported to Executive in August, to recommend adoption by Full Council in September; and
- the action planning would be developed alongside the Exeter Partnership and the Connected Culture group, with an emphasis on sector ownership, collaboration and strengthening the collective voice of Exeter's cultural sector to attract investment and funding.

During the discussion, Executive Members raised the following points and Questions:

- the Cultural Strategy and its ambition were welcomed, particularly the links between environment and culture;
- it was enquired as to how the consultation would reach residents who felt culture was not for them, noting concerns that an open, predominantly online consultation might not engage those groups, and how breadth and inclusivity of feedback would be ensured;
- the importance of both the City Centre and Cultural Strategy consultations was highlighted, but their parallel timing and overlapping audiences was noted;
- it was asked how officers intended to present and manage the two consultations to avoid any consultation fatigue and maximise participation across both;
- clarification was sought on the composition of the group that would help deliver the Cultural Strategy action plan, including their composition, how members had been selected, and how the group had been convened; and
- the wording of Theme 2 (connecting the ecosystem), was unclear and it was suggested that explicitly referencing "grassroots" culture within the theme would make its intent clearer and more accessible to readers;

The Portfolio Holder for Arts, Culture & Tourism reflected on the resident survey findings, which showed an overall high satisfaction with cultural provision, but emphasised the importance of the action plan in addressing those who still experienced barriers. He highlighted specific groups such as young people, individual artists, creative practitioners and ethnic minority communities, and questioned whether governance structures of key cultural institutions were sufficiently representative.

In response to questions and points raised by Executive Members, the Strategic Director for Place advised:

- work would continue in proactively reaching all relevant sectors during consultation, and working closely with engagement colleagues to ensure an inclusive outreach;
- the consultation survey included questions aimed at identifying and addressing barriers to participation;
- a shared digital landing page would be used to allow participants to clearly see both strategies and choose which consultation to complete, with the option to return and complete the second, ensuring neither consultation was missed;
- all theme groups operated through the Exeter Partnership and membership was self-selected from partner organisations, rather than appointed by the City Council;
- the groups were supported by the Council through meeting coordination and secretariat support and Members volunteered their time;
- the groups met quarterly, and arrangements remained flexible to allow movement and additional participation; and
- the suggestion regarding clearer wording for Theme 2 was welcomed. It was confirmed that the theme title would be revised to explicitly reference “grassroots” culture, to improve clarity and accessibility of the strategy language.

An opposition group leader requested that the same amendment previously discussed, also be applied to page 39 of the Equality Impact Assessment. They also sought clarification regarding the engagement approach for protected characteristics, noting that page 39 confirmed consultation links would be shared with groups supporting gender reassignment and race, but that a similar reference was absent under sexual orientation on page 40. The Member asked for reassurance that appropriate outreach would also be undertaken for that protected characteristic.

In response to questions raised by opposition Members, the Strategic Director for Place confirmed that the Equality Impact Assessment would be updated.

The Leader moved the recommendations, which were seconded by Councillor Wright, voted upon, and CARRIED unanimously.

RESOLVED that:

- 1) the publication of the draft Cultural Strategy 2026 - 2031 be approved for public consultation from 18 May 2026 for six weeks; and
- 2) delegated authority be granted to the Strategic Director for Place, in consultation with the relevant Portfolio Holder, to agree a change to the consultation date if required.

The Chair thanked Members and officers at the final Executive meeting of the municipal year, recognising all the individual contributions and hard work across all the portfolios including finance, planning, culture, climate change, housing, homelessness, communities and city development. Appreciation was expressed to the Executive Members for their commitment, expertise and support over the year.

Special thanks were also given to Councillor Bob Foale for his service as Portfolio Holder, noting his decision to stand down.

The Chair also acknowledged the support and guidance provided by the Chief Executive, Strategic Directors and Legal Services, recognising the challenges faced and the positive direction of the Council's work.

Thanks, and best wishes were extended to the Democratic Services Officer, noting his departure and starting in his new role. Recognition was given to his dedicated support to all councillors and his contribution to effective democratic processes at the Council.

The Chair concluded by wishing all Members and candidates well for the upcoming elections and expressed his hope for a continued future cross-party working in the best interests of Exeter.

(The meeting commenced at 5.30 pm and closed at 6.24 pm)

Chair

The decisions indicated will normally come into force 5 working days after publication of the Statement of Decisions unless called in by a Scrutiny Committee. Where the matter in question is urgent, the decision will come into force immediately. Decisions regarding the policy framework or corporate objectives or otherwise outside the remit of the Executive will be considered by Council on 16 June 2026.

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REPORT TO COUNCIL

Date of Meeting: 16 June 2026

Report of: Strategic Director of Corporate Resources & s151 Officer

Title: Overview of General Fund Revenue Budget 2025/26 – Quarter 4

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council

1. What is the report about?

1.1 To advise Members of the overall financial position of the General Fund Revenue Budgets for the 2025/26 financial year and to seek approval for the General Fund working balance, a number of supplementary budgets and the creation of new earmarked reserves.

2. Recommendations:

2.1 It is recommended that Council approves:

1. The net transfer of £665,606 to Earmarked Reserves as detailed in paragraph 10.9 and set out in detail in Appendix 3
2. The supplementary budgets of £4,332,580 detailed in paragraph 10.11 and Appendix 4;
3. The General Fund working balance at 31 March 2026 at £4,549,582.
4. The write-off of £133,458.26 plus VAT in respect of a seized waterway vessel, as detailed in paragraph 10.14

2.2 It is recommended that Council notes:

5. The Earmarked Reserves at 31 March 2026
6. The Council Tax account and collection rate;
7. The outstanding sundry debt, aged debt analysis and debt write-off figures;
8. The creditors payments performance;
9. The budget reduction monitoring update.

3. Reasons for the recommendation:

3.1 To formally note the Council's end of year financial position and carry forward any budgets that were not spent but where the funding is still required.

4. What are the resource implications including non-financial resources?

4.1 The impact on the General Fund working balance is set out in section 10.10.

5. Section 151 Officer comments:

5.1 The one-off windfall as a result of the conclusion of all appeals on the 2017 rating list has enabled the Council to address two key challenges in that the shortfall in funding for 2027-28 can be addressed with service reductions and the gap in funding for the anticipated transition costs that will fall on the City Council can be met. This is positive and will protect services from additional reductions prior to the end of the Council in 2028.

6. What are the legal aspects?

6.1 Section 28 of the Local Government Act 2003 imposes a statutory duty on the Council to monitor during the financial year its expenditure and income against the budget calculations. If the monitoring establishes that the budgetary situation has deteriorated, the Council must take such action as it considers necessary to deal with the situation. This might include, for example, action to reduce spending in the rest of the year, or to increase income, or to finance the shortfall from reserves.

6.2 The Local Government Finance Act 1992 places a legal requirement on Council to approve not only the budget but also any changes to the budget proposed during the year. Council has a legal duty to ensure that the budget is balanced and that any changes to the budget are fully funded.

7. Monitoring Officer's comments:

7.1 This report raises no issues for the Monitoring Officer.

8. Equality Act 2010 (The Act)

8.1 In recommending this proposal no potential impact has been identified on people with protected characteristics as determined by the Act because there are no significant equality and diversity impacts associated with this decision.

9. Carbon Footprint (Environmental) Implications:

9.1 No direct carbon/environmental impacts arising from the recommendations.

10. Report details:

Overview of General Fund Revenue Budget 2025/26 – Quarter 4

10.1 Financial Summary

FUND	Planned Transfer To / (From) Working Balance £	Budget Variance (More) / Less £	Outturn Transfer 2025/26 £
General Fund	(907,930)	152,330	(755,600)

10.2 General Fund (Appendix 1 & Appendix 2)

Net services expenditure is lower than budget by £1,732,512 against a revised budget of £21,479,070. This includes supplementary budgets of £5,308,830. Variances of more than +/- £30,000 are detailed below:

10.3 Chief Executive

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
Executive Office	1,611,270	1,139,460	(471,810)	(129,620)

- **Active & Healthy People** have reported a £297.4k underspend. This is unspent reserve funds which can be utilised in future years, if required.
- **Strategic Management** are showing a £174.4k underspend. This is due to the first payment of the Pride in Place grant of £150k which will be transferred to a reserve and requested as a supplementary budget in 2026/27. This leaves the actual underspend as £24.4k.

10.4 Operations

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
Environment & Waste	6,018,740	5,928,863	(89,877)	(23,730)

- From the reported underspend in **Environment Health**, £22.6k will be transferred into reserves and £56.9k is from unspent supplementary budgets which will be re-requested in 2026/27, so the actual underspend is £173.3k. Recruitment into permanent staffing has continued to be a challenge, resulting in material savings against establishment costs, although these savings have been offset slightly with increased agency spend.
- Difficulties in recruiting has led to a material underspend against the staffing establishment in **Domestic Refuse Collection**; this and material savings in Fleet have led to this underspend. It has been offset slightly by increased costs associated with the final phases of the rollout of kerbside food waste collection which was completed at the end of February 2026.
- Green waste collection income in **Waste Chargeable Services** remained strong throughout the final quarter of this financial year so has helped mitigate the loss in income from trade refuse. A strategy is currently being worked on to help bring in more commercial income from trade waste in the future which will potentially make a positive impact to this management unit.

- **Waste Strategy & Facilities** £231.2k of the out-turn is from an under-used supplementary budget which will be re-requested in 2026/27; the actual out-turn is £5.8k overspend. The supplementary budget will be used to boost food waste recycling awareness by doorstep engagement and to trial a food waste monitoring initiative whereby collection crews will be issued smart watches to record their collections.
- The overspend in the **Materials Reclamation Facility** has materially increased from the previous quarter. Income has not met budgeted targets but the overspend is also due to incidents which required the facility to close for a period of time, increasing the costs of transporting materials to other MRFs. Essential equipment has also needed to be replaced throughout the year.

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
Operations	5,602,270	5,387,495	(214,775)	(274,720)

- **Parks & Green Spaces** has benefited from additional income from the HRA in relation to Vaughn Road. Some of this income has been used to purchase necessary equipment for the Parks team, reducing the underspend from the quarter three forecast.
- **Bereavement Services** Cemetery income has been in decline over the years, resulting in a material overspend. However, operational savings – due to staff vacancies and in fleet costs - has helped mitigate this pressure. The income budgets have been reduced in the 2026/27 budgets to align them with a more realistic target for future years.
- **Street Cleaning** Savings in staff costs and against non-pay budgets has led to an underspend within this management unit. Essential equipment for the service was purchased, reducing the underspend since quarter three forecast.
- There are no significant variances to report for **Public Conveniences**.
- **Engineering** The underspend is partly due to a reduction in utility costs and the release of an over-accrual from 2024/25 year-end, both of which have resulted in a material positive variance. Some of this underspend has been used to cover outstanding costs from Devon District Council (DCC). The remainder represents the return of costs paid for the discontinued Mallison Bridge project by DCC into Engineering Services; this repayment will be transferred into an earmarked reserve.
- There are no significant variances to report for **Waterways**.

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
General Fund Asset Maintenance	1,992,100	2,077,257	85,157	332,000

- **Corporate Property Assets** - £200k was transferred several years ago to allow for the additional costs of managing the Leisure property portfolio. The costs of maintaining Leisure properties has continued to be charged directly to Leisure so this cost centre was expected to not use this transferred budget, however the age and condition of the Council's operational properties continues to put pressure on the property maintenance budget which underspent by £138k. There have been £61k savings within the Corporate Assets Team pending a re-structure.
- **Corporate Support** has overspent due to the ongoing issue of vacant office space in the Civic Centre. This is lower than projected at Quarter 3 as it has been partly offset by saving in utility costs for the Civic centre during the year. Both of these issues have been reflected in the 2026/27 budgets.
- There are no significant variances to report for **Affordable Housing Development** or **Sundry Lands Maintenance**.

10.5 Corporate Resources

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
Commercial Assets	(11,443,380)	(10,017,129)	1,426,251	880,910

- **Corporate Property – Estates** is showing a net adverse variance of £1.025m. Of this variance £653k relates to the Guildhall Shopping Centre as a result of two annual Service Charge reconciliations taking place during the financial year. It has since been agreed with the shopping centre management company that the Service Charge annual reporting and reconciliation timeline will fall in line with the Council's financial year to avoid multiple reconciliations falling in one year in the future. Excluding the Guildhall Shopping Centre position (which is ring fenced from the General Fund) the true impact on the General Fund is an adverse variance of £371k.

The adverse outturn to budget (excluding Guildhall Shopping Centre) is driven by:

- Lower rental income than budget due to empty properties predominantly Senate Court
- Delays in leasing units where significant repairs are required
- Business rates due to empty properties higher than budget
- Property maintenance costs higher than budget

Guildhall Shopping Centre performance has also been impacted by rent reviews on some units leading to lower rental income. In order to finance all the expenditure funded by the Guildhall Shopping Centre in year a small transfer from the earmarked reserve will be required.

- **Parking Services** has an adverse variance of £708k to the Budget. The net income generated by Car Parks is lower than anticipated for the following reasons:
 - The increase in debit and credit cards and use of the RingGo App has increased the costs to the Council for using these methods of payment;
 - Re-zoning some of the Car Parks from Zone 1 to Central has increased their Business Rates bills;
 - Rental income from Devon County Council renting offices at John Lewis car park has been lost after their Parking team moved out;
 - Seasonal parking permit income is lower than budgeted;
 - The proposed increase in car parking tariffs for 2025/26 was implemented in November 2025 limiting the benefit of the increased prices on income during the year;
 - Closure of car parks due to the installation of new payment machines (John Lewis and Guildhall) and repairs;
 - Car park fire risk assessments not included in budget

Additionally, the cash collection team cost of £108k has no budget as it was envisaged the Council's parking operations would be cashless in 2025/26.

The adverse position is partially offset by:

- lower electricity costs, projected to be £188,000 lower than the budget;
 - lower staff costs than budget due to understaffing;
 - Penalty Charge Notice income £88k favourable to budget
 - back dated Manor Court car parking cost recovery
- **Major Projects** is showing a net forecast favourable variance of £207k. The underspend is due to Civic Centre relocation where the 2nd tranche compensation payment to an in situ tenant is due in 2026/27, partially offset by higher spend on Bus Station site options review than budgeted.
 - **Markets** has an underspend of £100k against the budget; income from commercial contracts at the Matford Centre continue to outperform the budget. The excess income has been partially offset by income from the solar array being lower than budgeted as a result of lower prices for selling the electricity generated and maintenance being required for some of the panels. The maintenance of the panels started in 2025/26.

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
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Finance	4,385,420	4,866,481	481,061	476,446
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- **Corporate:** Costs overspent by £353k, of which £300k relates to the realisation of savings and efficiencies from digitalisation being deferred to future financial years. Significant progress has been made this year, with digitalisation proposals identified for both Parks & Open Spaces and Waste Services, with indicative financial benefits exceeding the current target. However, each proposal requires further evaluation, alongside development of a benefit realisation tracker, to ensure savings from digitalisation can be properly recorded and reported.

Additional bank charges were also incurred during 2025/26. A detailed review of bank charges is due to be presented to SMB to help inform future budgets and whether any steps can be taken to reduce charges.

- **Unapportionable Overheads:** The overspend has increased since quarter three due to strain payments associated with flexible retirements and redundancies arising from the redesign of Cultural Services.
- There are no significant variances to report in respect of **Revenues & Benefits, Financial Services, or Internal Audit.**

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
Legal & Democratic Services	1,767,340	1,681,060	(86,280)	(143,080)

- The underspend in **Elections & Electoral Registration** has decreased to £63k. At Q3 the outturn forecast was made with the understanding that due to the work surrounding the cancellation of next year's elections the final outturn may be materially different. As the May elections were then reinstated, Elections has now started to incur costs for poll card postage and sub-contractors which have led to the reduction in savings.
- There are no significant variances to report for **Legal Services, Democratic Representation or Procurement.**

10.6 People & Communities

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
Customer & Communities	2,429,240	1,820,924	(608,316)	(390,280)

- The underspend in the **Exeter Community Grants Programme** is made up of £118,013 ringfenced for Wellbeing Exeter and £382,575 ringfenced for Homes for Ukraine, which will fund Ukraine Wraparound services in 2026/27. These budgets are funded from ear-marked reserves and will be re-requested as supplementary budgets in 2026/27. The underspend also includes £74,100 in Consultation & Engagement which will also be requested as a supplementary budget to help fund the work on the Community Governance Review.
- There are no significant variances to report in the **Customer Service Centre**.

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
Digital & Data	2,941,670	2,574,784	(366,886)	(28,390)

- £336.4k of this underspend is the ECC's share of Strata's 2025/26 savings; this will be requested as a supplementary budget for 2026/27. An additional £19k is from a reserve-funded supplementary budget that has not been used, leaving an actual underspend of £11.6k.

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
General Fund Housing	2,167,130	749,917	(1,417,213)	(331,990)

- **Private Housing** received New Burdens funding during the year for the Renters' Rights Act and Supported Housing Strategies. These total £115,220 and are requested to be transferred to a reserve and used in the 2026/27 budget to part fund additional staff. In addition there have been £48k underspends in staffing budgets due to vacancies during the year, £51k of additional income received, and £13k of savings across supplies and services and other budgets.
- In the Quarter 3 budget monitoring report it was anticipated that there would be a £24k overspend within **General Fund Housing – Property** due to the costs of handing back the final property in the Private Sector Landlord portfolio. However this has been more than offset by savings on premises costs of the Extralet properties as these have remained stable with no voids or hand back costs incurred during the year resulting in a net underspend of £6k.
- The **Housing Needs & Homelessness** service has underspent by £1,184k, however this includes transfers of grant to reserves of £513,780 which will be required in 2026/27. This is made up of; £279k of additional Rough Sleeping grant is committed and includes £200k to be transferred to the Customer and Communities team for rough sleeping research, £157k of Winter Pressures grant,

£60k of Devon Home Choice surplus required for the procurement of a new IT system, and £15k of Afghan Household Fund grant. In addition there are supplementary budget requests of £100k to fund Chartered Institute of Housing qualifications and leadership and management training for staff in the newly restructured service, and £50k for repairs to a property handed back to the provider. The total funding available to Housing for 2025/26 was confirmed late in the budget setting process and, whilst most of this was allocated in the budgets, in order to give Housing sufficient time to plan how funding should be most appropriately spent a balance of £577k was held temporarily in an earmarked reserve.

Head of Service Area	Budget	Outturn	Variance	Qtr 3 Forecast Variance
	£	£	£	£
HR Workforce Planning & OD	945,020	955,380	10,360	(79,990)

- The £53k surplus in **Transportation** will be transferred to reserves at year-end to be used for future Green Travel initiatives.
- There are no significant variances to report for **Human Resources**
- The **Organisational Change Programme** overspend has occurred due to costs (including the Rapid Impact Pilot consultation to identify savings in Waste, Parks & Open Spaces) exceeding the reserves available to fund this programme.

10.7 Place

Head of Service Area	Budget	Outturn	Variance	Qtr 3 Forecast Variance
	£	£	£	£
City Centre & Net Zero	1,485,060	1,616,367	131,307	54,890

- **Net Zero & Business** is overspent by £42.2k. However, there is a net reserve movement of £5.7k, increasing the overspend to £47.8k. Income in the crime reduction unit did not achieve budget and solar panel income at the Water Lane Solar Farm was also below budget, both of which contributed to this overspend.
- The overspend in **CCTV & Home Call** is partly due to additional staffing resources to ensure safe 24-hour cover in the centre and partly due to income targets not being met. The pressure of additional staffing has been addressed in the 2026/27 budget so there should be no adverse variances from the establishment in the future.
- From the **Community Safety** underspend, £96k will be moved into reserves; this represents the remainder of the Rough Sleeping grant and unused supplementary

budgets. This leaves an overspend of £75k, which is the result of agency staff needed to cover vacancies and income targets not being met. A permanent budget has been added in the 2026/27 financial year, with increased resources and more realistic income targets.

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
City Development	1,721,710	1,168,749	(552,961)	(534,210)

- There are no significant variances to report in **Building Control & Land Charges**.
- The underspend in **Planning** is due to unspent supplementary budgets and transfers to reserves, leaving an actual overspend of £47.2k, an improvement from quarter three. There was an improvement in fee income from the figure forecast at the last quarter and this deficit has been mitigated by savings elsewhere.
- **Liveable Exeter Garden City** This underspend is because of supplementary budgets not being used.

Head of Service Area	Budget £	Outturn £	Variance £	Qtr 3 Forecast Variance £
Culture & Leisure	6,072,540	6,014,016	(58,524)	175,710

- The underspend in **Culture** derives from the Corn Exchange, which has achieved a surplus of event income.
- Although the underspend in **Museum Services** is showing as £177.7k, £71.5k is unspent reserve money and another £14.9k will be transferred into the NPO reserve for use in future years; the underspend is therefore £91,270. The Museum has had to absorb redundancy payments of £46k which was not known at quarter three; however, substantial gains in decarbonisation has translated into utility savings and strong ticket sales for the Grayson Perry exhibit has mitigated this unforeseen pressure
- In **Leisure**, a cautious approach was adopted in the previous two quarters, especially around expectation of increased maintenance costs in SSP. However, these costs didn't materialise and combined with efficiencies in using temporary staff to cover vacant posts, the overspend has been materially reduced from that forecast at quarter three. The main challenge in 2026/27 will be forecasting the

impact of the partial closure of Riverside due to the PSDA capital works and how this will affect membership income.

- **Civic Ceremonials** had the budget for Mace Sergeants reduced as part of a savings exercise several years ago but the cost has remained, resulting in an overspend this year. However, this has been addressed in the 2026/27 budget so these material adverse variances should not be repeated.
- The majority of the underspend in **Marketing** is due to the supplementary budget for the Women's Rugby World Cup not being fully used in-year.
- There are no significant variances to report for **Tourism** and **Visitor Facilities**.

10.8 Other Financial Variations

Net Interest

Interest payable was £64k higher than budgeted. The interest element of finance leases was £91k higher than budgeted, largely due to new fleet leases during the year. This was offset by lower-than-expected interest on PWLB loans, largely due to £10m short-term rolled-over loan that was taken out at slightly lower interest rate than expected. Interest rates on temporary investments and money market funds started falling during the year. This resulted in a net £96k lower-than-budgeted interest received after paying over interest relating to the HRA and other funds held.

The CCLA Property Fund yielded £8k higher than budgeted dividends.

Business Rates Growth/Pooling Gain

The 2017 Rating List came into force on 1 April 2017 alongside a new Check, Challenge and Appeal process. The three-step process allowed ratepayers to challenge and appeal their rateable value. Since that time, the Council has set aside a provision to allow for appeals that resulted in a reduced rateable value. It has been assessed that the provision is no longer required in respect of the 2017 Rating List, as appeals have been determined.

10.9 Earmarked Reserves

During 2025/26 there has been an overall net transfer to Earmarked Reserves of £665,606. The details of all Earmarked Reserve movements are shown in Appendix 3.

Movement	2025/26
Opening Balance, as at 01/04/25	£12,538,103
Net transfer	£665,606
Balance, as at 31/03/26	£13,203,709

10.10 General Fund Balance

During 2025/26 there has been an overall deficit of £755,600. The minimum requirement for the General Fund working balance was approved by Council in February 2025 at £3.1 million.

Movement	2025/26
Opening Balance, as at 01/04/25	£5,305,182
Net	(£755,600)
Balance at Year End	£4,549,582

10.11 Supplementary Budgets

There is a requirement for some supplementary budgets in 2026/27 as the Council has identified at the end of the year a number of revenue budgets that have not been spent but where a commitment is required in the following financial year.

It is therefore proposed that supplementary budgets totalling £4,332,580 identified in Appendix 4 are approved and added to the 2026/27 budget. The supplementary budgets will be financed from Earmarked Reserves (£2,060,000), Flexible Use of Capital Receipts (£1,500,000) and the General Fund working balance (£772,580).

The budget requests to be funded by the General Fund working balance are:

Budget Request	£
Proposed 2026/27 Local Government Pay Award Additional budget requested to reflect the difference between the 2.5% included within the budget calculations and the 3.3% initial offer, the budget will be recurring.	253,470
Consultation & Engagement Additional budget requested to support delivery of the Consultation & Engagement Strategy, including increased activity around developing customer standards, to support Pride in Place, Pride in Exeter and Local Government Reorganisation related engagement. This will not be a recurring budget.	74,100
Additional Community Grant This is a request to increase general grant monies under the General Grants policy. A two year provision is required and the second year will be added to the 2027/28 budget as a pressure on the Medium Term Financial Plan.	75,000
Reinstatement of budget Funding has been requested to reinstate a budget in the Executive Office as the proposed changes have not been implemented. This will be a recurring budget.	38,970
Reinstatement of budget Funding has been requested to reinstate a budget in Culture as the proposed changes have not been implemented. This will be a recurring budget.	54,110
Job Evaluation outcome – Executive Office This has resulted from a job evaluation exercise, the budget will be recurring	21,860
Handback costs for the Junction This is to cover handover costs back to the landlord for use of accommodation by ECC. Legal are engaged due to a dispute raised following handback and although work has already been completed further costs are anticipated.	50,000

Business Regulation Team - 2025/26 supplementary budget rollover This request is for money ring-fenced for enforcement and compliance activities that were not able to be completed by the end of the 2025/26 financial year.	13,780
Environmental Health Neighbourhood Team - 2025/26 supplementary budget rollover This request is for money ring-fenced for enforcement and compliance activities that were not able to be completed by the end of the 2025/26 financial year.	7,300
Waterways - Waterways Engineer 3 yr fixed term contract A supplementary budget of £121k was approved in 2023/24 to fund a three-year fixed-term Waterways Engineer post to establish a capital and asset management programme for harbour and canal assets. Successive recruitment failures prevented the role from being filled, delaying delivery of the programme. The post was ultimately filled in March 2026 and will run to March 2029. This funding remains a one off budget.	40,450
Harbour Revision Order (HRO)- rollover of unspent balance The supplementary budget request for the HRO reflects outstanding work associated with the programme previously approved by Council (November–December 2022) to secure the legal powers required for Port Marine Facility Safety Code compliance. As the process has extended, this request relates to ongoing consultation, revision, and progression of the HRO to modernise powers and ensure the safety of Exeter’s harbour in accordance with The Code. The one-off funding supports ongoing work, helping to mitigate corporate risk and enable the Council to establish an effective regulatory framework for safe harbour operations.	26,240
Waterways Dredging work The Council has a statutory obligation to maintain navigable water channels. Planned dredging works have been delayed due to external regulatory licencing constraints so this budget has been requested to fulfil this obligation in 2026/27. The budget is non-recurring	50,000
Allotments Allotments income has exceeded budget and this supplementary request arises due to otherwise limited revenue provision for site maintenance. Approval is sought on a one-off basis to reinvest the additional income into the site to fund replacement of a toilet facility that has reached end of life, with procurement not achievable within the 2025/26 financial year.	7,800
Topsham Museum legal fees Legal and court costs in application to Court to determine how the Council holds Topsham Museum	20,000
iTrent Learning Management System (LMS) The supplementary budget will enable the one-off purchase of a new LMS, using funds left unused from 2025/26’s training budget. The previous LMS was no longer supported by its supplier, and with the expansion of our Learning & Development and Health & Safety initiatives, an up-to-date and modern LMS is essential to support the organisation’s ongoing growth and future needs. This budget will not be recurring.	29,500
Additional National Portfolio Organisation (NPO) Support (Northcott Theatre) This supplementary budget request is the final payment of a three year agreement with Exeter Northcott Theatre. This agreement forms part of the Council’s Cultural Strategy and this funding supports the Northcott to implement a programme of cultural activities in line with this. This budget is not recurring.	10,000
TOTAL	772,580

10.12 Outstanding Sundry Debt

An aged debt analysis of the Council’s sundry debts is shown in the table below:

Age of Debt	March 2025	March 2026
Up to 29 days (current)	£1,264,074	£1,399,205
30 days – 1 Year	£1,689,790	£1,512,798
1 – 2 years	£1,005,233	£540,987
2 – 3 years	£224,732	£606,378
3 – 4 years	£202,422	£123,327
4 – 5 years	£58,784	£147,532
5 + years	£580,916	£326,965
Total	£5,025,951	£4,657,192

In April 2025 a new Income Collection Team was formed with responsibility for sundry debtor income collection and the recovery of overpaid housing benefits. Resources have been dedicated to investigating older debts and establish what debts are realistically recoverable, so that decisions can be made and write-offs approved in line with the Council's financial regulations.

Monthly sundry debt reports are being issued to Directors and Heads of Service so they can monitor and challenge collection rates.

In terms of key changes to draw to attention; the oldest debt (+5 years) continues to reduce as a result of targeted debt management work, from £581k at the beginning of the financial year to £327k, of which £165k relates to a loan balance that is not due to be fully repaid until 2035/36.

At the end of March, sundry debt levels for each directorate and service area, were as follows:

Head of Service	Director	Description	Qrt 3 £	Qrt 4 £
Executive Office			0	2800
Commercials Assets	Corporate Resources	Predominantly commercial property rents	1,821,679	1,741,897
Finance	Corporate Resources	Recovery of HB overpayments	-	1,994
Legal & Democratic	Corporate Resources	Election and electoral registration related	-	-
Corporate Resources Total			1,821,679	1,743,891
Environment & Waste	Operations	Predominantly trade refuse, recycling and licensing	229,142	164,112
GF Asset Maintenance	Operations	Civic centre recharges	(100)	(100)
HRA Asset Maintenance	Operations	HRA rechargeable repairs	29,530	31,267
Operations	Operations	Predominantly canal, waterway and allotment fees	241,598	257,689
Operations Total			500,170	452,968
Customer & Communities	People & Communities	Wellbeing Exeter related	45,000	-
GF Housing	People & Communities	Predominantly leasehold flat insurance, service charges & DFG	513,513	539,259
HR Workforce Planning & OD	People & Communities	Green travel recharges	820	1,258
HRA Housing	People & Communities	Predominantly leasehold flat ground rents	14,480	13,588
People & Communities Total			573,813	554,105
City Centre & Net Zero	Place	Predominantly Home Call alarm service	87,027	36,772
City Development	Place	Predominantly CIL and Section 106 related	3,097,716	1,694,682
Culture & Leisure	Place	Predominantly group bookings for leisure services & marketing	156,058	171,973
Place Total			3,340,801	1,903,427
Total			6,236,463	4,657,192

10.14 Sundry Debtor Write Off

In October 2025, Council approved revised financial authorisation limits for debt write-offs as part of the Council's Financial Regulations. Under these arrangements, any debts assessed as irrecoverable and exceeding £100,000 requires formal Council approval to be written off.

This debt relates to necessary actions taken by the Council in fulfilling its harbour duties in relation to an uninsured vessel on the canal. Given the poor state of the vessel and the expectation that it would certainly sink, the owner was given the opportunity to have the vessel lifted out at Countess Weir but declined to do so. The vessel subsequently sank at Gabriel's Wharf. The Council was then required to recover the boat, after which it was confiscated and disposed of due to its unsafe condition and the risk of it breaking up on site.

The Council is satisfied that all reasonable steps have been taken to recover the outstanding debts associated with the vessel. These comprises of historic mooring fees of £1,614.88 and disposal costs totalling £160,149.91 (including VAT). A formal letter of claim was issued, and the mooring fees were settled in full by the debtor in March 2024. A separate letter of claim was then issued in respect of the disposal costs. Legal advisors acting for the debtor identified that the owner held no assets. This was corroborated by independent checks by ECC Legal Services, including

Land Registry searches and an Experian report, all of which confirmed there were no assets against which the debt could be secured.

Further disclosure of the owner's financial circumstances could only be achieved through issuing court proceedings, at a cost of approximately £8,000. Given the absence of assets and the lack of any realistic prospect of recovering either the debt or the associated court fees, this option was considered disproportionate. The matter was reviewed in early January 2025, and it was decided not to proceed on the basis of a cost benefit risk assessment. As all reasonable investigatory and enforcement avenues have been exhausted and there is no evidence of any recoverable assets, the debt is assessed as irrecoverable and write-off is therefore recommended.

At present, Exeter Harbour operates under outdated legislation, which provides limited powers to manage or enforce compliance in relation to uninsured vessels. The proposed Harbour Revision Order would modernise the Harbour Authority's enforcement and management powers and provide the legal framework to support vessel licensing and mandatory insurance requirements for harbour users, should these be introduced. This would help mitigate the risk of similar incidents occurring in the future.

The write-off of irrecoverable debts represents sound financial management practice for the Council. Appropriate bad debt provision has already been made, and as a result, the decision to write-off the debt does not create any additional budgetary pressures.

10.15 Council Tax

As at 1 April 2026, arrears amounted to £11.974m, the movements during 2025/26 were as follows:

	£m	£m
Arrears as at 1 April 2025		9.840
Add:		
2025/26 debits raised net of discounts	£96.664	
Less:		
Payments received	(£95.870)	
Refunds and change in pre-payments	£1.560	
Write-offs	(£0.220)	
Arrears as at 31 March 2026		11.974

Against the arrears of £11.974m, a bad and doubtful debt provision of £5.630m has been provided, calculated in accordance with the appropriate accounting guidelines.

The 'in-year' council tax collection rate for 2025/26 was 95.26% compared with 96.09% in 2024/25.

10.16 Debt Write-Offs

The following amounts have been written-off during 2025/26:

	2024/25 Total	2025/26
• Council Tax	£280,588	£221,493
• Business Rates	£5,829	£3,052
• Sundry Debt	£0	£468,545
• Housing Rents	£51,381	£51,974
• Non-HRA Rents	£33,087	£14,319
• HB Overpayments	£76,146	£118,836

10.17 Creditor Payments Performance

Creditors' payments continue to be monitored in spite of the withdrawal of statutory performance indicator BVPI8. The percentage paid within 30 days was 96.02% compared with 95.24% for 2024/25.

11. Budget Reduction Monitoring (Appendix 5)

Budget savings of £2.143m were incorporated into the 2025/26 budgets. Appendix 5 sets out how the Council performed against the 2025/26 approved cost reductions. At the end of the financial year, of the proposed savings £948m were achieved.

12. How does the decision contribute to the Council's Corporate Plan?

12.1 This is a statement of the projected financial position to the end of 2025/26.

13. What risks are there and how can they be reduced?

13.1 The risks relate to overspending the Council budget and are mitigated by regular reporting to the Strategic Management Board and Members. Members have a legal responsibility to take action where balances are projected to reach an unsustainable level and the Strategic Management Board are working to address the current projected shortfall in reserves.

14. Are there any other options?

Not applicable.

Strategic Director of Corporate Resources & s151 Officer, Dave Hodgson

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Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:
None

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2025/26 GENERAL FUND BUDGET MONITORING - DETAIL
OUTTURN

YEAR END FORECAST				
	APPROVED BUDGET	OUTTURN	VARIANCE	QTR 3 FORECAST VARIANCE
	£	£	£	£
Chief Executive				
Executive Office				
Active & Healthy People	351,800	54,384	(297,416)	(90,320)
Strategic Management	1,259,470	1,085,076	(174,394)	(39,300)
Executive Office Total	1,611,270	1,139,460	(471,810)	(129,620)
Chief Executive Total	1,611,270	1,139,460	(471,810)	(129,620)
Operations				
Environment & Waste				
Environmental Health & Licensing	1,030,570	777,768	(252,802)	(223,470)
Domestic Refuse Collection	4,538,430	3,824,167	(714,263)	(448,900)
Waste Chargeable Services	(413,470)	(370,710)	42,760	52,240
Waste Strategy & Facilities	571,430	342,616	(228,814)	(212,170)
Materials Reclamation Facility	291,780	1,355,023	1,063,243	808,570
Environment & Waste Total	6,018,740	5,928,863	(89,877)	(23,730)
Operations				
Parks & Green Spaces	2,062,320	1,993,152	(69,168)	(80,110)
Bereavement Services	107,130	145,233	38,103	29,820
Street Cleaning	1,870,450	1,836,732	(33,718)	(55,960)
Public Conveniences	220,180	213,397	(6,783)	2,290
Engineering Services	658,280	535,882	(122,398)	(43,230)
Waterways	683,910	663,098	(20,812)	(127,530)
Operations Total	5,602,270	5,387,495	(214,775)	(274,720)
General Fund Asset Maintenance				
Affordable Housing Development	410	0	(410)	0
Sundry Lands Maintenance	115,670	115,670	0	0
Corporate Property - Assets	1,137,820	938,306	(199,515)	0
Corporate Support	738,200	1,023,282	285,082	332,000
General Fund Asset Maintenance Total	1,992,100	2,077,257	85,157	332,000
Operations Total	13,613,110	13,393,615	(219,495)	33,550
Corporate Resources				
Commercial Assets				
Corporate Property - Estates	(4,807,560)	(3,782,873)	1,024,686.55	270,770
Parking Services	(6,664,020)	(5,955,690)	708,330.07	825,130
Major Projects	535,250	328,565	-206,685.09	(164,180)
Markets	(507,050)	(607,130)	-100,080.31	(50,810)
Commercial Assets Total	(11,443,380)	(10,017,129)	1,426,251.22	880,910
Finance				
Revenues & Benefits	2,057,740	2,079,293	21,552.74	83,560
Corporate	(55,160)	297,287	352,447.11	386,180
Unapportionable Overheads	1,323,690	1,422,575	98,885.28	1,580
Financial Services	937,860	945,454	7,593.51	5,126
Internal Audit	121,290	121,873	582.55	0
Finance Total	4,385,420	4,866,481	481,061.19	476,446
Legal & Democratic Services				
Elections & Electoral Registration	664,870	601,614	-63,256.08	(132,210)
Democratic Representation	709,630	679,998	-29,632.41	(32,800)
Legal Services	257,620	255,404	-2,215.98	11,510
Procurement	135,220	144,044	8,824.29	10,420
Legal & Democratic Services Total	1,767,340	1,681,060	-86,280.18	(143,080)
Corporate Resources Total	(5,290,620)	(3,469,588)	1,821,032.23	1,214,276

YEAR END FORECAST

APPROVED BUDGET	OUTTURN	VARIANCE	QTR 3 FORECAST VARIANCE
£	£	£	£

People and Communities				
Customer & Communities				
Exeter Community Grants Programme	1,402,780	821,663	(581,117)	(347,970)
Customer Service Centre	1,026,460	999,261	(27,199)	(42,310)
Customer & Communities Total	2,429,240	1,820,924	(608,316)	(390,280)
Digital & Data				
Digital & Data	284,260	255,291	(28,969)	(25,590)
IT Services	2,657,410	2,319,492	(337,918)	(2,800)
Digital & Data Total	2,941,670	2,574,784	(366,886)	(28,390)
General Fund Housing				
Housing Needs & Homelessness	1,982,850	798,953	(1,183,897)	(311,040)
GF Housing - Property	121,640	115,588	(6,052)	24,000
Private Housing	62,640	(164,624)	(227,264)	(44,950)
General Fund Housing Total	2,167,130	749,917	(1,417,213)	(331,990)
HR Workforce Planning & Organisational Development				
Transportation	0	(53,289)	(53,289)	(50,000)
Human Resources	870,650	845,078	(25,572)	(29,990)
Organisational Change Programme	74,370	163,590	89,220	0
HR Workforce Planning & OD Total	945,020	955,380	10,360	(79,990)
People & Communities Total	8,483,060	6,101,004	(2,382,056)	(830,650)

Place				
City Centre & Net Zero				
Net Zero & Business	860,860	903,043	42,183	36,830
CCTV & Homecall	570,460	677,393	106,933	88,890
Community Safety	53,740	35,930	(17,810)	(70,830)
City Centre & Net Zero Total	1,485,060	1,616,367	131,307	54,890
City Development				
Building Control & Land Charges	72,530	56,107	(16,423)	(30,670)
Planning	1,297,780	955,943	(341,837)	(314,590)
Liveable Exeter Garden City	351,400	156,699	(194,701)	(188,950)
City Development Total	1,721,710	1,168,749	(552,961)	(534,210)
Culture & Leisure				
Culture	467,750	436,563	(31,187)	(32,400)
Tourism	0	20,787	20,787	20,480
Museum Service	2,607,550	2,429,892	(177,658)	(133,830)
Leisure & Sport	2,497,620	2,598,488	100,868	300,320
Visitor Facilities	91,550	117,644	26,094	(17,960)
Civic Ceremonials	248,290	282,615	34,325	26,890
Marketing & Advertising	159,780	128,027	(31,753)	12,210
Culture & Leisure Total	6,072,540	6,014,016	(58,524)	175,710
Place Total	9,279,310	8,799,132	(480,178)	(303,610)

TOTAL GENERAL FUND NET EXPENDITURE	27,696,130	25,963,624	(1,732,506)	(16,054)
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Earmarked Reserves

Account	Account description	Opening	Transfers		Closing
		Balance	In	Out	Balance
		£	£	£	£
09413	CONSERVATION	(2,339)			(2,339)
09416	VEHICLE & PREMISES LICENSING	0	(15,775)		(15,775)
09417	S 57 GRANTS	(19,613)			(19,613)
09419	SURE START	(20,000)			(20,000)
09420	BUILDING CONTROL	110,370	(40,732)		69,638
09427	MALLINSON	(35,633)	(54,038)		(89,671)
09428	OLD MILL	(5,499)			(5,499)
09434	SHIP	(7,438)			(7,438)
09437	HOUSING ASSESSMENT	(1,245)			(1,245)
09444	Climate Change	(6,709)			(6,709)
09448	DEVON HOME CHOICE	(118,558)	(61,967)		(180,525)
09451	TRANSFORMATION	(45,636)	(712,230)	32,796	(725,070)
09455	Habitat Assessment	(138,901)	(56,021)		(194,921)
09456	Green Travel	(284,504)	(53,289)		(337,792)
09457	AFU Archiving	(4,352)			(4,352)
09458	Countryside Grants	(14,500)			(14,500)
09463	EBAC	(62,177)		62,177	0
09464	Museum of the Year	(31,682)		10,000	(21,682)
09467	Natura 2000	(202,074)			(202,074)
09475	NHB - Active Exeter	(59,849)			(59,849)
09480	NNDR Deficit	(2,221,453)		2,221,453	0
09487	PINHOE COMMUNITY HUB	(53,756)		53,756	0
09494	LAND CHARGES	(297,590)		24,850	(272,740)
09495	BUSINESS RATE PILOT	(23,256)		23,256	0
09496	PLANNING INCOME	(151,688)			(151,688)
09501	RAMM INFRASTRUCTURE RESERVE	(256,585)			(256,585)
09503	GOVERNANCE REVIEW	(157,783)			(157,783)
Covid - Acting as principal:					
09504	WELL-BEING SUPPORT FUND	(23,127)		23,127	0
09521	Contain Outbreak Management Fund	(9,319)			(9,319)
09510	Garden Communities - Grant 2	(155,161)		21,210	(133,951)
09511	Development Corporation Comp	(141,243)		135,489	(5,755)
09514	ECL - Corporate Property Support	(200,000)		50,000	(150,000)
09515	Net Zero Exeter	(408,916)	(20,000)	201,456	(227,460)
09519	Future events	(99,730)		99,730	0
09523	Strata	(245,443)	(90,920)		(336,363)
09524	Wellbeing Exeter	(151,106)		33,093	(118,013)
09526	Household Support Fund Admin Grant	(270,270)		9,594	(260,676)
09527	RSAP Revenue Grant	(75,255)			(75,255)
09530	Surplus Guildhall income	(2,899,324)	(1,479,301)	1,833,522	(2,545,103)
09532	AIM Reserve	(600,000)			(600,000)
09533	Sport England - Core	(103,705)	(2,558)		(106,263)
09534	Sport England - Pathfinder	(191,153)			(191,153)
09535	Homes 4 Ukraine Scheme	(760,742)		193,715	(567,027)
09536	Afghan Household Fund	(15,058)		0	(15,058)
09537	Winter Pressures	(220,413)		63,105	(157,308)
09538	Operations - ECQT Dredging	(12,000)			(12,000)
09539	Operations - Contaminated Land Survey	(11,883)			(11,883)
09540	Operations - Environmental Health Projects	(34,813)		5,680	(29,133)
09541	Operations - Food waste collection grant	(190,340)	(40,852)		(231,192)
09542	Historic Brexit Grant	(18,950)			(18,950)
09543	Community Safety Partnership Fines	(300)	(570)		(870)
09544	Community Safety	(48,740)	(47,214)		(95,954)
09545	Planning Digitalisation	(50,000)			(50,000)
09546	Planning Skills & Development	(72,000)		15,591	(56,409)
09547	Local Plan Evidence	(311,163)		149,837	(161,326)
09548	Liveable Exeter - Atlas funding	(55,000)		0	(55,000)
09549	Museum Projects	(123,180)	(10,000)	51,643	(81,537)
09550	Museum NPO	(3,910)	(10,942)		(14,852)
09551	Custom House surplus	(7,740)		5,379	(2,361)
09552	Arts & Events	(9,320)		9,056	(264)
09553	Leisure VAT refund	(646,557)			(646,557)
09554	Council Elections - grants in advance	(259,794)		259,794	0
09555	**NEW** Pathway to Planning	0	(63,838)		(63,838)
09557	**NEW** Pride in Place	0	(150,000)		(150,000)
09558	**NEW** Rough Sleeping research	0	(279,447)		(279,447)
09559	**NEW** Private Sector Housing New Burdens Funding	0	(115,220)		(115,220)
09560	**NEW** Budget Resilience	0	(1,450,000)		(1,450,000)
09561	**NEW** LGR	0	(1,500,000)		(1,500,000)
		(12,538,103)	(6,254,915)	5,589,309	(13,203,709)

PROPOSED SUPPLEMENTARY BUDGETS FOR 2026/27

Description	£	Funded by:
Local Government Pay Award	253,470	GF Balances
Chief Executive		
Resilience Funding	278,700	Grant
Resilience Funding	(278,700)	Grant
Pride in Place	150,000	Earmarked Reserve
Homes for Ukraine	250,000	Earmarked Reserve
Consultation & Engagement	74,100	GF Balances
Wellbeing Exeter	118,000	Earmarked Reserve
Additional Community grant	75,000	GF Balances
Reinstatement of budget which is no longer to be removed	38,970	GF Balances
Job evaluation outcome	21,860	GF Balances
Organisational Transformation and Efficiency Programme	712,230	Earmarked Reserve
Local Government Reorganisation		
Local Government Reorganisation	1,500,000	Flexible Use of Capital Receipts
Operations		
Handback costs for the Junction	50,000	GF Balances
Business Regulation Team - 25/26 supplementary budget rollover	13,780	GF Balances
Environmental Health Neighbourhood Team - 25/26 supplementary budget rollover	7,300	GF Balances
Food Waste Collections	231,190	Earmarked Reserve (originally from Grant)
Waterways - Waterways Engineer FTC - year 1 of 3	40,450	GF Balances
Harbour Revision Order - rollover of unspent balance	26,240	GF Balances
Waterways Dredging work	50,000	GF Balances
Allotments	7,800	GF Balances
Corporate Resources		
Crisis Payment Funding	478,410	Grant
Crisis Payment Funding	(478,410)	Grant
Topsham Museum legal fees	20,000	GF Balances
Civic Centre Relocation	242,220	Earmarked Reserve
People & Communities		
Strata	336,360	Earmarked Reserve
iTrent Learning Management System (LMS)	29,500	GF Balances
Place		
Additional National Portfolio Organisation (NPO) Support (Northcott Theatre)	10,000	GF Balances
Reinstatement of budget which is no longer to be removed	54,110	GF Balances
CCTV Maintenance	20,000	Earmarked Reserve
RAMM Café - cost	200,000	Self-financing
RAMM Café - income	(200,000)	Self-financing
	4,332,580	

Funded from:

Earmarked Reserves	2,060,000
Flexible Use of Capital Receipts	1,500,000
GF Balances	772,580
	4,332,580

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Monitoring Budget Reductions - 2025/26 Outturn

Service	Description/Proposal	2025/26 Budget Reduction/ (increase)	Outturn	Variance (shortfall)	Comment
Leisure					
Culture & Leisure	Close Northbrook Pool	286,000	169,329	(116,671)	Closed end of September 2025
Culture & Leisure	Exeter Arena - seek an asset transfer opportunity	300,000	0	(300,000)	Arena continued to operate as normal; budget returned for 2026/27 financial year
Culture & Leisure	Increase Marketing income	20,000	20,000	0	Income target achieved, savings achieved
Culture & Leisure	Decrease Tourism costs	29,000	0	(29,000)	Included as part of the Culture Redesign, however, this was not implemented in 2025/26 so this saving was not achieved.
Car Parks					
Commercial Assets	RingGo transaction charge passed to customer	80,000	44,811	(35,189)	Savings have resulted from changes implemented in November 2025
Commercial Assets	Explore commercial activity in car parks using managing agents	50,000	0	(50,000)	Saving not achieved however development of the initiative is well under way.
Commercial Assets	Above inflation increase - 3% built in - extra 4% (so 7%) - takes into account no increase in 2024/25	88,000	88,000	0	Savings have resulted from changes implemented in November 2025
Commercial Assets	Howell Road & Triangle car parks - move to central zone	370,000	323,000	(47,000)	Savings have resulted from changes implemented in November 2025
Commercial Assets	Cashless (Service Review Option)	40,000	0	(40,000)	Saving not achieved, however, the cost is offset by an underspend on staffing in other Car Parks areas.
Commercial Assets	Increase income budget - Matford Centre	28,000	28,000	0	Exceeded reduction due to continued overperformance of auctioneer income against budget
Operations					
Operations	No longer clean private landowner areas without contribution	33,080	33,080	0	Savings achieved
Operations	Dedicate some Engineers to capital projects only	70,700	68,700	(2,000)	A small overspend at year-end so not all savings have been achieved.
General Fund Housing					
General Fund Housing	Additional HMO income	20,000	20,000	0	The additional licence income for HMOs has been achieved
General Fund Housing	Reduce the number of Extralet properties and replace with more cost effective properties	21,500	21,500	0	Savings on Extralet costs were delivered
Other					
City Centre & Net Zero	Carbon Literacy Training - sell training sessions to local organisations	20,000	0	(20,000)	Staffing issues have led this training programme to be delayed until 2026/27
Commercial Assets	Cease accepting cash and cheques at ECC sites	88,070	48,070	(40,000)	Saving not being achieved due to delay in delivery however partially offset by underspend on staffing in other Car Parks areas.
SUBTOTAL SERVICE REVIEW REDUCTIONS		1,544,350	864,490	(679,860)	
Culture & Leisure	Remove duplication in Culture Service	200,000	0	(200,000)	Completion of the Culture Redesign was not completed by year-end so this saving was not achieved.
Miscellaneous	Stop budgeting for Pension Contributions where individual is not in Pension Scheme	98,310	83,590	(14,720)	Decrease in savings due to officers leaving posts and being replaced by those who pay pensions
Miscellaneous	Implement digitalisation to improve efficiency - up to £1.2m over 3 years (£0.3m in year 1)	300,000	0	(300,000)	The Rapid Impact Project has identified potential digitalisation savings and efficiencies in relation to Parks and Open Spaces and Waste service areas. However, further evaluation has to be carried out so no savings have been achieved this year.
SUBTOTAL OTHER PROPOSALS		598,310	83,590	(514,720)	
TOTAL		2,142,660	948,080	(1,194,580)	

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REPORT TO COUNCIL

Date of Meeting: 16 June 2026

Report of: Strategic Director of Corporate Resources & s151 Officer

Title: 2025/26 General Fund Capital Monitoring – Outturn report and Revised Capital Programme for 2026/27 and Future Years

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council

1. What is the report about?

1.1. To advise members of the overall financial performance of the Council for the 2025/26 financial year in respect of the annual capital programme.

To seek approval of the 2026/27 revised capital programme, including commitments carried forward from 2025/26.

2. Recommendations:

2.1. It is recommended that Council approve:

- (1) The financing for the 2025/26 annual capital programme
- (2) The further funding requests detailed in 10.7 for 2026/27
- (3) The amendments to the Council's annual capital programme for 2026/27 and future years in 10.8

3. Reasons for the recommendation:

3.1. Local authorities are required to estimate the total of capital expenditure that it plans to incur during the financial year when it sets the prudential indicators for capital expenditure. This shows that its asset management and capital investment strategies are affordable, prudent and sustainable.

Capital expenditure is a significant source of risk and uncertainty since cost variations, delays and changing specifications are often features of large and complex capital projects.

To manage the risks associated with capital programming the annual capital programme is updated every three months to reflect any cost variations, slippage or acceleration of projects.

4. What are the resource implications including non-financial resources

4.1. The financial resources required are set out in the body of this report.

For enquiries please contact: democratic.services@exeter.gov.uk

5. Section 151 Officer comments:

5.1 After another year of relatively low spend, the Strategic Asset Management Board has reviewed the Capital Programme for 2026/27 and removed schemes where there is no viable project and re-profiled the budgets to reflect expected spend in year. It is anticipated that expenditure as a percentage of the Programme will be substantially higher this year.

6. What are the legal aspects?

6.1. Monitoring of capital expenditure is required in order to comply with the provisions of the Local Government Act 2003.

The requirements imposed on the Council by the Act are set out in section 3 of the report.

7. Monitoring Officer's comments:

7.1 The Monitoring Officer has no additional comments.

8. Equality Act 2010 (The Act)

8.1. In recommending this proposal no potential impact has been identified on people with protected characteristics as determined by the Act because the impact of each scheme is considered prior to approval. Any significant deviation from this will be noted within the body of this report.

9. Carbon Footprint (Environmental) Implications:

9.1. We are working towards the Council's commitment to carbon neutral by 2030. The impact of each scheme is considered prior to approval.

10. Report details:

10.1. REVISIONS TO THE CAPITAL PROGRAMME

The 2025/26 Capital Programme, including commitments brought forward from 2024/25, was last reported to Council on 3 March 2026. Since that meeting the following changes have been made that have increased the programme:

Description	£	Approval/Funding
Revised Capital Programme, as reported to Council 3 March 2026	50,923,426	
Spruce Close landscape buffer – S106 funded	16,848	Approved SMB – 25 February 2026
Outdoor Leisure facilities – Newcourt budget increase for indexation	4,042	

Revised Capital Programme	50,944,316	
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10.2. PERFORMANCE

The revised capital programme for the current financial year is £50.994 million. There are some schemes where the timing of the spend is uncertain - these schemes amount to £10.955 million.

Of the remaining £39.990 million budget, the spend during the year was £5.499 million, which equates to 13.75% of the revised programme. This compares with £8.434 million (33.24%) spent in 2024/25.

The 2025/26 programme is detailed in Appendix 1. This shows net savings identified for the year of £3.995 million and it is proposed to carry forward a total of £41.451 million budget into future years.

Appendix 2 shows the approved budgets for 2026/27 with the proposed 2025/26 budget to be carried forward to 2026/27 and beyond for Council to consider for approval. (See section 10.8 for further information.)

10.3. CAPITAL FINANCING

The 2025/26 capital expenditure was financed as follows:

	£
Capital Grants & Contributions	1,919,009
Capital Receipts	-
Community Infrastructure Levy	226,381
Revenue Contributions	92,466
Borrowing	3,260,760
TOTAL	5,498,616

10.4. AVAILABLE CAPITAL RESOURCES

The available capital resources for the General Fund for 2025/26 are £3.874 million. Total General Fund capital expenditure is £5.499 million of which £3.261 million will be funded from borrowing.

Appendix 3 sets out the forecast use of the resources available for the General Fund and the likely amounts of borrowing that will be necessary to fund the capital programme over the next three years.

The value of actual capital receipts received in the quarter in respect of the General Fund are:

	General Fund £
Balance as at 31 December 2025	1,504,506
New Receipts	131,588
Balance as at 31 March 2026	1,636,094

10.5. EXPENDITURE VARIANCES

The main variances and issues concerning expenditure are as follows (brackets indicate budgets that have not been spent):

Scheme	Variance £
Capitalised Staff Costs	(£211,193)
<p>This budget is to allow for any staff costs incurred whilst working on capital projects which may be recharged from revenue. There have been no recharges of staff costs to capital projects in 2025/26.</p>	
Scheme	Variance £
District Street Lighting	(£346,140)
Farm Hill Retaining Walls (23 no.)	(515,456)
Mallison Bridge	(£35,630)
Northbrook Wild Arboretum	(£65,968)
<p>Officer Responsible: Head of Service – Operations</p> <p>The District Street Lighting scheme is dependent on Devon County Council's supplier's timescales for completing this work, and budget has been held for some time in anticipation. A reassessment of the cost to complete this project has determined that budget held by the Council was in excess of the now anticipated costs, so a saving of £346k is expected. It is proposed to reduce the budget by the anticipated saving amount.</p> <p>Budget estimates were derived from initial surveys of all retaining walls at Farm Hill which might require the Council's intervention, however a detailed review of land ownership in the area led to a significant reduction in scope. It is proposed to reduce the budget by the anticipated saving amount.</p> <p>Devon County Council have decided not to pursue a Mallison bridge solution at this time, so it is proposed that Exeter City Council's contribution, funded from a bequest, is removed from the capital programme. Devon County Council has reimbursed historic costs incurred and the bequest has been restored; so, it is available to use towards any future plans for Mallison Bridge.</p> <p>The budget approved for Northbrook Wild Arboretum originally included a grant-funded element. This grant funding goes direct to Devon Wildlife Trust and not via the council, so it is proposed that the budget is reduced to reflect this.</p>	
Scheme	Variance £
RAMM Roof Repair & Insulation	(£49,622)

Officer Responsible: Head of Service, Asset Maintenance

The RAMM roof project has now been completed and final grant payment settled by the Museum Estate and Development Fund (MEND).

It is proposed that the remaining budget is reduced to £5,000 to cover the small remaining retention payments due to contractors.

Scheme	Variance £
BLRF - Exeter Canal Basin	(£589,400)
BLRF - Belle Isle	(£661,870)
BLRF – Lower Wear Road	(£293,390)
Paris Street Car Park	(£75,000)

Officer Responsible: Head of Service – Commercial Assets

Despite feasibility work undertaken by the Council the developments at Belle Isle, Exeter Canal Basin and Lower Wear Road weren't financially viable for residential development in the short term, as required by the grant conditions set out within the Brownfield Land Release Fund (BLRF). Therefore, it is proposed that these budgets which amount to £1.545 million, will not be spent and the grant money returned.

It is proposed that Council remove the budget for conversion of the Paris Street land into a temporary car park. The Road Traffic Order requirements and the junction and crossing reconfiguration works required by DCC which were costly (more than doubling the anticipated cost and making payback more difficult) and therefore considered to be onerous and disproportionate to the scale and objectives of the initiative.

Scheme	Variance £
Financial Management	(125,000)
Datacentre Relocation	(35,940)
NCSC Zero Trust	(53,910)

Officer Responsible: Head of Service, Digital and Data

Following the approval of the Digital Customer Strategy and the Strata Business Plan officers have reviewed all existing capital budgets. From this review, £304,000 has been identified from previous projects that have either been completed or discontinued where the remaining capital funds not spent can be moved to support new digital projects.

The largest amounts being proposed to move are:

The “Financial management” project – this project is no longer required and is now dormant. No further work is planned because several parts of the system would have needed additional development from the supplier, and the council cannot continue without a fully tested and working solution.

The “Datacentre Relocation” and “NCSC (National Cyber Security Centre) Zero Trust” projects – both have been overtaken by other work. The Azure migration project already covers the datacentre element, and the Cyber Assessment Framework has now been completed, replacing the need for further Zero Trust work.

Scheme	Variance £
Riverside & RAMM Decarbonisation Projects phase 4 - grant	(841,290)
<p>Officer Responsible: Net Zero Project Manager</p> <p>The budget request on 10 June 2025 should have been for £3,554,000 as this was the total grant awarded. There is a separate approved budget of £990k for the Council's contribution to the decarbonisation project.</p> <p>It is proposed that the budget is reduced to align with the amount of grant funding secured.</p>	

10.6. SCHEMES TO BE DEFERRED TO 2026/27 AND BEYOND

Schemes which have been identified as being wholly or partly deferred to 2026/27 and beyond are:

Scheme	Budget to be Deferred £
Pinhoe Community Hub	1,276,470
<p>Officer Responsible: Place Partnership Manager (Sport England)</p> <p>The scheme is now progressing, with a revised planning application due to be submitted in Spring 2026. The budget has been reprofiled to reflect expected timing of spend on the project.</p>	
Scheme	Budget to be Deferred £
Waste Infrastructure	345,495
Depot Improvement Works	10,192,929
Green Space Depot Site (Belle Isle) relocation	375,970
Food Waste Collections	825,298
Fleet lease costs	611,382
<p>Officer Responsible: Head of Environment and Waste</p> <p>The waste depot improvement works budget is now being utilised towards the purchase and fit-out of a new MRF which was approved by Council on 10 February 2026. The purchase of the building is due to take place in May 2026 and the works and fit-out will take place late 2026 into 2027. The budget has been reprofiled to reflect the current project timeline.</p> <p>Waste infrastructure and food waste collections budgets will be utilised once the new MRF is in place.</p> <p>Green Space Depot Site (Belle Isle) relocation is now being incorporated in the new MRF project that was approved on 10 February 2026, the budget has been reprofiled to reflect the current project timeline.</p> <p>Fleet lease costs are incurred as leases come up for renewal. The budget has been reprofiled to reflect the expected timing of vehicle renewals.</p>	

Scheme	Budget to be Deferred £
Bowling Green Marshes Coastal Defence Scheme	203,054
Cricklepit Bridge	84,000
District Street Lightning	378,183
Bonhay Rd/Andlaw House Footpath	104,815
St James' Weir & Ducks Marsh Meadow banks	75,000
Landfill Gas Extraction Systems	174,173
Mincinglake Valley Park Reed Beds & Pipe Inlet	70,525
ECC Bridge Repair Programme	335,382
Riverside Walls at Quay	50,000

Officer Responsible: Engineering & Assets Manager

Following an unsuccessful procurement exercise for the Bowling Green Marshes Coastal Defence Scheme an alternative approach has been selected which has required re-scoping and redesigning the project before procurement can commence. The new project approach will have lower cost but will also have a longer duration, taking it into the next financial year.

The next inspection of Cricklepit bridge is due in 2026/27, budget requires deferral to future years to reflect.

Delivery of works for the District Street Lighting project remain in Devon County Council's control, budget requires deferral to future years to reflect.

Funding associated with the Bonhay rd/ Andlaw House project, which is being led by the University, is currently being retained within the capital programme. This reflects the evolving nature of the project, including considerations relating to party boundary status between stakeholders. Retaining the funding at this stage provides flexibility to respond to any potential future requirements should they arise, without presupposing any specific commitments.

The decline of the Ducks Marsh headland has not been as pronounced to date following the collapse at St James Weir as was originally anticipated. However, despite the slower rate of deterioration observed, it is still expected that intervention works will be required to reinforce the headland and prevent further erosion of Ducks Marsh over the longer term.

The landfill gas extraction project experienced delays due to the need for additional wintertime monitoring of boreholes, budget requires deferral to future years to reflect that works will now be carried out in 2026/27.

Procurement of a consultant for Mincinglake Valley Park was delayed due to the need for further monitoring visits required to collect sufficient data for the study. These visits are now complete, and work is underway to finalise the consultant contract to allow a commission to commence in 2026/27.

Devon Highways start dates for work due to other highways works on-going in the city, therefore budget has been reprofiled to next year in accordance with expected project dates.

It is not expected that Devon County Council will start works on the Riverside walls at the Quay in 2025/26, so budget for Exeter City Council's contribution to this project is being deferred to next financial year.

Scheme	Budget to be Deferred £
Parks Infrastructure	166,284
Cemeteries & Churchyards Infrastructure Improvements	120,810
Northbrook Wild Arboretum	116,623
Heavitree Paddling Pools	100,010
Play Areas	273,460
Outdoor Leisure Facilities - Newcourt	125,312
Leisure Property Enhancements	1,957,479

Officer Responsible: Head of service - Operations

Parks Infrastructure and Cemeteries and Churchyard infrastructure, timings of spend against the scheme are dependent on either deterioration of existing assets or the availability of suppliers to provide facilities required.

With capital infrastructure works largely complete, current expenditure relates primarily to ongoing management and maintenance of the Arboretum, with costs tracked and profiled in line with plan. Integration into the Valley Parks lease remains anticipated in accordance with the approved programme, with a preference for transition in 2026/27 rather than 2027/28.

Works on Heavitree Paddling Pools are expected to progress when the new contract starts in the next financial year.

Play areas improvements and outdoor leisure facilities works had to be paused temporarily to allow for contract procurement. Anticipated contract start date is now Q1 2026/27 and budgets have been deferred to reflect this delay.

A review of the stock conditioning survey previously undertaken in 2020 is required to identify the key priorities for asset management of the leisure centres, this will take place in 2026/27, and an update provided in a future report.

Scheme	Budget to be Deferred £
Leisure Complex - Build Project	422,489
Leisure Complex – Fit out	346,640
Fire Risk Assessment Works	1,584,810
Exmouth Buoy Store	212,720
Guildhall MSCP	883,400
John Lewis MSCP	357,760
Princesshay 2 MSCP	424,400
Leighton Terra & KW St MSCP	298,103
City Wall	110,212
Backlog Maintenance	181,892

Officer Responsible: Head of Service, Asset Maintenance

Leisure complex build project and fit out deferrals are required to cover final costs on the leisure centre, final retention payments to the main contractor and final costs in relation to reverting the traffic flows in Princesshay.

There is a tender process underway for the fire door repair project. The budget has been reprofiled to reflect the timing of spend.

The Exmouth Buoy store project is in design phase and works are not expected to start until the next financial year.

Guildhall MSCP is in consultation and design phase. The budget has been reprofiled to reflect the timing of spend.

A review of the stock conditioning survey previously undertaken in 2020 is required to identify the key priorities for asset management of the car parks. Budgets relating to car parks have been deferred to the next financial year and will be reprofiled once projects are finalised.

City Wall (Section 11 – Northgate) rebuild project was completed in January 2026. There is currently a 2.5% retention fee which will be charged in due course.

There are a number of key projects which will commence in the 2026/27 financial year.

Scheme	Budget to be Deferred £
RAMM Conference room	70,000

Officer Responsible: Democratic Services Manager

Works, furniture and equipment required to prepare the RAMM conference room to hold full Council is now expected to be ordered in Q1 2026/27.

Scheme	Budget to be Deferred £
Wat Tyler House – Water Ingress	269,170
Commercial Properties – Capital Improvements	120,000
BLRF – Mary Arches Car Park	1,285,420
BLRF - Clifton Hill	201,930
Matford Centre Solar PV	175,469
Senate Court relocation	(89,026)
Guildhall Shopping Centre Enhancements	10,866,630
St Nicholas Priory Roof	88,120

Officer Responsible: Head of Commercial Assets

A full procurement tender is required for Wat Tyler House - water ingress. The budget has been deferred to 2026/27 to reflect that works will now take place later in the next financial year.

Commercial properties – capital improvements programme is being reviewed to identify key priorities, works will be undertaken as required during 2026-27.

The planning for Mary Arches car park has now been approved; it is expected that the grant will be spent later in the 2026/27 financial year with a target demolition commencement date for the main car park of October 2026.

Clifton Hill is dependent on the planning process, with planning due to be submitted at the end of May and a possible start on site and grant draw down in early 2027.

A procurement exercise is underway for the Matford Centre Solar PV, with the contract due to be awarded in early March 2026. The budget has been reprofiled to reflect that the project will now be completed in the next financial year.

Costs have been incurred on the Senate Court relocation in 2025/26 so budget from 2026/27 has been brought forward to cover.

The Guildhall shopping centre enhancements budget is recognised as a scheme with external factors that impact on delivery time. Whilst the exact timeline of spend is uncertain due to external factors such as changing tenants and ad-hoc works required to maintain the building, the budget was not required in 2025-26 and has been reprofiled to future years.

Historic England declined an application by the tenant of St Nicholas Priory for the funding of required roof repairs. A report to Council on 7 April 2026 requested an additional £75k budget in addition to the £88k already approved, this was agreed so works can now commence in 2026/27.

Scheme	Budget to be Deferred £
Customer Contact Platform	44,835
EUC model equipment (replacement laptops)	154,217
Software/system Upgrades	64,104
SharePoint- wider rollout	58,286
Azure Migration Prof Services	53,900

Officer Responsible: Head of Service, Digital and Data

Each of the projects listed are identified in the Strata Business Plan and will each be delivering digital transformation in the council.

The reason for the proposed rollover is that each of the projects is still required with large elements delivered but delivery will continue during 2026/27.

Customer Contact Platform is on-going with phase one delivered in July 2025 with a second phase due to be completed by December 2026.

EUC model equipment (replacement laptops) is a rolling project to replace laptops as they become obsolete.

Software/system upgrade projects will continue into 2026/27.

SharePoint wider rollout is on-going and is due to be completed by December 2026.

Azure Migration Prof Services implementation will aim to be completed by October 2026.	
Scheme	Budget to be Deferred £
Riverside Decarbonisation Project – Grant	3,204,000
Riverside Decarbonisation Project – ECC contribution	973,094
<p>Officer Responsible: City Centre and Net Zero</p> <p>The profile of the grant award for the Riverside & RAMM decarbonisation project has been confirmed and the budget allocated accordingly with a required completion date by 31 March 2028.</p>	
Scheme	Budget to be Deferred £
Leisure Equipment Replacement Programme	428,747
<p>Officer Responsible: Leisure – General Manager</p> <p>The leisure equipment replacement programme was under-utilised this financial year, however the full budget will be required in 2026/27 to replace equipment on a rolling basis.</p>	
Scheme	Budget to be Deferred £
Wonford Community Wellbeing Hub	(63,780)
<p>Officer Responsible: Place Partnership Manager (Sport England)</p> <p>Costs have been incurred on Wonford Community Wellbeing Hub RIBA stage 3 and stage 4 (planning and design) in 2025/26 so budget from 2026/27 has been brought forward to cover.</p>	

10.7. FURTHER FUNDING REQUESTS

BLRF Grant – Harlequins shopping centre – £1,176,970

Additional capital budget requested to reflect that Brownfield Land Release Funding (BLRF) has been secured to enable the Harlequins redevelopment. Contracts have been drafted (in the form of an Agreement for Lease and Headlease) to draw down the BLRF grant funding totalling £1.177 million in stages to demolish the main shopping centre. It is hoped that works will commence in June 2026 and complete in February 2027. Upon completion of the main demolition works a new 250-year headlease will be granted. In addition, a temporary car park would be laid out across part of the site for public use for a minimum term of 6 months.

Matford Centre Solar PV - £207,000

Additional budget requested in addition to £175,000 already approved on 9 December to bring the total budget to £382,000. The project to restore full performance of the solar PV system at the Exeter Livestock Centre and to enhance

rooftop safety for ongoing maintenance activities has now been fully costed and is ready to go out to tender, if approved. Full project cost has been determined as £348,172 plus advisory contingency of £34,000.

Disabled Facilities Grant – £663,390

Additional grant funding of £663k has been allocated. Additional capital budget requested to reflect grant monies received to ensure these funds can be spent on disabled facilities.

Historic Guildhall new boiler - £36,600

Additional budget requested for replacement boiler at The Historic Guildhall. The current boiler is not working and is beyond economic repair.

Market Street Car Park - £100,000

Market Street Car Park was operated under lease from the Council by NCP. Earlier this year NCP went into administration and closed the car park, subsequently surrendering the lease. It is proposed that ECC operate the car park directly, in light of the impending closure of Mary Arches car park. However a small budget is required to bring the car park up to the Council's own compliance and Health & Safety standards. Unless detailed assessments find significant issues, it is anticipated the works can be completed for under £100,000. That detailed assessment work will not be undertaken until after the publication of this report and any additional request will be made in July.

10.8. CAPITAL PROGRAMME 2026/27 (Appendix 2)

The Strategic Asset Management Board have undertaken a significant review of the capital programme following another year of low expenditure against budget. A series of projects have been reprofiled, or removed where there is no feasible project to be delivered. If the project becomes viable in the future, a further report will come to Council for consideration. The review has also identified further schemes that are reliant on third parties and other external factors for delivery. These have been separated out to enable Council to identify schemes that they can expect to see delivered in year and also projects that are approved but rely on other factors for deliver. The proposed capital programme that Council can expect to see delivered in 2026/27 is £36,415,615. Additionally there is a further £4,295,329 approved, that relies on external factors for delivery. The total programme for delivery is £40,710,944.

11. How does the decision contribute to the Council's Corporate Plan?

- 11.1.** The Capital Programme contributes to all the key purposes, as set out in the Corporate Plan.

12. What risks are there and how can they be reduced?

- 12.1.** Areas of budgetary risk are highlighted to committee as part of the quarterly budget monitoring updates.

13. Are there any other options?

There are no other options.

Strategic Director of Corporate Resources & s151 Officer, Dave Hodgson

Author: Kayleigh Searle

Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report: -

None

List of appendices:

Appendix 1: 2025/26 CAPITAL MONITORING - QUARTER 4

Appendix 2: BUDGETS CARRIED FORWARD TO 2026/27 AND BEYOND

Appendix 3: GENERAL FUND AVAILABLE RESOURCES

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2025/26 CAPITAL MONITORING - QUARTER 4

Service	Scheme	Total 2025/26 Capital Programme	2025/26 Spend to Quarter 4	2025/26 Budget to be Carried Forward to 2026/27 and Beyond	2025/26 Programme Variances (Under)/Over
		£	£	£	£
Chief Executive					
Executive Office	Pinhoe Community Hub	1,276,470	0	1,276,470	0
TOTAL		1,276,470	0	1,276,470	0
Operations					
Environment & Waste	Waste Infrastructure	376,340	30,845	345,495	0
	Improved recycling containers	11,670	14,002	0	2,332
	Depot Improvement Works	10,316,560	123,631	10,192,929	0
	Green Space Depot Site (Belle Isle) relocation	375,970	0	375,970	0
	Food Waste Collections	857,140	31,842	825,298	0
	Fleet Lease costs	1,251,280	639,898	611,382	0
	Noise Monitoring Equipment	4,290	0	4,290	0
Operations Service	Capitalised Staff Costs	211,193	0	0	(211,193)
	Bowling Green Marshes Coastal Defence Scheme	218,390	15,336	203,054	0
	Bank Repairs & Stabilisation to Watercourses	19,230	0	19,230	0
	Parks Anti-Intrusion Measures	50,706	34,149	16,557	0
	Cricklepit Bridge	91,970	0	84,000	(7,970)
	Trews Weir refurb	337,580	320,341	17,239	0
	District Street Lighting	746,140	21,817	378,183	(346,140)
	Exeter Quay Cellars cliff face	34,377	0	34,377	0
	Bromhams Farm Playing Fields	59,669	28,381	31,288	0
	Longbrook Street wall behind 30-38	5,000	0	5,000	0
	Farm Hill Retaining Walls (23 no.)	515,456	0	0	(515,456)
	Mallison Bridge	35,630	0	0	(35,630)
	Bonhay Rd/Andlaw House Footpath	104,815	0	104,815	0
	St James' Weir & Ducks Marsh Meadow banks	75,000	0	75,000	0
	Landfill Gas Extraction Systems	176,101	1,928	174,173	0
	Mincinglake Valley Park Reed Beds & Pipe Inlet	70,525	0	70,525	0
	Exeter Canal Bank Repairs	43,300	0	43,300	0
ECC Bridge Repair Programme	463,745	128,363	335,382	0	
Countess Wear Retaining Wall Rebuild	29,323	17,038	12,285	0	

Service	Scheme	Total 2025/26	2025/26 Spend to	2025/26 Budget to	2025/26
		Capital Programme	Quarter 4	be Carried Forward to 2026/27 and Beyond	Programme Variances (Under)/Over
		£	£	£	£
	Canal Basin Bridge Refurbishment	40,000	8,250	31,750	0
	Riverside Walls at Quay	50,000	0	50,000	0
	Parks Infrastructure	180,110	13,826	166,284	0
	Cemeteries & Churchyards Infrastructure Improvements	120,810	0	120,810	0
	Pinhoe Playing Field Upgrades	38,900	6,066	32,834	0
	Ash Die Back Tree Replacement	82,520	78,617	3,903	0
	Northbrook Wild Arboretum	221,560	38,969	116,623	(65,968)
	Heavitree Paddling Pools	100,010	0	100,010	0
	Play Areas	273,460	0	273,460	0
	Outdoor Leisure Facilities - Newcourt	125,312	0	125,312	0
	Spruce Close landscape buffer	16,848	0	16,848	0
	MARNIS Port assessment system	10,000	0	10,000	0
	Leisure Property Enhancements	2,027,010	69,531	1,957,479	0
	Leisure Complex - Build Project	650,000	227,511	422,489	0
	Leisure Complex - Fit Out	346,640	0	346,640	0
	Fire Risk Assessment Works	1,624,510	39,700	1,584,810	0
	Exmouth Buoy Store	212,720	0	212,720	0
	Guildhall MSCP	883,400	0	883,400	0
	John Lewis MSCP	357,760	0	357,760	0
	Princesshay 2 MSCP	424,400	0	424,400	0
	Leighton Terra & KW St MSCP	306,100	7,997	298,103	0
	Civic Centre Phase 3 Roof Rep	15,700	9,069	6,631	0
	City Wall	554,190	443,978	110,212	0
	Backlog Maintenance	471,850	289,958	181,892	0
	Cathedral Green Display Cases	35,000	3,440	31,560	0
	Topsham Museum	257,070	234,351	22,719	0
	Commercial Property Ancillary Accommodation flat roof recovering	46,720	1,874	44,846	0
	RAMM Roof Repair & Insulation	72,530	17,908	5,000	(49,622)
TOTAL		26,026,530	2,898,616	21,898,266	(1,229,648)

Service	Scheme	Total 2025/26	2025/26 Spend to	2025/26 Budget to	2025/26
		Capital Programme	Quarter 4	be Carried Forward to 2026/27 and Beyond	Programme Variances (Under)/Over
		£	£	£	£
Corporate Resources					
	Bus Station Construction	100,370	51,756	48,614	0
	Improved Car Park Security Measures at King William Street & Arena Park	19,670	0	19,670	0
	Wat Tyler House - resolving ongoing water ingress with new rainwater system	269,170	0	269,170	0
	Commercial Properties - capital improvements to enable ongoing income (compliance with EPC legislation)	120,000	0	120,000	0
Commercial Assets	BLRF - Exeter Canal Basin	589,400	0	0	(589,400)
	BLRF - Mary Arches Car Park	1,285,420	0	1,285,420	0
	BLRF - Belle Isle	661,870	0	0	(661,870)
	BLRF - Clifton Hill	201,930	0	201,930	0
	BLRF - Lower Wear Road	293,390	0	0	(293,390)
	Paris Street Car Park	75,000	0	0	(75,000)
	Matford Centre Solar PV	233,000	57,531	175,469	0
	Car Park pay equipment	210,000	207,261	2,739	0
	CCTV John Lewis Car Park	23,700	0	23,700	0
	Senate Court relocation	0	89,026	(89,026)	0
Democratic Services	RAMM Conference room	70,000	0	70,000	0
TOTAL		4,152,920	405,574	2,127,686	(1,619,660)
People & Communities					
	Customer Contact Platform	155,540	110,705	44,835	0
	Annual Contribution to Strata	53,910	53,904	0	(6)
	Financial Management	160,140	32,645	2,495	(125,000)
	AV Equipment - Hybrid Meeting Rooms	0	4,116	0	4,116
	Datacentre Relocation	35,940	0	0	(35,940)
	NCSC Zero Trust	53,910	0	0	(53,910)
	IT Replacement Programme	10,000	10,533	0	533
	Core telephony	16,850	3,899	0	(12,951)
	EUC model equipment (replacement laptops)	309,550	150,685	154,217	(4,649)
	Booking	17,970	0	0	(17,970)
	Chatbot	17,970	0	17,970	0
	Print & post review	7,190	0	7,190	0
	PSTN Replacement	27,770	8,014	19,756	0
	ECC Civic Centre HFX Door Access Replacement	35,100	13,102	0	(21,998)
Digital & Data	System Upgrade Cost 2012 Server replacement	3,380	1,129	2,251	0
	Microsoft Purview	9,000	0	9,000	0

Service	Scheme	Total 2025/26	2025/26 Spend to	2025/26 Budget to	2025/26
		Capital Programme	Quarter 4	be Carried Forward to 2026/27 and Beyond	Programme Variances (Under)/Over
		£	£	£	£
	Microsoft Power Apps	30,000	0	30,000	0
	Software/system Upgrades	101,050	35,234	64,104	(1,713)
	Sharegate	3,400	0	3,400	0
	SharePoint- wider rollout	89,840	31,554	58,286	0
	Health and Safety	26,950	21,425	5,525	0
	GIS Cloud migration	5,620	0	5,620	0
	EzyTreev	10,000	0	0	(10,000)
	Mobile Working Replacement	17,970	12,511	5,459	0
	iTrent on Prem to iTrent Hosted	35,940	37,653	0	1,713
	Azure Migration Prof Services	53,900	0	53,900	0
	Transformational Staffing Costs	79,060	78,964	96	0
	Telephony	29,770	3,278	0	(26,492)
	Dark Fibre Migration	15,000	1,946	13,054	0
	Civic Centre ICT fit-out	30,000	18,277	11,723	0
Housing	Disabled Facility Grants	1,216,990	1,124,208	92,782	
TOTAL		2,659,710	1,753,782	601,661	(304,267)
Place					
	CCTV improvements	7,980	0	7,980	0
	Shared Prosperity Fund	42,556	7	42,549	0
City Centre & Net Zero	Riverside Decarbonisation Project phase 4 - grant funded	4,395,290	350,000.00	3,204,000	(841,290)
	Riverside Decarbonisation Project - ECC contribution	990,020	16,926	973,094	0
	New Solar PV	0	588	(588)	0
Culture & Leisure	Leisure Equipment Replacement Programme	438,090	9,343	428,747	0
Place Partnership	Wonford Community Wellbeing Hub	0	63,780	(63,780)	0
TOTAL		5,873,936	440,644	4,592,002	(841,290)
SUB TOTAL PLANNED CAPITAL PROGRAMME		39,989,566	5,498,616	30,496,086	(3,994,865)
APPROVED COMMITTED SCHEMES WITH EXTERNAL FACTORS THAT IMPACT ON DELIVERY TIMESCALES					
Commercial Assets	Guildhall Shopping Centre Enhancements	10,866,630	0	10,866,630	0
	St Nicholas Priory Roof	88,120	0	88,120	0
TOTAL		10,954,750	0	10,954,750	0
GENERAL FUND SERVICES TOTAL		50,944,316	5,498,615.76	41,450,836	(3,994,865)

BUDGETS CARRIED FORWARD TO 2026/27 AND BEYOND

Service	Scheme	2026/27 Budget as per Budget Book/Council Approvals	Proposed Budget to be Carried Forward to 2026/27 and Beyond	Proposed Budget Reprofiled to Future Years	Total 2026/27 Capital Programme	2027/28 Budget as per Budget Book/Council Approvals
		£	£	£	£	£
Chief Executive						
Executive Office	Wonford Community Wellbeing Hub	6,000,000	(63,780)	(5,459,732)	476,488	5,459,732
	King George V	464,948			464,948	
TOTAL		6,464,948	(63,780)	(5,459,732)	941,436	5,459,732
Operations						
Environment & Waste	Waste Infrastructure		345,495		345,495	
	Depot Improvement Works	2,600,000	10,192,929		12,792,929	
	Green Space Depot Site (Belle Isle)		375,970		375,970	
	Food Waste Collections		825,298		825,298	
	Fleet Lease costs	2,329,910	611,382		2,941,292	2,066,520
	Noise Monitoring Equipment		4,290		4,290	
Operations Service	Capitalised Staff Costs	75,000	0		75,000	150,000
	Bowling Green Marshes Coastal Defence £	267,870	203,054	(270,924)	200,000	270,924
	Parks Anti-Intrusion Measures		16,557		16,557	
	Trews Weir refurb	5,877,782	17,239	(5,645,021)	250,000	5,645,021
	District Street Lighting	200,000	378,183	(378,183)	200,000	378,183
	Piazza Terracina	158,560	0		158,560	
	Farm Hill Retaining Walls (23 no.)	215,000	0		215,000	
	Bonhay Rd/Andlaw House Footpath		104,815		104,815	
	Landfill Gas Extraction Systems	80,000	174,173	(154,173)	100,000	154,173
	Mincinglake Valley Park Reed Beds & Pipe Inlet	100,000	70,525	(140,525)	30,000	140,525
	ECC Bridge Repair Programme	200,000	335,382	(185,382)	350,000	185,382
	Riverside Walls at Quay		50,000		50,000	
	Ash Die Back Tree Replacement	75,000	3,903		78,903	
	Northbrook Wild Arboretum		116,623		116,623	
	Heavitree Paddling Pools	426,680	100,010		526,690	
	Play Areas	166,900	273,460		440,360	
	MARNIS Port assessment system		10,000		10,000	
Leisure Property enhancements		1,957,479	(1,457,479)	500,000	1,457,479	
Leisure Complex - Fit Out		346,640	(346,640)	0	346,640	

Service	Scheme	2026/27 Budget as per Budget Book/Council Approvals	Proposed Budget to be Carried Forward to 2026/27 and Beyond	Proposed Budget Reprofiled to Future Years	Total 2026/27 Capital Programme	2027/28 Budget as per Budget Book/Council Approvals
		£	£	£	£	£
Asset Maintenance	Fire Risk Assessment Works		1,584,810		1,584,810	
	Exmouth Buoy Store		212,720		212,720	
	Guildhall MSCP		883,400		883,400	
	John Lewis MSCP		357,760		357,760	
	Princesshay 2 MSCP		424,400		424,400	
	Leighton Terra & KW St MSCP		298,103		298,103	
	Civic Centre Phase 3 Roof Rep		6,631		6,631	
	City Wall		110,212		110,212	
	Backlog Maintenance		181,892		181,892	
	Cathedral Green Display Cases		31,560		31,560	
	Topsham Museum		22,719		22,719	
	Commercial Property Ancillary			44,846		44,846
	Accommodation flat roof recovering			5,000		5,000
TOTAL		12,772,702	20,677,459	(8,578,327)	24,871,834	10,794,847

Service	Scheme	2026/27 Budget as per Budget Book/Council Approvals £	Proposed Budget to be Carried Forward to 2026/27 and Beyond £	Proposed Budget Reprofiled to Future Years £	Total 2026/27 Capital Programme £	2027/28 Budget as per Budget Book/Council Approvals £
Corporate Resources						
	Improved Car Park Security Measures at King William Street & Arena Park		19,670		19,670	
Commercial Assets	Wat Tyler House - resolving ongoing water ingress with new rainwater system		269,170		269,170	
	Matford Centre Solar PV		175,469		175,469	
	Car Park pay equipment		2,739		2,739	
	CCTV John Lewis Car Park		23,700		23,700	
	Senate Court relocation	3,000,000	(89,026)		2,910,974	
Democratic Services	RAMM Conference room		70,000		70,000	
TOTAL		3,000,000	471,722	0	3,471,722	0

Service	Scheme	2026/27 Budget as	Proposed	Proposed Budget	Total 2026/27	2027/28 Budget as per
		per Budget	Budget to be	Reprofiled to	Capital Programme	Budget Book/Council
		Book/Council	Carried Forward	Future Years		Approvals
		Approvals	to 2026/27 and			Approvals
		£	Beyond	£	£	£
People & Communities						
	Customer Contact Platform		44,835		44,835	
	Annual Contribution to Strata	53,910	0		53,910	53,910
	Financial Management		2,495		2,495	
	IT Replacement Programme	10,000	0		10,000	10,000
	End User Computing replacement pro	150,000	154,217		304,217	150,000
	Chatbot		17,970		17,970	
	Print & post review		7,190		7,190	
	PSTN Replacement		19,756		19,756	
	System Upgrade Cost 2012 Server replacement		2,251		2,251	
	Microsoft Purview		9,000		9,000	
	Microsoft Power Apps		30,000		30,000	
	Software Upgrade		64,104		64,104	
	Sharagate		3,400		3,400	
	SharePoint- wider rollout		58,286		58,286	
	Health and Safety		5,525		5,525	
	GMS move to Cloud Version		5,620		5,620	
	Mobile Working Replacement		5,459		5,459	
	Azure Migration Prof Services		53,900		53,900	
	Transformational Staffing Costs		96		96	
	Dark Fibre Migration		13,054		13,054	
	Civic Centre ICT fit-out		11,723		11,723	
	Telephony - Phase 2	35,936	0		35,936	
	Purview	3,594	0		3,594	
	Corporate Asset Management System	150,000	0		150,000	
	Azure Virtual Desktop	25,155	0		25,155	
	System Upgrades	35,936	0		35,936	
	Civic Centre Closure	400,000	0		400,000	
	XLPrint - Cloud Migration	12,578	0		12,578	
	IKEN - Cloud Migration	28,749	0		28,749	
	SDWANT (Discovery)	26,952	0		26,952	
	AI Implementation plan	17,968	0		17,968	
	Digitalisation of paper records	53,000	0		53,000	
Digital & Data						

Service	Scheme	2026/27 Budget as per Budget Book/Council Approvals	Proposed Budget to be Carried Forward to 2026/27 and Beyond	Proposed Budget Reprofiled to Future Years	Total 2026/27 Capital Programme	2027/28 Budget as per Budget Book/Council Approvals
		£	£	£	£	£
	Exeter Tickets Website	12,500	0		12,500	
	One Housing Migration	100,000	0		100,000	
	Parks and Green spaces self-service	20,000	0		20,000	
	Exeter RIT	120,000	0		120,000	
	Waste Management self-service	30,000	0		30,000	
	Telephony routing	3,594	0		3,594	
	Strata staff cost Capitalisation	107,808	0		107,808	
Housing	Disabled Facility Grants	800,000	92,782		892,782	800,000
TOTAL		2,197,680	601,661	0	2,799,341	1,013,910
Place						
	CCTV improvements		7,980		7,980	
	Shared Prosperity Fund		42,549		42,549	
City Centre & Net Zero	Riverside & RAMM Decarbonisation Phase 4		3,204,000	(1,454,000)	1,750,000	1,454,000
	Riverside & RAMM Decarbonisation Projects		973,094		973,094	
	New Solar PV projects	1,029,500	(588)		1,028,912	
Operations Service	Leisure Equipment Replacement Programr	100,000	428,747		528,747	100,000
TOTAL		1,129,500	4,655,782	(1,454,000)	4,331,282	1,554,000
SUB TOTAL PLANNED CAPITAL PROGRAMME		25,564,830	26,342,844	-15,492,059	36,415,615	18,822,489
APPROVED COMMITTED SCHEMES WITH EXTERNAL FACTORS THAT IMPACT ON DELIVERY TIMESCALES						
Executive Office	Pinhoe Community Hub		1,276,470	(1,222,714)	53,756	1,222,714
	BLRF - Mary Arches Car Park		1,285,420		1,285,420	
	BLRF - Clifton Hill		201,930		201,930	
	Bus Station Construction		48,614		48,614	
	Leisure Complex - Build Project		422,489		422,489	
Commercial Assets	Commercial Properties - capital improvements to enable ongoing income (compliance with Energy Performance Certificate legislation)		120,000		120,000	
	Guildhall Shopping Centre Enhancements	0	10,866,630	(8,866,630)	2,000,000	8,866,630
	St Nicholas Priory Roof	75,000	88,120		163,120	
TOTAL		75,000	14,309,673	(10,089,344)	4,295,329	10,089,344
GENERAL FUND SERVICES TOTAL		25,639,830	40,652,517	(25,581,403)	40,710,944	28,911,833

GENERAL FUND AVAILABLE RESOURCES

GENERAL FUND	2025-26 £	2026-27 £	2027-28 £	FUTURE YEARS £	TOTAL £
CAPITAL RESOURCES AVAILABLE					
Capital Receipts Brought Forward	0				0
GF Capital Receipts	1,636,094	12,364,000	250,000	0	14,250,094
Revenue Contributions to Capital Outlay	92,466	3,263,940	0	0	3,356,406
Disabled Facility Grant	1,124,208	892,782	800,000	800,000	3,616,990
Community Infrastructure Levy	226,381	9,278,225	1,222,714	0	10,727,319
Other - Grants/External Funding/Reserves/S106	794,802	3,033,184	4,819,945	0	8,647,931
Total Resources Available	3,873,950	28,832,130	7,092,659	800,000	40,598,740
GENERAL FUND CAPITAL PROGRAMME					
Capital Programme	50,944,316	25,639,830	3,330,430	1,263,910	81,178,486
Overspends/(Savings)	(3,994,865)				(3,994,865)
Slippage	(41,450,836)	15,071,114	25,581,403		(798,319)
Total General Fund	5,498,616	40,710,944	28,911,833	1,263,910	76,385,303

UNCOMMITTED CAPITAL RESOURCES:					
Capital Receipts Brought Forward	0	1,636,094	12,000,094	12,250,094	0
Resources in Year	3,873,950	28,832,130	7,092,659	800,000	40,598,740
Flexible use of Capital Receipts	0	(2,000,000)	0	0	(2,000,000)
Less Capital Receipts to carry forward	(1,636,094)	(12,000,094)	(12,250,094)	(12,250,094)	(12,250,094)
Less Spend in Year	(5,498,616)	(40,710,944)	(28,911,833)	(1,263,910)	(76,385,303)
Borrowing Requirement	3,260,760	24,242,814	22,069,174	463,910	50,036,657

REPORT TO COUNCIL

Date of Meeting: 16th June 2026

Report of: Strategic Director - Corporate Resources

Title: 2025/26 Housing Revenue Account Budget Monitoring Report – Outturn

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council

1. What is the report about?

To advise Members of any major differences, by management unit, between the approved budget and the outturn for the financial year up to 31 March 2026 in respect of the Housing Revenue Account and the Council's new build schemes.

An outturn update in respect of the HRA Capital Programme is also incorporated into this reported in order to help provide a comprehensive financial update in respect of the Housing Revenue Account.

2. Recommendations:

2.1. It is recommended that Council notes and approves (where applicable):

- The HRA financial position for 2025/26 financial year detailed in Appendix 1.
- Supplementary budget requests totalling £1,321,930 as set out in paragraph 10.5
- The revision of the HRA Capital Programme to reflect the reported variations detailed in Appendix 3.
- Further funding requests of £770k for Rennes demolition and £175k for Laings refurbishments as set out in paragraph 10.14.

3. Reasons for the recommendation:

3.1. To formally note the HRA's financial position and to approve the reported variations to the HRA Capital Programme.

The Housing Revenue Account is a statutory account and local housing authorities have a duty to keep a HRA in accordance with proper accounting practices and to review the account throughout the year. Members are presented with a quarterly financial update in respect of the HRA and this is the final update for 2025/26.

4. What are the resource implications including non-financial resources:

4.1. The financial resources required to deliver both housing services to Council tenants and to invest in new and existing housing stock during 2025/26 are set out in the body of this report.

The impact on the HRA's available financial resources are set out in Appendix 2.

5. Section 151 Officer comments:

5.1. The financial position of the HRA is stable. The supplementary budget requests in the main relate to timing issues with planned repairs and maintenance after the initiation of a new contract. Over the medium term the HRA has sufficient resources to manage known commitments. However, there is a need to ensure that any transitional costs relating to LGR, which will fall on the HRA are properly budgeted for and taken into account.

6. What are the legal aspects?

6.1. The statutory requirement for a Housing Revenue Account (HRA) is set out in Part VI of the Local Government and Housing Act 1989. Section 74 of the Act sets out the duty to keep a HRA as a ring-fenced fund and sets out the structure within which the HRA operates. Part VI of the Act sets out the detailed statutory provisions on the operation of the HRA, including credits to the account (income) and debits to the account (expenditure). Section 76 sets out the duty to prevent a debit balance on the HRA. The authority must implement proposals that will secure that the account for each financial year will not show a debit balance. Members will also note the provisions of Schedule 4 of the Act which sets out the requirements concerning 'The Keeping of the Housing Revenue Account'.

7. Monitoring Officer Comments:

7.1. Members will note the statutory requirements concerning the Housing Revenue Account as set out in the legal aspects at paragraph 6 of this report. The Monitoring Officer has no additional comments.

8. Equality Act 2010 (The Act)

8.1. In recommending this proposal no potential impact has been identified on people with protected characteristics as determined by the Act because there are no significant equality and diversity impacts associated with this decision.

9. Carbon Footprint (Environmental) Implications:

9.1 No direct carbon/environmental impacts arising from the recommendations.

10. Report Details:

HRA FINAL ACCOUNTS TO 31 MARCH 2026

10.1. **Background to the HRA**

The HRA records expenditure and income relating to council dwellings and the provision of services to tenants. Housing authorities have a statutory duty to maintain a HRA account, which is primarily a landlord account, in order to account to their tenants for income and expenditure on council housing separately from other functions and services of the Council. This includes tenancy management, repairs and maintenance, council house building and council house retrofits.

10.2. Transfer from the working balance

2025/26 Budget	£
MANAGEMENT	1,727,260
EDWARDS COURT	(158,960)
TENANCY SERVICES	1,921,450
RESIDENT INVOLVEMENT	323,640
SUNDRY LANDS MAINTENANCE	472,020
REPAIR & MAINTENANCE PROGRAMME	8,917,790
REVENUE CONTRIBUTION TO CAPITAL	1,000,000
CAPITAL CHARGES	3,724,680
HOUSING ASSETS	3,004,690
RENTS	(22,110,850)
INTEREST	1,739,350
Approved Budgeted transfer from the working balance	(561,070)
Supplementary budgets – Council approved 10th June 2025	(19,000)
Reduction in internal decorations revenue to fund increase in capital programme – Council approved 2 nd September	157,000
Revised Budgeted transfer from the working balance	(423,070)

The HRA had working balances of £4,905,388 as at 31 March 2025. This is higher than the £3.525 million contingency resolved to be retained. In 2025/26 there was a revenue contribution of £1 million to capital.

10.3. Revenue Monitoring

The 2025/26 financial year has ended with an overall net surplus of £2,792,627 which is an improvement of £3,215,697 compared with the budget. The reasons for this and the main deviations from budget for the financial year are set out below. Please also refer to Appendix 1.

Budget Heading	Forecast Variance at Q3 (Under) /Overspend	Actual Variance (Under) / Overspend
Resident Involvement	£0	(£57,461)
Officer Responsible: Interim Head of Housing		

<ul style="list-style-type: none"> There has been a £57k underspend, primarily due to savings on supplies and services. 		
Management	(£20,160)	(£133,732)
<p>Officer Responsible: Interim Head of Housing & Head of Asset Maintenance</p> <ul style="list-style-type: none"> General management overheads was £63k underspent. This includes £60k additional income including £45k grant to compensate for additional employer's National Insurance contributions. Staffing costs were £60k over budget including agency costs for support with ECC's assessment against the Social Housing Regulator consumer standards within the HRA. There were other net savings of £63k across premises and supplies and services. The corporate recharge was £14k higher than budgeted, partly due to increased bank charges. £86k underspend on Older Persons Accommodation due to savings on utilities which have been reflected in the budget for 26/27 and other supplies and services including alarm equipment. 		
Edwards Court	£0	(£208,277)
<p>Officer Responsible: Interim Head of Housing</p> <ul style="list-style-type: none"> Edwards Court is underspent due to high occupancy levels, and general savings on premises, supplies and services costs. 		
Tenancy Services	(£66,600)	(£235,321)
<p>Officer Responsible: Interim Head of Housing</p> <ul style="list-style-type: none"> There is a £34k saving in RTB sales administration as additional fees have been charged in year. The Lettings & Home Ownership team has saved £39k due to reduced staffing costs and tenants removal and legal costs being lower than budgeted. Similarly, there is a net underspend of £164k within Tenancy Services due to vacancies and reduced premises costs. The Income Recovery team had a small £2k overspend as vacancies were offset by a pension strain payment. 		
Rents	£0	(£1,119,754)
<p>Officer Responsible: Interim Head of Housing</p> <ul style="list-style-type: none"> Dwelling rents are higher than budgeted in spite of the high number of right to buy sales due to new properties being completed, further reductions in void levels and good rent recovery rates. 		
Sundry Land Maintenance	£0	(£41,719)
<p>Officer Responsible: Head of Asset Maintenance</p> <ul style="list-style-type: none"> There has been an underspend on estate maintenance with reduced demand for work on shrubs and trees within the HRA estate. 		

Repairs and Maintenance Programme	(£50,500)	(£1,113,928)
<p>Officer Responsible: Head of Asset Maintenance</p> <ul style="list-style-type: none"> • Overall the repairs and maintenance budget is underspent by over £1m, however the majority of this is required to be carried forward to 2026/27. • The voids budget overspent by £147k due to some high value properties late in the year, but this has been almost offset by £138k savings on the general maintenance budget. • Due to delays in the procurement of the Planned Works contract and inclement weather over the winter months there have been underspends of £125k on re-pointing, £56k on planned asbestos surveys and removal budgets, and £559k on the low maintenance and painting flats budgets. It is requested that each of these underspends be carried forward and added to the 2026/27 budget. • Compliance asbestos surveys and removal costs have underspent by £183k, and it is requested that £125k is carried forward to complete six substantial removal projects in 26/27 which the team have not had capacity to progress. • Service contracts have underspend by £199k on gas and central heating maintenance, door entry servicing, legionella testing, sprinkler servicing, mechanical heating maintenance, and radon testing. It is requested that £21k is required for 2026/27 for mechanical heating maintenance, £5k for working at height testing, and £18k for additional domestic electrical testing. 		
Capital Charges	£29,928	£29,928
<p>Officer Responsible: Head of Asset Maintenance</p> <ul style="list-style-type: none"> • Capital charges are £30k higher than budgeted. Depreciation is a real cost to the HRA as it represents the amount of money which needs to be set aside in the Major Repairs Reserve to provide for future capital works or to repay debt. A higher depreciation charge results in a revenue overspend in the year, but more funding available for future capital spend. 		
Housing Assets	£35,000	(£133,124)
<p>Officer Responsible: Head of Asset Maintenance</p> <ul style="list-style-type: none"> • The Social Housing Delivery, Planned Works and Reactive Repairs teams have overspent by a total of £267k due to agency costs for vacant posts and additional support with stock condition surveys, and consultancy support for the Social Housing Decarbonisation Fund claims. This has been offset by a £400k underspend in the Health & Safety compliance team as a result of vacant posts and members of the team spending a proportion of their time supporting the general fund. 		
Interest	£0	(£202,309)
<p>Officer Responsible: Interim Head of Housing & Head of Asset Maintenance</p> <ul style="list-style-type: none"> • Reduced rates of interest on investment of balances has resulted in investment interest being £119k lower than anticipated. • The budget for interest payable included an additional £6,278k of borrowing during the year, however due to elevated interest rates this has been funded internally to 		

date resulting in a saving of £321k in interest and repayment costs. This borrowing is still factored into the medium-term financial plan.		
Total budget (underspend)/overspend	(£72,330)	£3,215,697
2025/26 HRA Deficit / (Surplus)	£350,740	£2,792,627

10.4. Impact on HRA Working Balance

The HRA Working Balance represents amounts set aside to help facilitate service improvements, repay debt or to provide investment in the stock in future financial years. The forecast balance, as at 31 March 2026, is set out below:

Movement	2025/26
Opening HRA Working Balance, as at 1 April 2025	£4,905,388
Forecast transfer (from) / to the working balance for 2025/26	£2,792,627
Balance resolved to be retained (HRA contingency)	(£3,525,000)
Forecast Balance Available, as at 31 March 2026	£4,173,015

The transfer to the working balance anticipated for 2025/26 brings the HRA working balance as at 31 March 2026 well in excess of the balance resolved to be retained of £3.525 million.

10.5 Supplementary Budgets

The following are requests for underspends to be carried forward to 2026/27;

- £13,000 for Edwards Court Building Management System
- £124,930 for re-pointing works
- £56,370 for Planned asbestos surveys and removal works
- £125,000 for Compliance asbestos removal projects
- £21,000 mechanical heating maintenance
- £5,000 working at height testing
- £18,000 domestic electrical testing
- £558,630 low maintenance and painting flats.

Additional budgets are also requested to be funded from HRA working balances;

- There is an underlying shortfall of £20,00 each year for domestic electrical testing. This will be met in 26/27 from the supplementary budget request above, however, is also required for 2027/28 to 2029/30 totalling £60k.
- Similarly a further £20,000 for mechanical heating maintenance is required annually for the remainder of the medium-term financial plan totalling £60k.
- There is currently no budget for the servicing and maintenance of solar panels, however this is required to maintain their effective operation. It is estimated that this will cost £70k each year between 2026/27 and 2029/30.

10.6 Major Repairs Reserve

Councils are expected to set aside some of their income each year into the Major Repairs Reserve, in order to ensure appropriate provision is made towards financing future capital works or to repay debt. The balance held in the reserve at the end of the financial year is set out below:

Movement	2025/26
Opening Major Repairs Reserve, as at 1 April 2025	£4,999,469
Revenue monies set aside during 2025/26	£3,754,610
Amount used to finance capital expenditure during 2025/26	(£4,163,096)
Balance as at 31 March 2026	£4,590,983

10.7 HRA Available Resources over the Medium Term

The forecast HRA available resources for delivering both housing services and capital investment are set out in Appendix 3 for the period to 2029/30.

The total available resources is made up of several reserve balances; the HRA working balance, the Useable Capital Receipts reserve and the Major Repairs Reserve.

The HRA working balance is the movement on revenue budgets, contributions can be made from this reserve towards financing capital budgets in the form of 'Revenue Contributions to Capital'. The useable capital receipts reserve is made up of both the Right-to-Buy (RTB) receipts reserve and the Non-RTB receipts reserve; these reserves are available to finance capital spend, some restrictions apply. The Major Repairs Reserve is increased each year by the HRA depreciation charge to revenue, this reserve is then available to spend on the HRA capital programme.

The total forecast HRA available resources is impacted by variances in both revenue budgets detailed in section 10.3 above and variances in capital budgets detailed in section 10.9 below.

The forecast total available resources over the Medium-Term Financial Plan (MTFP) has increased by £1,736,701 since last reported at Quarter 3. This is due to additional Right to Buy receipts and a revenue surplus.

Total available reserves over the MTFP are now expected to be £7,629,521 after deducting the £3,525,000 balance resolved to be retained (HRA contingency).

10.8 HRA Debt

In October 2018 the Government formally removed the HRA debt cap, which restricted the amount of borrowing stock-holding local authorities could have for the purposes of the

HRA. The lifting of the ‘debt cap’ means that local authorities are now able to borrow for housebuilding in accordance with the Prudential Code.

Executive on 8 October 2019 approved the first Council House Building Programme to deliver 100 new homes into the HRA at a cost of £18 million. On 5 April 2020, the Council took out a loan of £15.36 million from the Public Works Loan Board to support this programme, with the balance to be funded by capital receipts.

As at 31 March 2024, the HRA’s borrowing stood at £73.242 million. The total of the £15.360 million new loan and the former ‘debt cap’ level of £57.882 million.

The HRA currently has approval to borrow a further £7.7 million, this has been deferred whilst borrowing rates remain elevated but will likely be required in the next 12 to 24 months. Please note that this does not include borrowing for Vaughan Road Phase B as although this scheme is approved the financing has not yet been finalised.

10.9 HRA Capital Programme

The 2025/26 HRA Capital Programme was approved by Council on 20th February 2025. Since that meeting the following changes have been made that have increased the 2025/26 programme.

Description	2025/26	Approval / Funding
HRA Capital Programme	£16,344,475	
Budgets carried forward from 2024/25 HRA Capital Programme	£1,802,599	Council – 10 th June 2025
Additional approvals 2024/25 outturn	£3,520,792	Council – 10 th June 2025
Additional approvals Q1	£687,000	Council – 2 nd September 2025
Q2 changes	(2,937,000)	Council – 9 th December 2025
Q3 changes	(2,922,792)	Council – 3 rd March 2026
Revised HRA Capital Programme	£16,495,074	

10.10 Performance

HRA Capital expenditure in the year amounted to £9,021,699 which equates to 55% of the revised approved capital programme (as set out above). The nature of capital investment in the financial year comprised:

HRA Capital Expenditure	£
Capital investment in existing stock	5,517,320

Capital investment in the provision of new council homes	3,504,379
Total HRA Capital Expenditure	9,021,699

A detailed list of HRA capital budgets and actual expenditure is set out in Appendix 3.

It is proposed to carry forward £6,710,214 budget into future years, and £763,161 less has been spent in year than was projected at Quarter 3.

10.11 HRA Capital Financing

The total HRA capital expenditure for 2025/26 will be financed as follows:

HRA Capital Finance	£
Major Repairs Reserve	4,163,096
Revenue Contribution to Capital	1,000,000
Capital Receipts	3,377,167
Commuted sums (S106)	6,946
Borrowing	0
Grants	474,490
Total HRA Capital Financing	9,021,699

The impact on the capital resources available to the HRA over the next 4 years is set out in Appendix 2.

10.12 Capital Budget Variances

The details of key (greater than +/- £50k) variances from budget are set out below.

Scheme	Overspend / (Underspend)
Adaptations	£66,646
Bathrooms	£51,431
Officer Responsible: Response & Voids Lead	
<ul style="list-style-type: none"> Demand for the adaptations and bathrooms budgets have been higher than projected, although these were partly offset by an underspend on kitchen replacements. 	
Common Area Footpath & Wall Improvements	(£97,000)

Fire Risk Assessment Works	(£283,191)
Replacement Fire Alarms	(£54,223)
Officer Responsible: Asset Compliance Lead	
<ul style="list-style-type: none"> The planned common area project for 25/26 has not been required in year, there is a backlog of work that will be caught up in future years and the programme of improvements will be re-profiled. £600,000 of the total underspend on Fire Risk Assessment works will be required, but it is felt that this will give sufficient budget in future years to complete the necessary works resulting in an in-year underspend. £55k of the underspend on Fire Alarm replacements is required in 2026/27, however the balance is not now required and represents an underspend in year. 	
Local Authority Housing Fund	(£99,353)
Officer Responsible: Interim Head of Housing	
<ul style="list-style-type: none"> There have been savings on LAHF Round 3 used to purchase two homes, which results in reduced s106 funds required. 	
Vaughan Road Phase A	(£306,692)
Officer Responsible: Asset Management Lead	
<ul style="list-style-type: none"> The full £530k additional funding included in the budget at Quarter 1 has not been required and only the retention payment remains to be paid in 2026/27. 	

10.13 Schemes to be deferred to 2025/26 and beyond

Schemes identified as being wholly or partly deferred to, or brought forward from, 2026/27 and beyond are:

Scheme	Budget deferred to future years
Communal Door Entry Systems	£500,000
Officer Responsible: Response & Voids Lead	
<ul style="list-style-type: none"> No works have been started on the programme of replacement door entry systems but an initial programme has been agreed and this will happen during 2026/27. 	
Balcony Walkway Improvements	£108,000
Communal Area Improvements – new flooring	£121,869
Retrofit programme	£638,875
Re-roofing Flats & Houses	£1,441,988
Porch Canopies	£46,755

Structural Repairs	£547,147
Window & Door Replacements	£926,809
Officer Responsible: Planned Works Lead	
<ul style="list-style-type: none"> The planned capital works programme was impacted due to the tendering process which overlapped the start of the new financial year and mobilisation of the new contractor took a little longer than anticipated. ECC have introduced more stringent processes and procedures relating to planned works and these all took time for the team and new contractor to get up to speed. There have also been access issues with surveying the properties upfront. For the first time we will be undertaking extensive improvement works to our non-traditional properties and working on the design elements to produce a solid case to the Planning Department. 90% of the schemes have now successfully been accepted to go forward under permitted development and are due to start in the very near future as surveys are already underway. 	
Boiler Replacement Programme and central heating	£50,000
Replacement Fire Alarms	£55,000
Fire Risk Assessment Works	£600,000
Fire Safety Storage Facilities	£22,511
Officer Responsible: Asset Compliance Lead	
<ul style="list-style-type: none"> The full boiler replacement and central heating budget was not used in the last financial year as the contractor was unable to complete the required number of installations. However, there are plans to carry out an enhanced programme of installations over the following months which will use this remaining budget. There was a lower-than-expected need for replacement fire alarms in 2025/26. However, further fire alarm installations are already in progress for this year so a carry forward of £55,000 is still needed. A number of Fire Risk Assessment works remained outstanding at the change of contractor and £600k of jobs have now been assigned to the new contractor. Due to staff pressures and workload, less Fire Safety storage works were completed than usual during 2025.26, however these works are still necessary. 	
LAINGS Refurbishments	£150,986
Rennes House demolition	£824,788
Social Housing Acquisitions – Open Market	£397,399
Bovemoors Lane	£13,325
Hamlin Gardens	£75,763
Vaughan Road Phase A	£189,000
Officer Responsible: Asset Management Lead	
<ul style="list-style-type: none"> The main expenditure for the Laings refurbishments is anticipated during 2026/27 and the 25/26 underspend will be required. In addition there is a 	

further funding request below seeking approval for additional funds to be allocated.

- The planned demolition of Rennes House has not taken place during 2025/26 due to disputes regarding the removal of equipment on the roof. This has resulted in significant costs during the year to keep the site secure as well as legal fees. Therefore this budget is also required to be carried forward to 2026/27. There is also a request for further funding set out below.
- There is approval for the purchase of a property to meet the needs of a family with significant requirements, and this is likely to be spent in 2026/27 and funded from s106 receipts.
- The balance of approval for Bovemoors Lane is needed for drainage works to be completed during 2026/27.
- The Hamlin Gardens contractor has been working through defects and there have been some delays in getting access to some of the flats. The retention payment is expected to be made during 2026/27.
- The retention payment for the contractor for the Vaughan Road Phase A is expected later in 2026/27.

10.14 Further funding requests

There are two requests for additional capital approval in 2026/27;

- **Laings refurbishments** – an additional £175k is requested to complete the Laings project during 2026/27 due to ongoing security and scaffolding costs that have been incurred for longer than originally planned.
- **Rennes demolition** – an additional £770k is required in addition to the original approval as the cost of asbestos removal is much higher than was included in the original tender. Furthermore significant costs have been incurred during 2025/26 for legal fees and security which were not anticipated.

10.15 Historic Council Own Build Final Accounts to 31 March 2026

The Council's Own Build (COB) properties at Rowan House and Knights Place form part of the overall Housing Revenue Account, but separate income and expenditure budgets are maintained in order to ensure that they are self-financing.

As the 21 units were built using Homes and Communities Agency funding in conjunction with borrowing (£998k), they are accounted for separately in order to ensure that they are self-financing. A separate COB working balance and Major Repairs Reserve are maintained until such time as a sufficient balance has been accumulated to repay the debt attributable to these properties, at which point the units can be accounted for with the wider HRA stock.

Key Variances from Budget

The 2025/26 year has ended with an overall net surplus of £22,295, which will be transferred to the COB working balance. This represents a change of £29,295, compared to the budgeted transfer from the working balance of £7,000.

The variance is largely due to lower than budgeted management and repairs costs, and higher interest receivable on balances. Please refer to Appendix 1 for more details.

11 How does the decision contribute to the Council's Corporate Plan?

11.1 The Housing Revenue Account contributes to the strategic priorities of Homes and People as set out in the Corporate Plan 2025-2028.

12 What risks are there and how can they be reduced?

12.1 For clarity, these are specific financial risks, alongside the risks captured in the corporate risk register.

It is not permissible for the HRA to go into an overall financial deficit position, it is therefore important to ensure that an adequate level of HRA balances is maintained as a contingency against risks. The HRA resolve to retain a working balance at no less than £3.525 million to mitigate against financial risks.

Areas of budgetary risk are highlighted to committee as part of the quarterly budget monitoring updates, please see Appendix 1.

13 Are there any other options?

None.

Strategic Director of Corporate Resources, David Hodgson

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Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:-

None

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APPENDIX 1

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YEAR END FORECAST							
Code	MANAGEMENT UNIT	APPROVED BUDGET	Q3 FORECAST OUTTURN	2025/26 OUTTURN	VARIANCE SINCE QUARTER 3	OVERALL VARIANCE TO BUDGET	VARIANCE TO BUDGET
		£	£	£	£	£	£
	PEOPLE & COMMUNITIES - HRA HOUSING						
85A12	RESIDENT INVOLVEMENT	271,790	271,790	214,329	(57,461)	(57,461)	-21%
85A1	MANAGEMENT	1,854,900	1,834,740	1,721,168	(113,572)	(133,732)	-7%
85A11	EDWARDS COURT	(158,960)	(158,960)	(367,237)	(208,277)	(208,277)	131%
85A2	TENANCY SERVICES	1,921,450	1,854,850	1,686,129	(168,721)	(235,321)	-12%
85A8	RENTS	(22,110,850)	(22,110,850)	(23,230,604)	(1,119,754)	(1,119,754)	5%
	HRA ASSET MAINTENANCE						
85A3	SUNDRY LAND MAINTENANCE	472,020	472,020	430,301	(41,719)	(41,719)	-9%
85A4	REPAIRS & MAINTENANCE PROGRAMME	8,779,790	8,729,290	7,665,862	(1,063,428)	(1,113,928)	-13%
	GENERAL MAINTENANCE	3,580,230	3,580,230	3,441,915	(138,315)	(138,315)	-4%
	REPAIRS TO VOID PROPERTIES	1,822,180	1,822,180	1,969,665	147,485	147,485	8%
	SERVICE CONTRACTS	1,470,740	1,470,740	1,271,375	(199,365)	(199,365)	-14%
	OTHER	1,906,640	1,856,140	982,907	(873,233)	(923,733)	-48%
85A5	REVENUE CONTRIBUTION TO CAPITAL	1,000,000	1,000,000	1,000,000	0	0	0%
85A6	CAPITAL CHARGES	3,724,680	3,754,610	3,754,608	(2)	29,928	1%
85A7	HOUSING ASSETS	2,928,900	2,963,900	2,795,776	(168,124)	(133,124)	-5%
85B2	INTEREST	1,739,350	1,739,350	1,537,041	(202,309)	(202,309)	-12%
85B4	MOVEMENT TO/(FROM) WORKING BALANCE	(423,070)	(350,740)	2,792,627	3,143,367	3,215,697	-760%
	Net Expenditure	0	0	0	0	0	
	Working Balance 1 April 2025	4,905,388	31 March 2026	7,698,015			

Code		APPROVED BUDGET	Q3 FORECAST OUTTURN	2025/26 OUTTURN	VARIANCE SINCE QUARTER 3	OVERALL VARIANCE TO BUDGET	VARIANCE TO BUDGET
		£	£	£	£	£	£
H005	MANAGEMENT	86,920	86,920	82,156	(4,764)	(4,764)	-5%
H006	ROWAN HOUSE	(13,570)	(13,570)	(15,300)	(1,730)	(1,730)	13%
H007	KNIGHTS PLACE	(80,970)	(80,970)	(94,515)	(13,545)	(13,545)	17%
H008	INTEREST	(2,510)	(2,510)	(12,556)	(10,046)	(10,046)	400%
H009	CAPITAL CHARGES	17,130	17,920	17,920	0	790	5%
H010	MOVEMENT TO/(FROM) WORKING BALANCE	(7,000)	(7,790)	22,295	30,085	29,295	-419%
	Net Expenditure	0	0	0	0	0	
	Working Balance 1 April 2025	339,044	31 March 2026	361,339			

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HRA AVAILABLE RESOURCES - 2025/26

HOUSING REVENUE ACCOUNT	2025-26 £	2026-27 £	2027-28 £	2028-29 £	2029-30 £	TOTAL £
CAPITAL RESOURCES AVAILABLE						
Usable Receipts Brought Forward						5,221,900
Major Repairs Reserve Brought Forward						4,999,469
Other HRA Sales	1,201,500	912,000				2,113,500
RTB sales	4,843,386					4,843,386
Major Repairs Reserve	3,754,610	3,894,340	4,052,900	4,151,040	4,390,480	20,243,370
Revenue Contributions to Capital	1,000,000	1,000,000	2,000,000	2,000,000	2,000,000	8,000,000
Local Authority Housing Fund grant and s106	481,436	-	-			481,436
Grants and contributions		1,257,900				1,257,900
Borrowing		7,748,380				7,748,380
Total Resources available	11,280,932	14,812,620	6,052,900	6,151,040	6,390,480	54,909,341
CAPITAL PROGRAMME						
HRA Capital Programme	9,021,699	19,680,967	8,222,069	5,993,867	5,874,375	48,792,977
Further funding requests		945,000				945,000
Total Housing Revenue Account	9,021,699	20,625,967	8,222,069	5,993,867	5,874,375	49,737,977

UNCOMMITTED CAPITAL RESOURCES:						
Usable Receipts Brought Forward	5,221,900	7,889,619	4,091,807	4,091,807	4,091,807	5,221,900
Major Repairs Reserve Brought Forward	4,999,469	4,590,984	2,575,448	406,279	563,452	4,999,469
Resources in Year	11,280,932	14,812,620	6,052,900	6,151,040	6,390,480	44,687,972
Less Estimated Spend	(9,021,699)	(20,625,967)	(8,222,069)	(5,993,867)	(5,874,375)	(49,737,977)
Uncommitted Capital Resources	12,480,602	6,667,256	4,498,086	4,655,259	5,171,364	5,171,364

WORKING BALANCE RESOURCES:						
Balance Brought Forward	4,905,388	7,698,015	6,802,145	6,322,496	6,056,376	4,905,388
HRA Balance Transfer - to/(from) Working Balance	(350,740)	96,060	(369,649)	(156,120)	36,781	(743,668)
Under/(over)spend 2025-26	3,143,367					3,143,367
Supplementary budget requests		(991,930)	(110,000)	(110,000)	(110,000)	-1,321,930
Balance Carried Forward	7,698,015	6,802,145	6,322,496	6,056,376	5,983,157	5,983,157
Balance Resolved to be Retained	(3,525,000)	(3,525,000)	(3,525,000)	(3,525,000)	(3,525,000)	(3,525,000)
Uncommitted HRA Working Balance (after balance resolved to be retained of £3.525m)	4,173,015	3,277,145	2,797,496	2,531,376	2,458,157	2,458,157

TOTAL AVAILABLE CAPITAL RESOURCES (after balance resolved to be retained of £3.525m)	16,653,617	9,944,401	7,295,582	7,186,635	7,629,521	7,629,521
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CAPITAL MONITORING - OUTTURN

	2025-26 Capital Programme	2025-26 Spend	2025-26 Budget to be Carried Forward to Future Years	TO 2026-27	TO 2027-28	TO 2028-29	2025-26 Programme Variances Under ()
	£	£	£	£	£	£	£
HRA CAPITAL							
Adaptations	360,000	426,646					66,646
Communal Door Entry Systems	500,000	0	(500,000)	500,000			-
FRA Door Entry Instals	150,000	156,344					6,344
Balcony Walkway Improvements	108,000	0	(108,000)	108,000			-
Bathroom Replacements (inc. Communal)	600,000	651,431					51,431
Boiler Replacement Programme & Central Heating	455,875	379,420	(50,000)	50,000		-	26,455
Common Area Footpath & Wall Improvements	97,000	0				-	97,000
Communal Area Improvements - New Flooring	162,614	40,745	(121,869)	121,869			-
Electrical Central Heating	10,000	11,205					1,205
Replacement of Fire alarms	172,500	63,277	(55,000)	55,000		-	54,223
Electrical Rewires - Communal & domestic	626,126	641,181					15,055
SHF Wave 3	946,478	307,603	(638,875)	638,875			-
Fire Risk Assessment Works	1,498,000	614,810	(600,000)	600,000		-	283,191
Fire Safety Storage Facilities	109,462	86,951	(22,511)	22,511			-
Kitchen Replacements (inc. Communal)	931,000	892,991				-	38,009
LAINGS Refurbishments	350,000	199,014	(150,986)	150,986			-
Lift Upgrades	31,000	35,087					4,087
Reroofing - Flats and Houses	1,600,250	158,262	(1,441,988)	1,441,988			-
Porch Canopies	59,200	12,445	(46,755)	46,755			-
Rennes House	1,007,498	182,710	(824,788)	824,788			-
Structural Repairs	609,160	62,013	(547,147)	547,147			-
Window & Door Replacements	1,400,000	473,191	(926,809)	926,809			-
Plastering	125,000	121,994				-	3,006
HOUSING REVENUE ACCOUNT TOTAL	11,909,163	5,517,320	(6,034,728)	6,034,728	0	0	(357,115)
COUNCIL OWN BUILD CAPITAL							
Social Housing Acquisitions - Open Market	800,000	402,601	(397,399)	397,399			-
Local Authority Housing Fund	580,789	481,436				-	99,353
Council House Building Programme - Bovemoors Lane	14,605	1,280	(13,325)	13,325			-
Council House Building Programme - Hamlin Gardens	78,000	2,238	(75,763)	75,763			-
Council House Building Programme - Vaughan Road Phase A	3,112,517	2,616,825	(189,000)	189,000		-	306,692
COUNCIL OWN BUILD TOTAL	4,585,911	3,504,379	(675,487)	675,487	0	0	(406,045)
OVERALL HOUSING REVENUE ACCOUNT TOTAL	16,495,074	9,021,699	(6,710,214)	6,710,214	0	0	(763,161)

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REPORT TO COUNCIL

Date of Meeting: 16th June 2026

Report of: Strategic Director – Corporate Resources & s151 Officer

Title: Treasury Management 2025/26

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council

1. What is the report about?

- 1.1 To report on the Treasury Management performance for the 2025/26 financial year and the position regarding investments and borrowings at 31 March 2026. The report is a statutory requirement and is for information only with no key decisions required.

2. Recommendations:

- 2.1 That Members of the Council receive the Treasury Management report in respect of the 2025/26 financial year.

3. Reasons for the recommendation:

- 3.1 It is a statutory requirement for the Council to publish regular reports on Treasury Management to Council. This includes an annual Treasury Management Strategy, a half yearly report and a year-end report as a minimum.

4. What are the resource implications including non-financial resources:

- 4.1 The report is an update on the overall performance in respect of Treasury Management for the 2025/26 financial year. Therefore, there are no financial or non-financial resource implications.

5. Section 151 Officer comments:

- 5.1 As Bank rate has reduced over the year, the income received in respect of interest has reduced. The impact has impacted both the General Fund and HRA. Whilst Bank Rate has dropped, Local Government and PWLB rates remain high, making long term borrowing financially unviable.

6. What are the legal aspects?

- 6.1 The CIPFA (Chartered Institute of Public Finance and Accountancy) Treasury Management Code of Practice recommends that members be updated on treasury management activities regularly. This report, therefore, ensures this Council is implementing best practice in accordance with the Code. Adoption of the Code is required by regulations laid under the Local Government Act 2003.

Chapter 1 of the Act sets out capital finance and accounts requirements. Section 1 states that local authorities have the powers to borrow money for any purpose relevant to its functions under any enactment or for the purposes of the prudent management of its financial affairs. Sections 2 to 6 of the Act cover the duty to control borrowing and the duty to determine affordable borrowing limits. Section 12 covers the power to invest.

The Treasury Management Strategy is based on the requirements of MHCLG's Guidance on Local Government Investments and the CIPFA Treasury Management code.

This report confirms that the Section 151 Officer is satisfied that Council borrowing is affordable and in accordance with the provisions of the Local Government Act 2003, MHCLG's Guidance and CIPFA Code of Practice.

7. Monitoring Officer's comments:

- 7.1 This report is for Members' information. The Monitoring Officer has no additional comments.

8. Equality Act 2010 (The Act)

- 8.1 In recommending this proposal no potential impact has been identified on people with protected characteristics as determined by the Act because: because

The report is for information only

9. Carbon Footprint (Environmental) Implications:

- 9.1 No direct carbon/environmental impacts arising from the recommendations.

10. Report Details:

10.1 The Economy and Interest Rates

The Council has appointed MUFG Corporate Markets as its treasury advisors and part of their service is to assist the Authority to formulate a view on interest rates. The PWLB rate forecasts below are based on the Certainty Rate (the standard rate minus 20bps) which has been accessible to most authorities since 1 November 2012.

MUFG Corporate Markets' latest forecasts on 25 March 2026 were:

MUFG Corporate Markets Interest Rate View 25.03.26												
	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28	Jun-28	Sep-28	Dec-28	Mar-29
BANK RATE	3.75	3.75	3.75	3.75	3.75	3.50	3.50	3.25	3.25	3.25	3.25	3.25
3 month ave earnings	4.00	3.90	3.80	3.80	3.70	3.50	3.50	3.30	3.30	3.30	3.30	3.30
6 month ave earnings	4.20	4.10	4.00	3.90	3.90	3.70	3.70	3.50	3.50	3.50	3.50	3.50
12 month ave earnings	4.60	4.50	4.40	4.20	4.20	4.00	4.00	3.80	3.80	3.80	3.80	3.80
5 yr PWLB	5.00	5.00	4.90	4.80	4.60	4.40	4.20	4.20	4.10	4.10	4.10	4.10
10 yr PWLB	5.50	5.50	5.40	5.30	5.10	4.90	4.70	4.70	4.60	4.60	4.60	4.60
25 yr PWLB	6.00	6.00	5.90	5.80	5.60	5.40	5.20	5.20	5.20	5.20	5.10	5.10
50 yr PWLB	5.80	5.80	5.70	5.50	5.40	5.20	5.00	5.00	5.00	5.00	4.90	4.90

Interest rate forecasts initially suggested gradual reductions in short, medium and longer-term fixed borrowing rates during 2025/26. Bank Rate did reduce to 3.75% as anticipated, but the initial expectation of significant rate reductions across the whole curve did not transpire, primarily because inflation concerns were very elevated in March 2026.

PWLB rates are based on gilt (UK Government bonds) yields through HM Treasury determining a specified margin to add to gilt yields. The main influences on gilt yields are Bank Rate, inflation expectations and movements in US treasury yields.

Since early 2022, yields have risen dramatically in all the major developed economies, first as economies opened post-Covid, then because of the inflationary impact of the war in Ukraine. More recently, the Middle East conflict is likely to see inflation spike higher from late spring 2026 through to early 2027.

As with 2024/25, UK inflation has proved somewhat stubborn throughout 2025/26. Having started the financial year at 3.5% y/y (April), the CPI measure of inflation peaked at 3.8% from July to September, before dipping to 3% in January and February.

10.2 Treasury Management Strategy Statement

The Council approved the 2025/26 Treasury Management Strategy Statement (TMSS) at its meeting on 18 February 2025.

The Council's stated investment strategy was to continue to hold small surplus funds and to seek to utilise its Call Accounts, Money Market Funds, use the Government's Debt Management Office and use short-dated deposits which would be placed with Local Authorities, Banks or Building Societies in-line with the Council's counterparty list.

The Council's stated borrowing strategy was to defer borrowing until later years, where possible, and to reduce the size of the Council's investment balance instead, however some targeted long-term borrowing may be undertaken, where the costs will be offset against future income streams.

The Council is currently maintaining an under-borrowed position; so, the actual borrowings of the Council are below the Council's borrowing requirement, as it has taken advantage of internal borrowings. This means that the Council's borrowing need (the Capital Financing Requirement), has not been fully funded with loan debt as cash supporting the Council's reserves, balances and cash flow has been used as a temporary measure. This is illustrated by the Liability benchmark indicator per Appendix B.

During the year the £10m short-term loan from PWLB was refinanced for another 1 year to support working balances. This will need to be re-financed over a longer period when long-term borrowing rates have reduced.

10.3 Investments

Appendix A sets out the institutions that the Council can use for deposits, this is known as the Counterparty list.

The Council had access to four Money Market Funds during the period. The money market funds allow immediate access to our funds and spreads risk as it is pooled with investments by other organisations and invested across a wide range of financial institutions.

The Council can utilise the Government's Debt Management Office (DMO) account, this has not been utilised during the period.

The Council made investments in the CCLA's LAMIT Property Fund in 2016. It should be noted that investments in property funds are a long-term commitment which means that there can be fluctuations on the return from the investment.

The Council's investments held at 31 March 2026 were:

Money Market Funds

Amount	Investment	Interest rate*
£10,000,000	Federated Short-Term Sterling Prime Fund	4.11%
£0	CCLA - The Public Sector Deposit Fund	4.10%
£1,000,000	BlackRock Institutional Sterling Liquidity Fund	4.00%

£10,000,000	Aberdeen Standard Liquidity Fund	4.10%
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* Interest rate is variable (therefore rates quoted were the average as at 31 March 2026)

Fixed Term Deposits – Current

The Council had no Fixed Term Deposits as at 31 March 2026.

Property Funds

Amount	Investment	Dividend Yield Q4
£5,000,000	CCLA – LAMIT Property Fund	4.67%

10.4 Borrowings

The Council's long-term borrowing is currently £161.668m (£89.424m General Fund and £72.244m HRA). In addition, during 2025/26 £10m short-term loan from PWLB was refinanced for a further one year. Details of existing loans are set out below

The Council made a one-off payment on 28 March 2012, to buy itself out of the HRA subsidy system. The final settlement figure of £56.884m was confirmed in February 2012. The amount was borrowed from the Public Works Loans Board over a 50-year period and is repayable on maturity at the end of the loan term. The interest rate was 3.48% fixed for the term of the loan.

Existing loans

Due to the costs of borrowing no further long-term PWLB loans were taken out during the year, although £10m was borrowed for a further 1 year to support working balances.

The section 151 Officer confirms that all long-term borrowing has only been undertaken for a capital purpose and that Council borrowing is affordable and in accordance with the provisions of the Local Government Act 2003 the MHCLG's Guidance and CIPFA Code of Practice.

Principal Amount outstanding as at 31 March 2026	Lender	Interest rate	Loan type	Date of repayment
£56,884,000	PWLB (HRA)	3.48%	Maturity	28/03/2062
£1,706,798	PWLB	2.34%	Annuity	11/01/2044
£1,693,143	PWLB	2.08%	Annuity	04/04/2044
£3,823,138	PWLB	1.61%	Annuity	26/09/2049

£7,535,948	PWLB	1.71%	Annuity	26/09/2054
£32,932,427	PWLB	1.80%	Annuity	26/09/2069
£15,360,000	PWLB (HRA)	1.31%	Maturity	14/04/2070
£41,732,722	PWLB	1.78%	Annuity	24/12/2071
£10,000,000	PWLB	4.87%	Maturity	12/03/2026

Given the ongoing high costs of borrowing the capital programme is being funded by internal temporary borrowing. The liability benchmark treasury indicator at Appendix B compares the current Capital Financing Requirement with existing debt.

The ongoing borrowing requirement will be monitored and a decision of whether to take further borrowing will be made considering need and current and forecast interest rates. If additional borrowing is required, advice will be sought from the Council's treasury management advisors to ensure that the most cost-effective form of borrowing can be secured.

10.5 Compliance with Treasury and Prudential Limits

During 2025/26 the Council has operated within the treasury and prudential indicators set out in the Council's Treasury Management Strategy Statement for 2025/26. No difficulties are envisaged for the current or future years in complying with these indicators.

All treasury management operations have also been conducted in full compliance with the Council's Treasury Management Practices. The approved limits within the Annual Investment Strategy set out in the TMSS were not breached during the year ended 31st March 2026.

To support the risk management of the capital financing requirement a graphical indication of the Council's borrowing liability and actual loans for the General Fund and HRA combined is shown on Appendix B.

10.6 Net Interest Position

The General Fund shows a slight adverse position against the estimate for net interest payable; the position is:

	2025/26 Budget £	Outturn £	Variation £
Interest paid	2,334,000	2,398,635	64,635
Interest earned			
Temporary investment interest	(1,400,000)	(1,243,208)	156,792
Other interest earned	(48,500)	(22,859)	25,641

Less			
Interest to HRA	788,000	691,039	(96,961)
Interest to deposits held	4,000	10,202	6,202
Interest to Trust Funds & Lord Mayor's Charity	22,500	26,943	4,443
GF interest (received) / paid out	(634,000)	(537,883)	96,117
Net Interest	1,700,000	1,860,752	160,752
CCLA – LAPF Dividend	(225,000)	(233,381)	(8,381)
Net Interest after dividends	1,475,000	1,627,371	152,371

Net interest after dividends for 2025/26 was £152k higher than budget. An expected overspend of £173k was reported in the Treasury Management half year update to Council at its meeting on 9th December 2025, so outturn was slightly better than anticipated at the half-year stage.

The key reasons for the variance to budget are as follows:

Interest payable was £65k higher than budgeted. The interest element of finance leases was £91k higher than budgeted, largely due to new fleet leases during the year. This was offset by lower-than-expected interest on PWLB loans, largely due to £10m short-term rolled-over loan that was taken out at marginally lower interest rate than expected.

Interest rates on temporary investments and money market funds started falling during the year. This resulted in a net £96k lower-than-expected interest received after paying over interest relating to the HRA and other funds held.

The CCLA Property Fund yielded £8k higher than budgeted dividends.

The Housing Revenue Account (HRA) earned £691k interest on its balances compared with the budget of £788k. This is calculated on the following:

- HRA working balance
- The balance of funds in the Major Repairs Reserve and Useable Capital Receipts

The Council borrowed £56,884k to buy itself out of the HRA subsidy scheme since the borrowing cap was lifted in October 2018, and the HRA has since borrowed a further £15,360k towards new Council housing development projects.

The HRA has approval to borrow a further £7.7m however due to currently high interest rates no external borrowing has been undertaken during 2025/26 and the borrowing has been delayed to future years, so HRA interest payable was £321k lower than the £2,502k originally budgeted for 25/26. £9k has been charged on the borrowing used to fund the Council's Own Build properties which was included in the budget.

10.7 Repayment of Debt (MRP) Position

For enquiries please contact: democratic.services@exeter.gov.uk

Repayment of Debt	Estimate 2025/26 £	Outturn £	Variation £
Minimum Revenue Provision	2,702,000	2,671,826	(30,174)
Voluntary Revenue Provision	-	-	-
TOTAL	2,702,000	2,671,826	(30,174)

The MRP for the year was largely in line with budget.

10.8 Future Position

The approved capital programme for 2026/27 includes a borrowing requirement of £32.774m (£25.026m General Fund and £7.748m HRA). The decision of whether to take external long-term borrowing will be made considering current and forecast interest rates and the decision is delegated to the Section 151 Officer and Leader of the Council.

The short-term cash surplus will be invested in line with the Council's Treasury Management Strategy and will ensure that funds are available to meet demands, whilst also maximising returns.

The Council's Money Market Funds, which are AAA, rated, currently offer rates between 4.00% to 4.11%, the rates are liable to fluctuation in the year. The short-term investments that are made through the money market funds ensure cash can be accessed immediately. This has an impact on returns but ensures the liquidity of funds.

The Council will also lend, when possible, to institutions on the Council's counterparty list which includes other Local Authorities, UK and Foreign owned banks, building societies and the Debt Management Office. The Council will also consider its Treasury Management – Environmental, Social and Governance policy when making investment decisions. Due to reduced cash balances the Council currently has no short-term deposits.

Officers will continue to liaise to treasury advisors in respect of new investment opportunities. Any decisions taken will comply with the code of practice that requires the council to invest its funds prudently, and to have regard to the security and liquidity of its investments before seeking the highest rate of return, or yield. In addition to these 3 core principles the Council will also consider Environmental, Social and Governance risks in accordance with the approved Environmental, Social and Governance Policy. If an amendment to the current treasury management strategy is required, a report will be presented to Council requesting the necessary amendments.

11. How does the decision contribute to the Council's Corporate Plan?

Treasury Management supports the Council in generating additional funds for investing in Services, whilst minimising the amount of interest paid on borrowings. It does not in itself contribute to the Council's Corporate Plan.

12. What risks are there and how can they be reduced?

The Council uses Treasury Management advisors who continually provide updates on the economic situation, interest rates and credit ratings of financial institutions. They also provide a counterparty list which details the financial institutions which meet the council's Treasury Management strategy.

The volatility of the world economy is being closely monitored, and daily updates are provided by our financial advisors and investment brokers.

13. Are there any other options?

No

Strategic Director Corporate Resources, David Hodgson

Author: Kayleigh Searle

Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:-

None

List of Appendices:

Appendix A – Counterparty list

Appendix B – Liability Benchmark

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List of Suggested Counterparties for Lending for Exeter City Council.

Any values highlighted in yellow have undergone a change in the past 14 days.

Counterparty	Fitch Ratings		Moody's Ratings		S&P Ratings		Band Name	CDS Price	CDS Status	Monetary Limit	Duration	Notes			
	Long Term	Short Term	Long Term	Short Term	Long Term	Short Term									
Australia	SB	AAA	SB	Aaa	SB	AAA		14.62							
Banks															
Australia and New Zealand Banking Group Ltd.	SB	AA-	F1+	SB	Aa2	P-1	SB	AA-	A-1+	Non UK	42.85	●	3 Million	9 Months	£3m Sovereign Limit
Commonwealth Bank of Australia	SB	AA	F1+	SB	Aa2	P-1	SB	AA-	A-1+	Non UK	43.83	●	3 Million	9 Months	£3m Sovereign Limit
National Australia Bank Ltd.	SB	AA-	F1+	SB	Aa2	P-1	SB	AA-	A-1+	Non UK	44.81	●	3 Million	9 Months	£3m Sovereign Limit
Westpac Banking Corp.	SB	AA-	F1+	SB	Aa2	P-1	SB	AA-	A-1+	Non UK	48.87	●	3 Million	9 Months	£3m Sovereign Limit
Canada	SB	AA+	SB	Aaa	SB	AAA		14.75							
Banks															
Bank of Montreal	SB	AA-	F1+	SB	Aa2	P-1	SB	A+	A-1	Non UK			3 Million	9 Months	£3m Sovereign Limit
Bank of Nova Scotia	SB	AA-	F1+	SB	Aa2	P-1	SB	A+	A-1	Non UK			3 Million	9 Months	£3m Sovereign Limit
Canadian Imperial Bank of Commerce	SB	AA-	F1+	SB	Aa2	P-1	SB	A+	A-1	Non UK			3 Million	9 Months	£3m Sovereign Limit
Royal Bank of Canada	SB	AA-	F1+	SB	Aa1	P-1	SB	AA-	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
Toronto-Dominion Bank	NO	AA-	F1+	SB	Aa1	P-1	SB	A+	A-1	Non UK			3 Million	9 Months	£3m Sovereign Limit
Germany	SB	AAA	SB	Aaa	SB	AAA		4.96							
Banks															
Bayerische Landesbank	SB	A+	F1+	SB	Aa2	P-1		NR	NR	Non UK			3 Million	9 Months	£3m Sovereign Limit
BSK 1818 AG				SB	Aa3	P-1				Non UK			3 Million	9 Months	£3m Sovereign Limit
Commerzbank AG		WD	WD	SB	Aa3	P-1	PO	A	A-1	Non UK	46.74	●	3 Million	9 Months	£3m Sovereign Limit
DZ BANK AG Deutsche Zentral-Genossenschaftsbank	SB	AA-	F1+	SB	Aa2	P-1	SB	A+	A-1	Non UK			3 Million	9 Months	£3m Sovereign Limit
Landesbank Baden-Wuerttemberg	SB	A+	F1+	SB	Aa2	P-1		NR	NR	Non UK			3 Million	9 Months	£3m Sovereign Limit
Landesbank Hessen-Thuringen Girozentrale	SB	A+	F1+	SB	Aa2	P-1		NR	NR	Non UK			3 Million	9 Months	£3m Sovereign Limit
Landwirtschaftliche Rentenbank	SB	AAA	F1+	SB	Aaa	P-1	SB	AAA	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
Norddeutsche Landesbank Girozentrale	SB	A+	F1+	SB	Aa2	P-1		NR	NR	Non UK			3 Million	9 Months	£3m Sovereign Limit
NRW.BANK	SB	AAA	F1+	SB	Aa1	P-1	SB	AA	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
Netherlands	SB	AAA	SB	Aaa	SB	AAA		5.47							

Counterparty	Fitch Ratings		Moody's Ratings		S&P Ratings		Band Name	CDS Price	CDS Status	Monetary Limit	Duration	Notes	
	Long Term	Short Term	Long Term	Short Term	Long Term	Short Term							
Banks	BNG Bank N.V.	SB AAA	F1+	SB Aaa	P-1	SB AAA	A-1+	Non UK		3 Million	9 Months	£3m Sovereign Limit	
	ING Bank N.V.	SB AA-	F1+	SB Aa3	P-1	SB A+	A-1	Non UK	26.56	●	3 Million	9 Months	£3m Sovereign Limit
	Nederlandse Waterschapsbank N.V.			SB Aaa	P-1	SB AAA	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
Norway		SB AAA		SB Aaa		SB AAA			5.47				
Banks	DNB Bank ASA			SB Aa1	P-1	SB AA-	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
Singapore		SB AAA		SB Aaa		SB AAA							
Banks	DBS Bank Ltd.	SB AA-	F1+	SB Aa1	P-1	SB AA-	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
	Oversea-Chinese Banking Corp. Ltd.	SB AA-	F1+	SB Aa1	P-1	SB AA-	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
	United Overseas Bank Ltd.	SB AA-	F1+	SB Aa1	P-1	SB AA-	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
Sweden		SB AAA		SB Aaa		SB AAA			5.47				
Banks	Skandinaviska Enskilda Banken AB	SB AA-	F1+	SB Aa1	P-1	SB AA-	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
	Svenska Handelsbanken AB	SB AA	F1+	SB Aa1	P-1	SB AA-	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
	Swedbank AB	SB AA-	F1+	SB Aa1	P-1	SB AA-	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
Switzerland		SB AAA		SB Aaa		SB AAA			7.91				
Banks	UBS AG	SB AA-	F1+	SB Aa2	P-1	SB A+	A-1	Non UK	46.39	●	3 Million	9 Months	£3m Sovereign Limit
United Kingdom		SB AA-		SB Aa3		SB AA			10.90				
AAA rated and Government backed securities	Debt Management Office							DMO				12 Months	(M)
Banks	Al Rayan Bank Plc			SB A2	P-1			UK High			4 Million	12 Months	
	Bank of Scotland PLC (RFB)	SB AA-	F1+	SB A1	P-1	SB A+	A-1	UK High	43.67	●	4 Million	12 Months	
	Barclays Bank PLC (NRFB)	SB A+	F1	SB A1	P-1	SB A+	A-1	UK Low	62.07	●	3 Million	6 Months	
	Barclays Bank UK PLC (RFB)	SB A+	F1	SB A1	P-1	SB A+	A-1	UK Low			3 Million	6 Months	
	Clydesdale Bank PLC	SB A	F1	WR WR	WR	SB A+	A-1	UK Low			3 Million	6 Months	
	Goldman Sachs International Bank	SB A+	F1	SB A1	P-1	SB A+	A-1	UK Low	56.11	●	3 Million	6 Months	
	Handelsbanken Plc	SB AA	F1+			SB AA-	A-1+	UK High			4 Million	12 Months	
	HSBC Bank PLC (NRFB)	SB AA-	F1+	SB A1	P-1	SB A+	A-1	UK High	36.05	●	4 Million	12 Months	
	HSBC UK Bank Plc (RFB)	SB AA-	F1+	SB Aa3	P-1	SB A+	A-1	UK High			4 Million	12 Months	

Counterparty	Fitch Ratings			Moody's Ratings			S&P Ratings			Band Name	CDS Price	CDS Status	Monetary Limit	Duration	Notes	
	Long Term	Short Term		Long Term	Short Term		Long Term	Short Term								
Banks	Lloyds Bank Corporate Markets Plc (NRFB)	SB	AA-	F1+	SB	A1	P-1	SB	A	A-1	UK High		4 Million	12 Months		
	Lloyds Bank Plc (RFB)	SB	AA-	F1+	SB	A1	P-1	SB	A+	A-1	UK High	42.83	●	4 Million	12 Months	
	National Bank Of Kuwait (International) PLC	SB	A+	F1				SB	A+	A-1	UK Low			3 Million	6 Months	
	National Westminster Bank PLC (RFB)	SB	AA-	F1+	SB	A1	P-1	SB	A+	A-1	UK High			4 Million	12 Months	
	NatWest Markets Plc (NRFB)	SB	AA-	F1+	SB	A1	P-1	SB	A	A-1	UK High	56.34	●	4 Million	12 Months	
	Santander Financial Services plc (NRFB)	SB	A+	F1	SB	A1	P-1	SB	A-	A-2	UK Low			3 Million	6 Months	
	Santander UK PLC	SB	A+	F1	SB	A1	P-1	SB	A	A-1	UK Low			3 Million	6 Months	
	SMBC Bank International Plc	SB	A-	F1	SB	A1	P-1	SB	A	A-1	UK Low			3 Million	6 Months	
	Standard Chartered Bank	SB	A+	F1	SB	A1	P-1	SB	A+	A-1	UK Low	37.32	●	3 Million	6 Months	
	The Royal Bank of Scotland Plc (RFB)	SB	AA-	F1+	SB	A1	P-1	SB	A+	A-1	UK High			4 Million	12 Months	
Building Society	Nationwide Building Society	SB	A	F1	SB	A1	P-1	SB	A+	A-1	UK Low			3 Million	6 Months	
	Skipton Building Society	SB	A-	F1	SB	A2	P-1				UK Low			3 Million	6 Months	
	Yorkshire Building Society	SB	A-	F1	SB	A2	P-1				UK Low			3 Million	6 Months	
United States		SB	AA+		SB	Aa1		SB	AA+			39.49				
Banks	Bank of America N.A.	SB	AA	F1+	SB	Aa2	P-1	SB	A+	A-1	Non UK			3 Million	9 Months	£3m Sovereign Limit
	Bank of New York Mellon, The	SB	AA	F1+	SB	Aa1	P-1	SB	AA-	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
	JPMorgan Chase Bank N.A.	SB	AA	F1+	SB	Aa1	P-1	SB	AA-	A-1+	Non UK			3 Million	9 Months	£3m Sovereign Limit
	Wells Fargo Bank, NA	SB	AA-	F1+	SB	Aa2	P-1	SB	A+	A-1	Non UK	51.88	●	3 Million	9 Months	£3m Sovereign Limit

Advisory notes:

Country Limits Maximum of £3 million

Counterparty Limits Maximum that will be lent to any one organisation (other than the UK Government) will be £5 million. For individual banks the limit is £4 million.

A group of banks under the same ownership will be treated as a single organisation for limit purposes.

Money Market Funds and similar pooled vehicles holding the highest possible credit ratings (AAA) Monetary Limit: £10m each, Time Limit: 3 months.




UK Local Authorities Monetary Limit: £5m for Upper Tier/£5m for Lower Tier, Time Limit: 12 months.

Property Funds £10 million per fund.

(M) = Manually added counterparty. If a rating changes for this institution it will not alter its status on the counterparty list, or limits assigned to it.

Please note that the Link Group suggested methodology applies a minimum non-UK sovereign criteria of "AA-". In instances where individual client criteria allows for the potential use of entities from lower rated sovereigns, suggested duration columns in these lists may show a "colour", but this will purely be based on the ratings / CDS of the individual entity. It will not take account of the sovereign rating, which alone may provide a reason for it not being included within the Link Treasury Services Limited suggested list of counterparties. Please also note that CDS values are as at the close of business from the previous day.

Key

Watches and Outlooks		CDS		Duration	Colour	Name
SB	Stable Outlook	Indicator	Status	12 Months		UK High
NO	Negative Outlook		In Range	9 Months		Non UK
NW	Negative Watch		Monitoring	6 Months		UK Low
PO	Positive Outlook			12 Months		DMO
PW	Positive Watch		Out of Range			
EO	Evolving Outlook					
EW	Evolving Watch					
WR	Rating Withdrawn					

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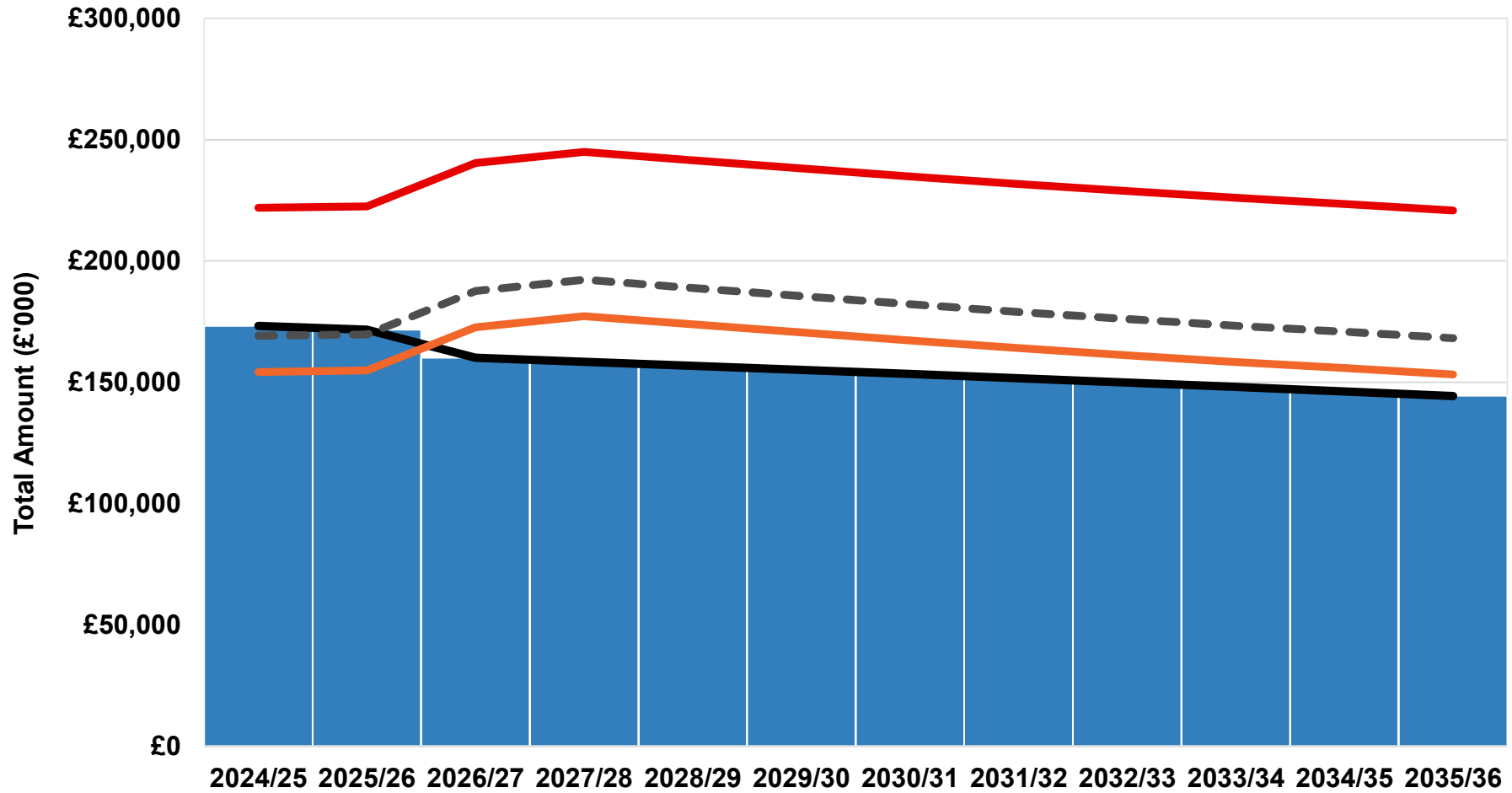
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Report generated: Apr 30, 2026, 06:39:00 PM

Appendix B - Liability Benchmark (GF & HRA combined)



- PWLB Loans
- Existing Loan Debt Outstanding
- Loans CFR
- Short Term inc LA Temporary Borrowing (<1 year)
- Net Loans Requirement (forecast net loan debt)
- - Liability Benchmark (Gross Loans Requirement)

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REPORT TO COUNCIL

Date of Meeting: 16 June 2026

Report of: Strategic Director for Corporate Services

Title: Update of Exeter City Council's Companies, Alternative Delivery Models and Charities.

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council

1. What is the report about?

This report provides Members with the following:

1.1 An update on companies, alternative delivery models and charities connected with or controlled by Exeter City Council so that Members are aware of their activities and financial performance;

2. Recommendations:

2.1 That Council notes the content of this report.

3. Reasons for the recommendation:

3.1 In January 2025 a detailed report on each of the companies in which the Council has an interest was presented to Executive and Council. In the report officers committed to providing an update every six months to Council therefore this report addresses that commitment.

4. What are the resource implications including non-financial resources:

4.1 There are none arising out of the report.

5. Section 151 Officer comments:

5.1 The report sets out the position in respect of the Companies in which the Council has an interest. There are no issues of significance to highlight. The review into Exeter Business Centre by Local Partnerships is complete. A report will be presented in the next Committee cycle recommending a way forward.

6. What are the legal aspects?

6.1 In accordance with the Local Government Act 2003, local authorities may trade in activities related to their ordinary functions for commercial purposes via a company (as defined under the Companies Act 2006).

6.2 Under the Localism Act 2011 local authorities are granted the General Power of Competence (GPC) and are permitted to do anything that an individual may do, including

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engaging in commercial activities. However, in accordance with section 4 of the Act any commercial activities under the GPC must also be conducted through a company.

7. Monitoring Officer's comments:

7.1 The purpose of this report is to provide Members with an update on Council-owned and related companies. The Monitoring Officer has no additional comments.

8. Equality Act 2010 (The Act)

8.1 In recommending this proposal no potential impact has been identified on people with protected characteristics as determined by the Act because the report's recommendations address Companies not individuals.

9. Carbon Footprint (Environmental) Implications:

9.1 No direct carbon/environmental impacts arising from the recommendations.

10. Report details:

10.1 Exeter City Council Companies and Charities:

10.1.1 ECC has a range of interests in a number of Companies (and a Charity) for a range of purposes. This report provides information to Members concerning those entities connected to Exeter City Council and the role of the Council within those organisations.

10.1.2 Attached at Appendix 1 of this report is a list of the Companies and a Charity in which ECC has an interest, along with details as to who fills the key roles in respect of interactions with the various entities with. Appendix 2 provides the financial information in respect of each of the entities where available. Set out below is a short summary of activities and financial performance by the organisation in the financial year 2025-26.

- **Strata Service Solutions Limited (Incorporated 15 May 2014)**

Strata is the Council's ICT Company and is owned with East Devon District Council and Teignbridge District Council. Strata has been successful in delivering the savings it was required to achieve in its early period of existence and has continued to adapt with the aim of delivering the services each Council wants.

Strata continues to make significant progress into the transformation set out in the Business Plan for 2026-27. Initiatives include a number of LGR preparation projects as well as infrastructure move to the Cloud whilst ensuring further enhancement of the Councils' digital front door and Customer Relationship Management (CRM) systems.

In the financial year the company underspent against the Budget by £936k. A significant proportion of this underspend is due to excess income that has been built up in previous years to fund transformation of the Councils' IT services being handed back to Strata in 2025-26. A proportion of this excess income has been spent during the year and the remainder is earmarked to be spent on the continued transformation in 2026-27. Other contributors to the underspend are mainly due to delayed onboarding of new roles and initiatives created by the transformation programme as well as increased interest and grant income compared with the Budget. Strata also delivered £1.25m of capital

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improvements during the year. Strata will request that the Councils return the 2025-26 savings in 2026-27 to fund the continued transformation of IT services as set out in the 2026-27 Business Plan.

Draft accounts for 2025-26 are not available with this report due to a delay in year end pension reporting from the pensions administrator.

- **Exeter Science Park Limited (ESPL) (Incorporated 24 February 2009)**

ESPL is a company in joint ownership between Exeter City Council, Devon County Council, the University of Exeter and East Devon District Council. There are different shareholdings amongst the four owners. ESPL is one of the most commercially driven Companies in which the Council has an interest, but under the agreement the Council is unable to take dividends from any profits.

A new Chief Executive of ESPL started 1 May 2026, working with the current Chief Executive until they leave at the end of June 2026.

At the time of writing the accounts for 2025-26 have not been published, but the Council is not aware of any issues.

- **Exeter City Group Limited (Incorporated 7 June 2018) and Exeter City Living Limited (Incorporated 12 June 2018)**

ECG and ECL now exists with the limited role of holding and managing property. It now holds and manages the six residential flats at the Guildhall Shopping Centre.

During the current financial year the net rental income position has been impacted by increased turnover in tenants compared with prior years. This has resulted in increased void periods before the flats are relet as repairs and maintenance is carried out to bring the flats back to the standard for reletting. However this has been offset by a significant reduction in operating costs compared with the prior year due to a reduction in Directors and termination of IT services following the transition from housing development to solely residential rental activity. The Management Fee earned from the Council in 2025-26 is £16,060.

Draft accounts for Exeter City Living can be found in Appendix 2a and show a small loss of £101 for the year and Net Assets of £117,156.

- **South West Audit Partnership Limited (SWAP) (Incorporated 14 September 2012)**

South West Audit Partnership provides Internal Audit Services to Councils, Police Forces, Fire & Rescue Services and Police and Crime Commissioners across the Country. The Council joined the Partnership in April 2024. SWAP is the largest internal audit partnership in the UK and has continued to grow, with one more partner joining in April 2026. As such the Council's ownership is very small and we continue to have no involvement in the day to day running of the Company.

At the time of writing the accounts for 2025-26 have not been published, but the Council is not aware of any issues.

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- **Exeter Business Centre (EBC) (Incorporated 5 March 1986)**

EBC is based in a warehouse on the Marsh Barton Industrial Estate that the Company leases from a third party. The original intention of the company is to provide office space and workshops to 'start ups' on short-term leases to allow Companies that don't succeed to exit without significant leasehold obligations.

The review of Exeter Business Centre has been completed and the Commercial Assets team are working on a report recommending a way forward to be put to Council in July 2026.

Draft accounts for 2025-26 can be found in Appendix 2b and show a profit of £12,838 for the year and Net Assets of £1,187.

- **DextCo Limited (Incorporated 1 December 2016)**

Dextco limited is a Company which was set up with partners in the City (Devon County Council, Royal Devon University Healthcare NHS Foundation Trust as well as Teignbridge District Council) with the intention of jointly procuring partners to deliver a City Centre district heat network and an additional district heat network in the West Exe part of the City (including Teignbridge). The proposals did not go ahead and the Directors took the decision to recommend to the shareholders to voluntarily wind the company up. The company was dissolved on 5 May 2026.

- **Monkerton Heat Company Limited (Incorporated 3 November 2015)**

Monkerton Heat Company was set up with each Developer at Monkerton in relation to the District Heat Network which was installed by various developers with Eon as condition of Section 106 agreements for construction of residential developments at Monkerton. The Company exists for two principal purposes. Firstly, holding the Head Lease of the land for the pipework comprising the district heat network and granting a sub-ease to E.on. Secondly to administer the Master Agreement with E.on. As each developer completes their involvement in their scheme, they will resign as Directors and relinquish their shareholdings, and ultimately ECC will be the sole owner. The company is currently dormant.

- **Exeter Canal and Quay Trust Limited (Incorporated 17 December 1981)**

Exeter Canal and Quay Trust Limited is a charity which was set up in December 1981 to manage and improve a range of properties primarily at the Quay. The properties are owned by Exeter City Council and let to ECQT primarily on long leases with decades to run. In some instances the freehold interests have been transferred to ECQT.

There are no significant issues to highlight at this time. Published accounts for the financial year 2024-25 are attached in Appendix 2c.

At the time of writing the accounts for 2025-26 have not been published, but the Council is not aware of any issues.

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11. How does the decision contribute to the Council's Corporate Plan?

11.1 The recommendations in this report supports the Council's Corporate Priorities of Leading a Well-Run Council – Well Managed Assets: In reviewing the activities of the companies and the proposals to reduce or cease certain activities, the Council is taking an proactive approach to managing those alternative business structures where it has an interest.

11.2 It also supports the Corporate Priority of a Balanced budget by reviewing the activities of companies and by making recommendations to reduce financial exposure and company activities where that is seen to be necessary.

12. What risks are there and how can they be reduced?

12.1 The Companies may fall into administration if they are unable to meet their financial liabilities placing considerable pressure on Directors.

13. Are there any other options?

13.1 None

Director Strategic Director Corporate Resources, Dave Hodgson

Author: Finance Lead - Commercial

Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:

None

List of Appendices:

- Appendix 1 – ECC Group interests;
- Appendix 2a – Exeter City Living Draft Accounts 2025-26;
- Appendix 2b – EBC Draft Accounts 2025-26;
- Appendix 2c – ECQT Accounts 2024-25;

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ECC Group interests

	Company No.	Ownership	Shareholder Rep	Appointed Director	Client Lead	Status	Purpose
Strata	09041662	33%	Leader via JEC	Strategic Director for People	Head of Digital & Data	Active	Provision of IT Services
ESPL	06828415	16%	PH Climate	Head of City Centre & Net Zero	N/A	Active	To develop and manage Exeter Science Park
Exeter City Group	11404047	100%	ChiefExecutive	Finance Lead - Commercial	N/A	Active	Holding Company for ECL
ECL	11410540	*100%	ChiefExecutive	Finance Lead - Commercial	Head of Commercial Assets	Active	To manage rental properties for Council
SWAP	08215338	4%	Chair of A&G	N/A	Head of Finance	Active	Provision of Internal Audit Services
EBC	01995933	100%	Not Determined	3 Councillors	N/A	Active	To Provide Start Up space for new Companies
ECQT	Charity	N/A	N/A	8 Councillors	Not determined	Active	To enhance and promote the Canal & Quay area of the City
Dextco	10506296	20%	Not Determined	N/A	N/A	Dissolved	To encourage inward investment in low carbon energy projects
Monkerton Heat Co	09853521	16.66%	Not Determined	Howard Smith	N/A	Deemed dormant	To hold the head lease for district Heating network pipelines

* Holding Company owns these subsidiaries

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CITY LIVING

Exeter City Living Limited

Statement of Income and Retained Earnings

Period from 1 April 2025 to 31 March 2026

	2025-26		2024-25
	£		£
Turnover	16,060		32,232
Cost of sales	-		-
GROSS PROFIT	16,060		32,232
Admin expenses	- 20,112	-	59,422
Other operating income / (expenses)	-		18,252
OPERATING PROFIT / (LOSS)	- 4,052	-	8,937
Interest Received	3,999		11,487
Interest Payable and similar charges	-	-	2,299
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION	- 54		250
Corporation Tax	- 48	-	228
PROFIT/(LOSS) FOR THE FINANCIAL PERIOD	- 101		22
Retained earnings brought forward	- 4,275,076	-	4,275,098
Capital Contribution	4,392,332		4,392,332
Retained earnings carried forward	- 4,275,177	-	4,275,076



CITY LIVING

Exeter City Living Limited

Balance Sheet as at 31 March 2026

	2025-26		2024-25
	£		£
Fixed Assets	-		-
Current Assets			
Work in progress	-		-
Debtors	1,138		4,397
Cash	156,995		135,436
	<u>158,133</u>		<u>139,834</u>
Creditors; Amounts falling due within one year	-	40,977	-
			22,577
Total Assets less Current Liabilities		117,156	117,257
Creditors; Amounts falling due after more than one year	-		-
Provisions	-		-
Net Assets		117,156	117,257
	£		£
Called Up Share Capital	1		1
CAPITAL CONTRIBUTION RESERVE	4,392,332	-	4,392,332
I&E Account	-	4,275,177	-
		<u>117,156</u>	<u>117,257</u>
Shareholders' Funds		117,156	117,257

**EXETER BUSINESS CENTRE LIMITED
ANNUAL REPORT AND STATEMENTS OF ACCOUNTS
FOR THE PERIOD
01 APRIL 2025 TO 31 MARCH 2026**

Draft

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Draft

EXETER BUSINESS CENTRE LIMITED

Annual report and Statement of accounts for the period ending 31 March 2026

Company Information

Directors

KNOTT, Paul, Cllr
WOOD, Duncan, Cllr
WRIGHT, Laura, Cllr

Company Number

01995933

Registered Office

39 MARSH GREEN ROAD
MARSH BARTON
EXETER
EX2 8PN

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EXETER BUSINESS CENTRE LIMITED

Annual report and Statement of accounts for the period ending 31 March 2026

Directors Report

The directors present their report and accounts for the year ended 31/Mar/2026

Director(s)

Director(s) who held office during the period were:

KNOTT, Paul, Cllr

WOOD, Duncan, Cllr

WRIGHT, Laura, Cllr

Principal Activity

The principal activity of the company continued to be that of letting industrial units for small enterprises.

Directors' Responsibility

The directors are responsible for preparing the report and accounts in accordance with applicable law and regulations. Company law requires the directors to prepare accounts for each financial year. Under that law, the directors have elected to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small Company Provision

The report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006

Signed on Behalf of the Board

EXETER BUSINESS CENTRE LIMITED

Annual report and Statement of accounts for the period ending 31 March 2026

Income Statement

	2026	2025
	£	£
Turnover	313,519	274,548
Gross Profit/(loss)	<u>313,519</u>	<u>274,548</u>
Administrative expenses	(304,915)	(297,264)
Other income	4,234	4,770
Operating profit/(loss)	<u>12,838</u>	<u>(17,946)</u>
Profit/(loss) before tax	12,838	(17,946)
Tax (payable)/Repayable	-	-
Profit/(loss) after tax	<u><u>12,838</u></u>	<u><u>(17,946)</u></u>

Draft

EXETER BUSINESS CENTRE LIMITED

Annual report and Statement of accounts for the period ending 31 March 2026

Statement of Financial Position

	Note	2026 £	2025 £
Fixed Assets			
Tangible assets	4	2	2
Current Assets	5		
Debtors due within one year		16,480	31,773
Cash at bank and in hand		42,475	5,732
		<u>58,955</u>	<u>37,505</u>
Creditors			
Amount falling due within one year	6	(57,770)	(49,158)
Net Current Assets		<u>1,185</u>	<u>(11,653)</u>
Total Assets less current liabilities		<u>1,187</u>	<u>(11,651)</u>
Net Assets		<u>1,187</u>	<u>(11,651)</u>
Capital and Reserves	7		
Called up Share Capital		-	-
Retained earnings at end of year		<u>1,187</u>	<u>(11,651)</u>
Shareholder funds		<u>1,187</u>	<u>(11,651)</u>

For the year ending 31/03/2026 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities.

The financial statements were approved and authorised for issue by the Board on:

And signed on their behalf by:

EXETER BUSINESS CENTRE LIMITED

Annual report and Statement of accounts for the period ending 31 March 2026

Financial Statement Notes

1. Statutory Information

EXETER BUSINESS CENTRE LIMITED is a private company, limited by guarantee, registered in England and Wales, registration number 01995933. The registered office is 39 MARSH GREEN ROAD, MARSH BARTON, EXETER, EX2 8PN.

2. Employees

During the year the average number of employees was 2 (2025 - 2) .

3. Accounting Policies

Basis of preparing the financial statements

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities.

Presentation Currency

The accounts are presented in £ sterling.

Turnover

Rental and service charge income is recognised in the period to which it relates. Grants are recognised when received.

Draft

Financial Statement Notes

Operating Profit/(Loss)

Operating profit is stated after charging all operating expenses.

Draft

Financial Statement Notes

Tangible Fixed Asset Policy

Depreciation of fixed assets is calculated to write off their costs or valuation less any residual value over their estimated useful lives as follows:

Leasehold land and buildings - straight line over the remaining period of the lease

Equipment - 10 years straight line

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EXETER BUSINESS CENTRE LIMITED

Annual report and Statement of accounts for the period ending 31 March 2026

Financial Statement Notes

4. Fixed Assets

	Land and buildings	Fixtures and Fittings	Total
Cost or valuation	£	£	£
At 01/04/2025	250,372	15,119	265,491
Additions	-	-	-
At 31/03/2026	<u>250,372</u>	<u>15,119</u>	<u>265,491</u>
Depreciation			
At 01/04/2025	250,371	15,118	265,489
Charge for the year	-	-	-
At 31/03/2026	<u>250,371</u>	<u>15,118</u>	<u>265,489</u>
Net Book Value			
At 31/03/2026	<u>1</u>	<u>1</u>	<u>2</u>
At 31/03/2025	<u>1</u>	<u>1</u>	<u>2</u>

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EXETER BUSINESS CENTRE LIMITED

Annual report and Statement of accounts for the period ending 31 March 2026

Financial Statement Notes

5. Current Assets

	2026	2025
	£	£
Trade debtors	16,480	31,773
	<u>16,480</u>	<u>31,773</u>
Cash at bank and in hand	42,475	5,732
	<u>58,955</u>	<u>37,505</u>

6. Creditors: amount falling due within one year

	2026	2025
	£	£
Trade Creditors	34,797	34,017
Other tax and social security	4,106	565
Other Creditors	18,867	14,576
	<u>57,770</u>	<u>49,158</u>

Draft

EXETER BUSINESS CENTRE LIMITED

Annual report and Statement of accounts for the period ending 31 March 2026

Financial Statement Notes

7. Share Capital and Reserves

	2026	2025
	£	£
Called up Share Capital	-	-
Shares and Reserves	<u>-</u>	<u>-</u>
Retained earnings at start of this period		(11,651)
Profit/(loss) for the period after tax	12,838	
Dividends paid	-	
Retained earnings at end of period	<u>1,187</u>	
Shareholder funds at end of period	<u><u>1,187</u></u>	

Draft

EXETER BUSINESS CENTRE LIMITED

Annual report and Statement of accounts for the period ending 31 March 2026

Financial Statement Notes

	2026	2025
	£	£
Turnover		
Sales	313,519	274,548
Other Income	4,234	4,770
	<u>317,753</u>	<u>279,318</u>
Staff Costs		
Wages and Salaries	21,240	19,875
	<u>21,240</u>	<u>19,875</u>
Business Premises Costs		
Rent	118,902	104,200
Lighting and Heating	70,149	85,105
Cleaning costs	25,249	21,079
Other premises costs	30,897	36,319
	<u>245,197</u>	<u>246,703</u>
Professional Costs		
Accountancy fees	8,420	8,170
Consultancy Fees	10,830	10,510
	<u>19,250</u>	<u>18,680</u>

Continued..

Draft

EXETER BUSINESS CENTRE LIMITED

Annual report and Statement of accounts for the period ending 31 March 2026

Financial Statement Notes

	2026	2025
	£	£
Other Expenses		
Telephony	1,335	1,194
Repairs and Maintenance	3,491	4,326
Bad Debt	5,287	1,004
Other expenses	9,115	5,482
	<u>19,228</u>	<u>12,006</u>
Taxation		
Tax Payable	-	-
	<u>-</u>	<u>-</u>
Profit		
Net Profit	<u>12,838</u>	<u>(17,946)</u>

Draft

Company registration number: 01605020

Charity registration number: 284163

Exeter Canal & Quay Trust Limited

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2025



Exeter Canal & Quay Trust Limited

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Exeter Canal & Quay Trust Limited

Reference and Administrative Details

Secretary G Curry

Company Registration Number 01605020

Charity Registration Number 284163

Registered Office The charity is incorporated in England and Wales.
Custom House
The Quay
Exeter
EX2 4AN

Trustees: A M Jobson
P M J Bialyk
A Williamson (resigned 26 June 2025)
T Read
J D Bell
L C A Wright
M Snow
R T Williams
A J Wardle (resigned 13 May 2025)
R Johnson
C L Wyse
M Williams (resigned 13 May 2025)
G L Rolstone (appointed 13 May 2025)
R A Foale (appointed 13 May 2025)

Auditor Westcotts (SW) LLP
Tallford House
38 Walliscote Road
Weston-super-Mare
Somerset
BS23 1LP

Bankers National Westminster Bank plc
Exeter
59 High Street
Exeter
Devon
EX4 3DL

Exeter Canal & Quay Trust Limited

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements and auditors' report of the charitable company for the year ended 31 March 2025.

Structure, governance and management

Exeter Canal and Quay Trust Limited is a charitable company limited by guarantee, registered in England and Wales, number 01605020, governed under a Memorandum and Articles of Association. It has the registered charity number 284163.

The members of the Executive Committee are the directors of the charitable company. The Executive Committee is appointed in accordance with the Memorandum and Articles of Association of the charitable company and meets on a quarterly basis to receive and review reports on property matters and the financial status.

Four of the Trustees are appointed by the Executive Committee and the remainder are appointed by Exeter City Council. The Trustees have undertaken a review of the recruitment and induction procedures for new Trustees in order to ensure that the Executive Committee has an appropriate mix of skills, and that new Trustees fully understand

- the aims and objectives of the Company
- the provisions of the Memorandum and Articles of Association
- the accounts of the Company
- the duties and responsibilities of a charity Trustee

The day-to-day property management operation of the charitable company is undertaken by the Estates Department of Exeter City Council on the basis of a contract with the company, for which a management charge is made. The Trustees set and review from time to time the financial parameters within which the Estates Department can make decisions. An decision that would be outside those parameters is referred to the Chair of the Trustees who decides if the matter must be referred to a full meeting of the Executive Committee.

Other day-to-day financial and administrative duties are undertaken by officers of Exeter City Council, who report to the Chair of the Trustees and hence to the Executive Committee.

Key management personnel remuneration

The Trustees consider the Board of Trustees as comprising the key management personnel of the charity in charge of directing and controlling the charity and running and operating the charity on a day to day basis. All Trustees give of their time freely and no Trustee remuneration was paid in the year.

Risk management

The Trustees have given consideration to the processes needed to assess and mitigate major risks to the charity. As the charity has no employees of its own and relies for its administration, property and financial management upon employees of Exeter City Council provided under contractual arrangements, the Trustees are satisfied that there are few, if any, major operational risks to which the charity is exposed.

Exeter Canal & Quay Trust Limited

Trustees' Report

During previous years, the Trustees engaged the services of Michael White, a consultant in risk management matters, who carried out a comprehensive risk review. The Trustees held a special meeting to consider the report and the way forward. The process revealed possible risks in connection with Trustee recruitment, succession planning and complaints handling. The Trustees are taking further steps through the current year to address these issues.

Objectives and activities

Objects and aims

The objects for which the Company is established, as adopted on 16 April 2007, are:

- the preservation of land, buildings and other features of beauty or historical or architectural interest in or around the Exeter Canal and Quay Basin (the "Area"); - the promotion and encouragement of high standards of architecture, building and town planning and the promotion of civic pride in the Area; - the promotion and support of musical, artistic, educational and other cultural activities within the Area; - the promotion and support of community participation in any form of healthy recreation involving waterborne sports in the Area; - the education of the public about the historic trade passing through Exeter Canal and Quay and the preservation and conservation of buildings of historic interest connected with that trade, whether or not within the Area.

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

Achievements and performance

Maclaines Warehouse has been let in two parts with long term agreements to facilitate major refurbishment/conservation work completed by Topsham Brewery as a Brewing Centre and Forward space commencing conversion work to Studio Offices.

Exeter Canal and Quay Trust has continued preservation and repair work to its premises by way of necessary repairs and maintenance. This year has seen cleaning and restorative work completed to the ceiling of the Grade1 listed Custom House, and the rearrangement of the visitor welcome arrangements to provide gallery space in the former shop. Work continues to be programmed in accordance with the Quinquennial Maintenance Plan.

The Trust continues to support the operation by the City Council of the Custom House.

The Trust runs a comprehensive cultural programme, offering 3 year residencies to 2 organisations. Both secure additional grant funding to support their work and enhance the offer at the Custom House.

The Trust's assets are considered adequate for its anticipated future obligations. The Trust's work is not dependent on volunteers. The Trust, on advice from its Brokers, continues to place its property insurance with Ecclesiastical Life.

Financial review

The deficit for the year was £325,407 (2024: £251,787) which includes an unrealised loss on the valuation of the investments totalling £6,234 (2024: £57,750).

Exeter Canal & Quay Trust Limited

Trustees' Report

Reserves policy

The charity carries out both day-to-day maintenance and long term refurbishment work within the Exeter Canal and Quay area. The Trustees believe that free reserves, i.e. those unrestricted funds which are not invested in the fixed assets or otherwise committed, should be in the region of the charity's annual expenditure. Unrestricted funds at 31 March 2025 are £3,113,089 (2024: £3,438,496) of which free reserves are £258,013 (2024: £561,591), which includes designated funds. The Trustees anticipate that the level of free reserves will fall as the plans noted below are implemented.

Plans for future periods

The charity has three main practical functions in delivering its aims and objectives, namely the management of the property portfolio, the determination of grant applications made to the Trust, and the co-ordination and promotion of a cultural programme in the Custom House and wider Quayside. There is a concentrated focus on our Heritage Harbour designation and a keenness to return historic boats to the area as well as promoting our maritime heritage.

The Trust operates service level agreements with Exeter City Council in terms of financial requirements, as well as the day to day management of the Custom House. Independent property valuations will continue to be supplied by Vickery Holman, Chartered Surveyors.

We are in Year 3 of our current cultural partners programme so will continue to develop with Literature Works and Art Work Exeter. We are also pushing forward with plans to promote our Heritage Harbour designation.

Statement of trustees' responsibilities

The trustees (who are also the directors of Exeter Canal & Quay Trust Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Exeter Canal & Quay Trust Limited

Trustees' Report

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

The annual report was approved by the trustees of the charity on and signed on its behalf by:

.....
A M Jobson
Trustee

Exeter Canal & Quay Trust Limited

Independent Auditor's Report to the Members of Exeter Canal & Quay Trust Limited

Opinion

We have audited the financial statements of Exeter Canal & Quay Trust Limited (the 'charity') for the year ended 31 March 2025, which comprise the Statement of Financial Activities, Balance Sheet, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Exeter Canal & Quay Trust Limited

Independent Auditor's Report to the Members of Exeter Canal & Quay Trust Limited

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of trustees' responsibilities (set out on page 4 and 5), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Exeter Canal & Quay Trust Limited

Independent Auditor's Report to the Members of Exeter Canal & Quay Trust Limited

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, taxation legislation, data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations; and

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias;
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims;
- reviewing correspondence with HMRC, relevant regulators and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

Exeter Canal & Quay Trust Limited

Independent Auditor's Report to the Members of Exeter Canal & Quay Trust Limited

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

.....
Peter Lomax (Senior Statutory Auditor)
For and on behalf of Westcotts (SW) LLP, Statutory Auditor

Tallford House
38 Walliscote Road
Weston-super-Mare
Somerset
BS23 1LP

Date:.....

Exeter Canal & Quay Trust Limited

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Total 2025 £	Total 2024 £
Income and Endowments from:				
Charitable activities		67,358	67,358	35,986
Other trading activities		-	-	22,540
Investment income	3	<u>309,222</u>	<u>309,222</u>	<u>294,421</u>
Total income		<u>376,580</u>	<u>376,580</u>	<u>352,947</u>
Expenditure on:				
Raising funds	4	(332,707)	(332,707)	(261,744)
Charitable activities	5	<u>(346,094)</u>	<u>(346,094)</u>	<u>(340,240)</u>
Total expenditure		(678,801)	(678,801)	(601,984)
Gains/(losses) on investment assets		<u>(23,186)</u>	<u>(23,186)</u>	<u>(2,750)</u>
Net expenditure		<u>(325,407)</u>	<u>(325,407)</u>	<u>(251,787)</u>
Net movement in funds		(325,407)	(325,407)	(251,787)
Reconciliation of funds				
Total funds brought forward		<u>3,438,496</u>	<u>3,438,496</u>	<u>3,690,283</u>
Total funds carried forward	22	<u><u>3,113,089</u></u>	<u><u>3,113,089</u></u>	<u><u>3,438,496</u></u>

All of the charity's activities derive from continuing operations during the above two periods.

All prior year fund balances are unrestricted.

The notes on pages 12 to 27 form an integral part of these financial statements.

Page 10

Exeter Canal & Quay Trust Limited

(Registration number: 01605020)
Balance Sheet as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Intangible assets	13	10,560	15,840
Heritage assets	14	508,736	516,393
Investments	15	<u>2,612,780</u>	<u>2,625,672</u>
		<u>3,132,076</u>	<u>3,157,905</u>
Current assets			
Debtors	16	84,609	162,143
Cash at bank and in hand	17	<u>213,120</u>	<u>698,792</u>
		297,729	860,935
Creditors: Amounts falling due within one year	18	<u>(39,716)</u>	<u>(299,344)</u>
Net current assets		<u>258,013</u>	<u>561,591</u>
Total assets less current liabilities		3,390,089	3,719,496
Creditors: Amounts falling due after more than one year	19	<u>(277,000)</u>	<u>(281,000)</u>
Net assets		<u><u>3,113,089</u></u>	<u><u>3,438,496</u></u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted funds		<u>3,113,089</u>	<u>3,438,496</u>
Total funds	22	<u><u>3,113,089</u></u>	<u><u>3,438,496</u></u>

The financial statements on pages 10 to 27 were approved by the trustees, and authorised for issue on and signed on their behalf by:

.....
A M Jobson
Trustee

The notes on pages 12 to 27 form an integral part of these financial statements.

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

1 Charity status

The charity is limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £10 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

Custom House
The Quay
Exeter
EX2 4AN

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2019.

Basis of preparation

Exeter Canal & Quay Trust Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes. The financial statements are prepared in sterling which is the functional currency of the charity.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

Judgements

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows: Valuation of investment properties, which is calculated by management's expert, as described in note 18, based on open market conditions

Income

Income is included in the Statement of Financial Activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

Donations and legacies

Income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

Other income

Legacy income is recognised when receipt is probable and entitlement is established.

Income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

Income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Grant provisions

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Intangible assets

Intangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated amortisation and impairment losses. Any intangible assets carried at revalued amounts, are recorded at the fair value at the date of revaluation, as determined by reference to an active market, less any subsequent accumulated amortisation and subsequent accumulated impairment losses.

Tangible fixed assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the Statement of Financial Activities.

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

Heritage assets

Heritage assets measured under the cost model are recognised initially recorded at acquisition cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Heritage assets measured under the revaluation model are recorded at fair value less any accumulated impairment losses.

Where information on the cost or value of an asset is not available and cannot be obtained at a cost which is commensurate with the benefits to users of the financial statements, the asset shall not be recognised in the Statement of Financial Position.

Amortisation

Amortisation is provided on intangible fixed assets so as to write off the cost, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Amortisation method and rate
Website	20% straight line

Depreciation

Asset class	Depreciation method and rate
Long leasehold property	Spread over the length of the lease

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Investment properties

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in Profit or Loss.

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

3 Investment income

	Unrestricted funds General £	Total 2025 £
Interest receivable on bank deposits	16,226	16,226
Dividends received	21,418	21,418
Income from rents	271,578	271,578
	<u>309,222</u>	<u>309,222</u>

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

	Unrestricted funds General £	Total 2024 £
Interest receivable on bank deposits	34,366	34,366
Dividends received	20,380	20,380
Income from rents	239,675	239,675
	<u>294,421</u>	<u>294,421</u>

4 Expenditure on raising funds

a) Other costs of generating donations and legacies

	Unrestricted funds General £	Total 2025 £
Rent	39,172	39,172
Insurance	85,435	85,435
Management charges	10,664	10,664
Services	12,432	12,432
Legal and professional	59,004	59,004
Depreciation	12,937	12,937
Other costs	113,063	113,063
	<u>332,707</u>	<u>332,707</u>

	Unrestricted funds General £	Total 2024 £
Rent	40,776	40,776
Insurance	79,150	79,150
Management charges	10,816	10,816
Services	10,183	10,183
Legal and professional	56,391	56,391
Depreciation	12,937	12,937
Other costs	51,491	51,491
	<u>261,744</u>	<u>261,744</u>

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

5 Expenditure on charitable activities

		Unrestricted funds General £	Total 2025 £
Charitable activities		221,956	221,956
Grant funding of activities	7	111,788	111,788
Governance costs	6	12,350	12,350
		<u>346,094</u>	<u>346,094</u>
		<u>346,094</u>	<u>346,094</u>
		Unrestricted funds General £	Total 2024 £
Charitable activities		232,020	232,020
Grant funding of activities	7	103,495	103,495
Governance costs	6	4,725	4,725
		<u>340,240</u>	<u>340,240</u>
		<u>340,240</u>	<u>340,240</u>

6 Analysis of governance and support costs

Governance costs

		Unrestricted funds General £	Total 2025 £
Audit fees			
Audit of the financial statements		5,500	5,500
Other fees paid to auditors		6,850	6,850
		<u>12,350</u>	<u>12,350</u>
		<u>12,350</u>	<u>12,350</u>
		Unrestricted funds General £	Total 2024 £
Audit fees			
Audit of the financial statements		4,725	4,725
		<u>4,725</u>	<u>4,725</u>
		<u>4,725</u>	<u>4,725</u>

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

7 Grant-making

Analysis of grants

Below are details of material grants made to institutions

Name of institution	2025 £	2024 £
Exeter City Council - Jazz on the Quay	4,560	4,145
Exeter City Council - Custom House	85,000	90,000
Burn the Curtain - Captain Peacock Event	-	2,850
The South West Heritage Trust	-	4,000
Quay to the future	6,280	-
Exeter College - Dragon Boat Grant	9,727	-
Music in Devon Initiative	-	2,500
Other grants	6,222	-
	<u>111,788</u>	<u>103,495</u>

8 Net incoming/outgoing resources

Net outgoing resources for the year include:

	2025 £	2024 £
Audit fees	12,350	4,725
Depreciation of tangible fixed assets (heritage assets)	7,657	7,657
Amortisation of intangible assets	5,280	5,280
	<u>25,287</u>	<u>17,662</u>

9 Net losses on investments

	Unrestricted funds General £	Total 2025 £
Gains/(losses) on investment properties	(34,234)	(34,234)
Gains/(losses) on listed investments	11,048	11,048
	<u>(23,186)</u>	<u>(23,186)</u>

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

	Unrestricted funds General £	Total 2024 £
Gains/(losses) on investment properties	47,250	47,250
Gains/(losses) on listed investments	<u>(50,000)</u>	<u>(50,000)</u>
	<u>(2,750)</u>	<u>(2,750)</u>

10 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

11 Staff costs

The aggregate payroll costs were as follows:

The charitable company had no employees during the year (2024: Nil).

The key management personnel of the charity comprise the Trustees. The total employee benefits of the key management personnel for the charity were £Nil (2024: Nil)

No employee received emoluments of more than £60,000 during the year.

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

12 Taxation

The charity is a registered charity and is therefore exempt from taxation.

13 Intangible fixed assets

	Website £	Total £
Cost		
At 1 April 2024	26,400	26,400
At 31 March 2025	26,400	26,400
Amortisation		
At 1 April 2024	10,560	10,560
Charge for the year	5,280	5,280
At 31 March 2025	15,840	15,840
Net book value		
At 31 March 2025	10,560	10,560
At 31 March 2024	15,840	15,840

14 Heritage assets

	Long leasehold property £	Total £
Cost		
At 1 April 2024	698,672	698,672
At 31 March 2025	698,672	698,672
Depreciation		
At 1 April 2024	182,279	182,279
Charge for the year	7,657	7,657
At 31 March 2025	189,936	189,936
Net book value		
At 31 March 2025	508,736	508,736
At 31 March 2024	516,393	516,393

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

The charity's fixed assets are heritage assets which are held in pursuit of its preservation and conservation objectives. Assets held for own use are shown at cost. Investment properties, which are available for letting, are shown at market value. All of these heritage assets have been held for the last 5 years and are being depreciated in line with the length of the associated lease.

15 Fixed asset investments

	Investment properties £	Listed investments £	Total £
Cost or Valuation			
At 1 April 2024	1,765,000	860,672	2,625,672
Additions	-	132,274	132,274
Revaluation	(28,000)	1,965	(26,035)
Disposals	-	(119,131)	(119,131)
	<u>1,737,000</u>	<u>875,780</u>	<u>2,612,780</u>
At 31 March 2025			
	<u>1,737,000</u>	<u>875,780</u>	<u>2,612,780</u>
Net book value			
At 31 March 2025	<u>1,737,000</u>	<u>875,780</u>	<u>2,612,780</u>
At 31 March 2024	<u>1,765,000</u>	<u>860,672</u>	<u>2,625,672</u>

All investments shown above are held at valuation.

Investment properties

Investment properties were valued at 1 April 2025 at open market value by Vickery Holman, Property Consultants.

Financial assets held at fair value

The charity holds a portfolio of investments. These are held at fair value, being their market value.

16 Debtors

	2025 £	2024 £
Trade debtors	72,331	10,028
Prepayments	12,278	-
Accrued income	-	2,115
Other debtors	-	150,000
	<u>84,609</u>	<u>162,143</u>

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

17 Cash and cash equivalents

	2025 £	2024 £
Cash at bank	<u>213,120</u>	<u>698,792</u>

18 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	17,278	-
Other taxation and social security	1,962	7,274
Other creditors	5,239	203,515
Accruals	7,487	30,748
Deferred income	<u>7,750</u>	<u>57,807</u>
	<u>39,716</u>	<u>299,344</u>

Under the arrangements with Exeter City Council (ECC) and Devon County Council (DCC), DCC has paid the charity £305,000 in accordance with the terms of the relevant underlease.

The £305,000 is being released to the charity's income and expenditure account over the period of the lease, which is 150 years commencing in the year ended 31 March 2014. £2,000 has been recognised in the year ended 31 March 2025 (2024: £2,000)

The lease premium payable to ECC of £75,001 has been capitalised as long leasehold property and will be amortised over the lease period of 150 years commencing in the year ending 31 March 2015. £500 amortisation charge has been recognised in the year ended 31 March 2025 (2024: £500).

19 Creditors: amounts falling due after one year

	2025 £	2024 £
Deferred income	<u>277,000</u>	<u>281,000</u>

20 Deferred income

	2025 £	2024 £
Deferred income at 1 April 2024	338,807	342,299
Amounts released from previous periods	<u>(54,057)</u>	<u>(3,492)</u>
Deferred income at year end	<u>284,750</u>	<u>338,807</u>

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

21 Obligations under leases and hire purchase contracts

Operating lease commitments

As lessee

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2025	2024
	£	£
Land and buildings		
Not later than 1 year	35,423	35,423
Later than 1 year and not later than 5 years	141,693	141,693
Later than 5 years	<u>566,772</u>	<u>673,619</u>
	<u><u>743,888</u></u>	<u><u>850,735</u></u>

As lessor

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2025	2024
	£	£
Land and buildings		
Within one year	198,405	226,767
Between one and five years	736,634	726,198
After five years	<u>5,725,283</u>	<u>5,166,869</u>
	<u><u>6,660,322</u></u>	<u><u>6,119,834</u></u>

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

22 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains /(losses) £	Balance at 31 March 2025 £
Unrestricted funds						
General						
General Funds	2,022,761	376,580	(678,801)	502,614	(23,186)	2,199,968
Designated						
Community Fund	90,000	-	-	(90,000)	-	-
Property Maintenance Fund	600,000	-	-	(286,879)	-	313,121
One Off Project	250,000	-	-	-	-	250,000
Working General Fund	475,735	-	-	(275,735)	-	200,000
Cricklepit Bridge Maintenance	-	-	-	84,000	-	84,000
Heritage Harbour	-	-	-	16,000	-	16,000
Cultural Partners	-	-	-	50,000	-	50,000
	<u>1,415,735</u>	<u>-</u>	<u>-</u>	<u>(502,614)</u>	<u>-</u>	<u>913,121</u>
Total funds	<u>3,438,496</u>	<u>376,580</u>	<u>(678,801)</u>	<u>-</u>	<u>(23,186)</u>	<u>3,113,089</u>
	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains /(losses) £	Balance at 31 March 2024 £
Unrestricted funds						
General						
General Funds	1,824,548	352,947	(601,984)	450,000	(2,750)	2,022,761
Designated						
Community Fund	90,000	-	-	-	-	90,000
Property Maintenance Fund	600,000	-	-	-	-	600,000
One Off Project	300,000	-	-	(50,000)	-	250,000
Exe Water Sports	400,000	-	-	(400,000)	-	-
Working General Fund	475,735	-	-	-	-	475,735
	<u>1,865,735</u>	<u>-</u>	<u>-</u>	<u>(450,000)</u>	<u>-</u>	<u>1,415,735</u>
Total funds	<u>3,690,283</u>	<u>352,947</u>	<u>(601,984)</u>	<u>-</u>	<u>(2,750)</u>	<u>3,438,496</u>

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

Fund descriptions

Community Fund

For providing £30k a year.

Exe Water Sports

Money pledged for Exe Water Sports Project.

One Off Project

Money pledged to the Mallison Bridge Project.

Working General Fund

The Working General Fund is to provide a contingency fund to cover day to day expenses.

Property Maintenance Fund

Funds allocated for the on-going maintenance, repair and preservation of the Trust's historic buildings.

Cricklepit Bridge Maintenance

Money set aside for the anticipated maintenance costs that are expected to be incurred in the 2026/27 financial year.

Cultural Partners

Money set aside for the final payments to the Cultural Partners.

Heritage Harbour

Money set aside for costs associated with the Heritage Harbour project.

23 Analysis of net assets between funds

	Unrestricted funds	Total funds at 31 March
	General	2025
	£	£
Intangible fixed assets	10,560	10,560
Heritage assets	508,736	508,736
Fixed asset investments	2,612,780	2,612,780
Current assets	297,729	297,729
Current liabilities	(39,716)	(39,716)
Creditors over 1 year	(277,000)	(277,000)
Total net assets	<u>3,113,089</u>	<u>3,113,089</u>

Exeter Canal & Quay Trust Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

	Unrestricted funds General £	Total funds at 31 March 2024 £
Intangible fixed assets	15,840	15,840
Heritage assets	516,393	516,393
Fixed asset investments	2,625,672	2,625,672
Current assets	860,935	860,935
Current liabilities	(299,344)	(299,344)
Creditors over 1 year	<u>(281,000)</u>	<u>(281,000)</u>
Total net assets	<u>3,438,496</u>	<u>3,438,496</u>

24 Related party transactions

The charity is an associate of Exeter City Council (ECC). In the year ended 31 March 2025 ECC charged the charity £nil (2024: £nil) in respect of management services, £41,172 (2024: £42,776) for rent, £150,852 (2024: £94,145) in respect of grants, £23,870 (2024: £25,840) for legal and professional fees, £17,150 (2024: £19,050) for maintenance, £48,375 (2024: nil) for Maclaines lease and £440 (2024: £1,726) for other services. Exeter Canal and Quay charged Exeter City Council £nil (2024: £475) for rent and insurance recharges and £nil (2024: £300) for ticket sales.

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REPORT TO COUNCIL

Date of Meeting: 16 June 2026

Report of: Strategic Director for Place

Title: CIL and S106 Decision-Making Framework

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council.

1. What is the report about?

1.1 This report seeks Council approval for a clearly defined decision-making framework for the allocation, prioritisation and monitoring of strategic Community Infrastructure Levy (CIL) and, where appropriate, aggregated Section 106 (S106) developer contributions. It does not apply to Neighbourhood CIL. This report is about agreeing the approach, principles and process rather than approving any allocations to individual projects; any future allocation decisions will be brought forward separately through the appropriate decision-making route within that agreed framework.

The framework responds to matters identified through Internal Audit and a Planning Advisory Service review and sets out a clearer, more transparent and constitutionally aligned decision-making process for identifying infrastructure priorities, assessing funding proposals and supporting Member oversight.

The report proposes a structured annual decision-making process for considering strategic infrastructure funding, alongside the establishment of a cross-party, politically balanced Advisory Forum to provide non-binding Member observations on officer recommendations. The proposals are intended to support delivery of the Exeter Plan, Infrastructure Delivery Plan and Corporate Plan, while providing clearer roles, transparency and effective management of risks associated with developer contributions.

2. Recommendations:

2.1 That Council:

1. Approves the adoption of the decision-making framework for strategic CIL and, where appropriate, aggregated S106 contributions, as set out in this report and appendices.
2. Approves the establishment and Terms of Reference for a cross-party, politically balanced Advisory Forum, as set out in Appendix A.
3. Notes that this report does not propose or approve allocations to individual projects and does not apply to Neighbourhood CIL; any future decisions on individual allocations of strategic CIL and any aggregated S106 funding will be brought forward separately through the appropriate decision-making route in accordance with the

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Council's Constitution and budget framework—typically to the Executive where the allocation can be made within the approved Capital Programme/budget, or to full Council where a new budget provision or Capital Programme change is required.

3. Reasons for the recommendation:

3.1 The Council is asked to approve a clearly defined decision-making framework to ensure that CIL and, where appropriate, aggregated S106 contributions are managed in a transparent, consistent and constitutionally aligned manner.

Recent Internal Audit findings and advice from the Planning Advisory Service highlighted areas where existing arrangements would benefit from greater formalisation, transparency and stronger oversight of the monitoring and timely use of developer contributions. The proposed framework addresses these points by introducing a clear annual process, defined roles and responsibilities, and stronger Member oversight.

Approval of the framework and the Terms of Reference for the Advisory Forum will support consistent decision-making, improve public confidence in the use of developer contributions and ensure that investment is aligned with the Exeter Plan, Infrastructure Delivery Plan and the Council's Corporate Plan.

4. What are the resource implications including non-financial resources:

4.1 There are no direct additional financial implications arising from the approval of the decision-making framework. This report does not commit the Council to any specific allocation of CIL or S106 funding.

The framework formalises and structures processes that are already being undertaken by officers, including the coordination, assessment and monitoring of developer contributions. These activities will be managed within existing staff resources.

There are no additional non-financial resource implications arising from the establishment of the Advisory Forum. The Forum will operate on an advisory basis only, will meet on a limited number of occasions each year and will be supported through existing Democratic Services and officer capacity.

5. Section 151 Officer comments:

5.1 There are no financial implications arising from the report. Regardless of process, it remains the case that only Council can allocate resources to a budget.

6. What are the legal aspects?

6.1 CIL is a statutory charge governed by the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended) and states that CIL receipts must be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure needed to support development in the area. S106 obligations are established under the Town and Country Planning Act 1990. The Council is required to ensure that developer contributions are collected, allocated and spent in accordance with the relevant legislation, adopted policies and the Council's Constitution. The Council must ensure that both CIL and S106 funds are applied in accordance with their statutory purposes to avoid the risk of challenge or the need to return/reallocate funds.

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The proposed framework does not alter the statutory basis for CIL or S106 obligations. Instead, it sets out a clearer, more transparent and constitutionally aligned decision-making process for the identification, prioritisation and oversight of strategic funding proposals.

Council approval is required for the adoption of the decision-making framework and for the Terms of Reference of the Advisory Forum. This report does not approve individual allocations. Following adoption, decisions on individual allocations of CIL and any aggregated S106 funding will be taken separately through the appropriate decision-making route in accordance with the Constitution and budget framework.

The Advisory Forum will operate on a non-statutory, advisory basis only and will not exercise any delegated decision-making powers. Its role is limited to providing non-binding observations to inform Member decision-making.

7. Monitoring Officer's comments:

7.1 The proposed framework is consistent with the Council's Constitution and its other statutory requirements. It provides appropriate clarity on roles, maintains proper decision-making arrangements and supports transparent and robust governance for (the strategic element of) CIL and S106 funding and help deliver the Exeter Plan and other priorities.

8. Equality Act 2010 (The Act)

8.1 In recommending this proposal, potential impacts on people with protected characteristics have been considered. An Equality Impact Assessment (EQIA) has been completed and is included in the background papers for Members' attention.

The decision-making framework relates to decision-making processes rather than the allocation of funding to individual infrastructure projects. No direct or differential equality impacts are therefore anticipated at this stage. Equality impacts will be assessed as individual infrastructure proposals are brought forward for decision under this framework.

9. Carbon Footprint (Environmental) Implications:

9.1 The recommendations in this report relate to decision-making arrangements and processes only and do not approve or deliver specific infrastructure projects.

There are no direct carbon or environmental impacts arising from the adoption of the decision-making framework itself. Environmental and carbon considerations, including alignment with the Council's climate emergency commitments, will be assessed as part of the appraisal of individual infrastructure proposals when they are brought forward for decision under this framework.

10. Report details:

10.1 This report sets out a clearly defined decision-making framework for the management of strategic CIL and, where appropriate, aggregated S106 developer contributions. It explains the background to the proposal, including relevant audit findings, and describes the proposed annual process for identifying, assessing and prioritising strategic infrastructure funding.

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This decision-making framework does not apply to Neighbourhood CIL, which will continue to operate under existing arrangements.

Neighbourhood CIL is the proportion of CIL receipts that must be passed to the local area where development takes place, or retained and spent for that area in accordance with the Community Infrastructure Levy Regulations and government guidance. In parished areas, this is normally passed to the relevant town or parish council. In unparished areas such as Exeter, the Council retains the neighbourhood portion and allocates it on behalf of residents, informed by community engagement. The neighbourhood portion is generally 15% of relevant CIL receipts, capped at £100 per existing council tax dwelling per year, rising to 25% with no cap where there is a made neighbourhood plan. In Exeter, Neighbourhood CIL is currently used through existing arrangements to support neighbourhood priorities, including the Community Grants Programme and Wellbeing Exeter. It sits outside the strategic CIL decision-making framework proposed in this report and will continue to operate separately.

The report also sets out the role, remit and Terms of Reference of a cross-party, politically balanced Advisory Forum. The Forum will comprise six elected members appointed on the basis of political balance, together with the Portfolio Holder for City Development. The Forum will provide non-binding Member observations on draft officer recommendations relating to strategic CIL and any aggregated S106 proposals considered through the same framework, which will be included in future reports when individual allocations are brought forward for decision.

10.2 Annual decision-making process (summary)

To support transparency and consistency, the framework operates through an annual cycle aligned to the Council's capital programme.

10.2.1 Strategic Management Board (SMB) reviews the officer-scored list of proposed strategic projects, agrees a draft set of priorities, and confirms which proposals proceed to the Advisory Forum and then to the Executive for decision.

10.2.2 Advisory Forum (cross-party and politically balanced) considers the same draft officer recommendations and provides non-binding observations to support transparency and cross-party understanding. Panel members will be provided with the officer scoring outputs (including scores and a short rationale/summary) for the projects under consideration. The Forum does not make decisions and cannot amend officer recommendations; its observations (including any differing views) are captured in notes and included in the officer report.

10.2.3 Decision stage: The final officer report (incorporating SMB input and Advisory Forum observations) is presented for decision through the appropriate route in accordance with the Constitution and budget framework—typically the Executive where the allocation can be made within the approved Capital Programme/budget, or full Council where a new budget provision or Capital Programme change is required.

This report does not propose or approve allocations to individual infrastructure projects. Decisions on specific funding proposals will be brought forward separately through the

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appropriate decision-making route in accordance with this framework and the Council's Constitution and budget framework.

11. How does the decision contribute to the Council's Corporate Plan?

11.1 The proposals support delivery of the Council's Corporate Plan by providing a clearly defined process for how developer contributions are prioritised, allocated and monitored to support sustainable growth and infrastructure delivery.

By improving transparency, consistency and Member oversight in the use of CIL and S106 funding, the framework helps ensure that investment is aligned with agreed strategic priorities, including the delivery of the Exeter Plan, critical infrastructure and improved outcomes for communities.

The proposals also support effective use of resources and public confidence by setting out a transparent, consistent route for developing recommendations and taking decisions.

12. What risks are there and how can they be reduced?

12.1 There is a risk that, without a clear and consistent decision-making process, decisions on the use of CIL and S106 funding could lack transparency, be insufficiently prioritised, or expose the Council to risks associated with unspent or misallocated developer contributions.

This risk is mitigated by the proposed framework, which introduces a structured annual assessment process, clearer decision-making routes, and strengthened Member oversight. The establishment of an Advisory Forum supports transparency and shared understanding while ensuring that decision-making remains constitutionally compliant.

There is also a risk that the proposed annual decision-making process could add complexity or delay decision-making. This is mitigated by the advisory-only role of the Forum, its limited meeting frequency and its focus on providing concise, non-binding observations rather than determining outcomes.

13. Are there any other options?

13.1 The option of retaining existing arrangements was considered. However, recent Internal Audit findings and advice from the Planning Advisory Service identified areas where the current approach would benefit from clearer prioritisation, greater transparency and stronger management of developer contributions. Maintaining the status quo would not satisfactorily address these points.

An alternative option of introducing more informal or officer-only arrangements was also considered but was discounted, as this would not provide sufficient Member oversight or transparency and would not fully align with the Council's governance and constitutional requirements.

The recommended approach provides a proportionate response by defining a clear decision-making process, improving clarity and consistency, and supporting informed Member input, without delegating decision-making or introducing unnecessary complexity.

For enquiries please contact: democratic.services@exeter.gov.uk

Director Ian Collinson, Strategic Director for Place

Author: Roger Clotworthy, Head of City Development

Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:-

Equality Impact Assessment (EQIA) – CIL and S106 Decision-Making Framework

List of Appendices:

- Appendix A – Terms of Reference
- Appendix B – Application and Assessment Process
- Appendix C – Scoring Framework
- Appendix D – Annual Infrastructure Funding Statement 2024/25

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Appendix A – Terms of Reference

Purpose

The Advisory Forum is established to support a clear and transparent decision-making process for how strategic Community Infrastructure Levy (CIL) and, where relevant, aggregated Section 106 (S106) contributions are prioritised and allocated, with the Forum offering non-binding observations only. It does not apply to Neighbourhood CIL. This responds directly to internal audit and Planning Advisory Service recommendations.

The Advisory Forum will:

Consider officer recommendations on strategic CIL allocations and receive short, high-level S106 context where relevant.

Receive information on how proposed CIL allocations align with the Infrastructure Delivery Plan, Exeter Plan, and Corporate Plan priorities.

Scope

The Advisory Forum will focus on strategic CIL allocations, supported by high-level S106 context where this affects proposed strategic CIL decisions. It will not consider Neighbourhood CIL or approve individual, site-specific S106 spend decisions, which continue to be progressed through the Council's existing financial and delegated approval arrangements in accordance with the Constitution. Where it is proposed to aggregate S106 contributions for strategic infrastructure (including any associated budget allocation), officers will assess the proposal through the Council's annual infrastructure funding process. This will normally include officer appraisal, consideration by Strategic Management Board (SMB), review by the Advisory Forum, and then a decision through the appropriate constitutional route in accordance with the Constitution and budget framework. A similar process applies to strategic CIL allocations.

Membership

Six elected members, appointed on the basis of political balance (confirmed annually by the Monitoring Officer).

The Portfolio Holder for City Development is a standing member of the Advisory Forum (in addition to the six politically balanced Members).

Chair: Head of City Development (or nominated senior officer).

The Forum is a Member Advisory Forum; it is chaired by an officer to support the process and provide professional advice, but it remains advisory only and does not exercise delegated decision-making powers.

Core officer membership: Local Plans, CIL & S106, Finance, Legal, and other relevant Heads of Service depending on projects.

Advisory only: Members have no voting rights; collective observations (including differing views) are reflected in the officer report and reported onward through the appropriate constitutional route for decision.

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Meeting Frequency and Reporting

The Forum will normally meet twice a year, aligned to the capital programme, with the option of having a third meeting if required.

Papers for each meeting will include the officer-scored project assessments (scores and a short rationale/summary) and the draft officer recommendations.

The Forum will not receive separate monitoring reports. Officers will provide only concise, high-level contextual information.

Notes of meetings will be kept at a high level, capturing key points and collective observations only.

Decision-Making and Reporting

For strategic CIL allocations, and for any aggregated S106 proposals considered through the same framework, officers prepare and assess proposals, including project scoring and draft recommendations. Strategic Management Board (SMB) then considers the strategic fit of those proposals, after which the Advisory Forum provides non-binding observations. Those observations are included in the officer report before a final decision is taken through the appropriate decision-making route in accordance with the Constitution and budget framework.

The Advisory Forum is advisory only. It cannot determine allocations or direct officer recommendations; its role is limited to providing non-binding observations for inclusion in the officer report.

Final decisions on individual allocations are taken through the appropriate decision-making route in accordance with the Constitution and budget framework, typically by the Executive where the allocation can be made within the approved budget or capital programme, or by full Council where a new budget provision or capital programme change is required.

The Council retains full discretion over the strategic CIL decision-making framework, including the ability to set overarching priorities (for example, alignment with manifesto and Corporate Plan commitments) and, where justified, to make no allocations in a particular year so that funds can be accumulated for major strategic infrastructure projects.

These arrangements sit alongside ongoing informal engagement between officers and the Executive, ensuring that Portfolio Holders have multiple opportunities to shape understanding and priorities before formal decisions are taken.

Monitoring and Review

Monitoring of CIL and S106 will be undertaken by officers and reported through existing governance routes (e.g., SMB). The Advisory Forum has no monitoring function.

For enquiries please contact: democratic.services@exeter.gov.uk

Appendix B – Application and Assessment Process

Application Process

The process runs annually in line with the Council's capital programme cycle.

City Development coordinates and identifies potential projects, working closely with other services and infrastructure providers.

Consultation expectations

Where proposals are developed internally, project leads are expected to comply with the Council's Consultation Charter (as applicable) and to summarise the consultation undertaken or planned. Where proposals are submitted by external organisations, applicants are expected to demonstrate that appropriate consultation and engagement has been undertaken (proportionate to the scheme) and to explain how feedback has been considered.

City Development leads the scoring and assessment of these projects using the published framework (Appendix C). As part of the annual process, officers may recommend that no allocations are made where deferring spending would better support the delivery of larger, higher-priority projects requiring more than one year's CIL receipts. Any such recommendations will be considered by SMB and then reported for decision through the appropriate decision-making route set out in the Constitution and budget framework.

Before that report is finalised, the Advisory Forum will normally meet twice a year, with the option for a third meeting if required, to consider the draft officer recommendations alongside the officer scoring outputs (scores and a short rationale/summary). Those observations (including any differing views) will be captured succinctly in meeting notes and then included in the officer report through the appropriate decision-making route. The Forum will not have power to submit its own separate recommendations or amendments.

Site-specific S106 allocations are monitored for compliance but are not scored or prioritised through this process.

This decision-making framework applies only to strategic CIL and, where appropriate, aggregated S106 contributions. It does not apply to Neighbourhood CIL. Neighbourhood CIL is the portion of CIL receipts that is passed to the local area in which development takes place, or retained and spent for that area in accordance with the Community Infrastructure Levy Regulations and government guidance. In unparished areas such as Exeter, the Council retains and allocates that neighbourhood portion on behalf of residents, informed by community engagement. In Exeter, this currently supports neighbourhood priorities through existing arrangements, including the Community Grants Programme and Wellbeing Exeter. Officers may provide periodic updates to the Advisory Forum for information.

Monitoring and Review

Approved projects are monitored quarterly at officer level and reported through SMB. The Advisory Forum does not receive routine monitoring reports.

For enquiries please contact: democratic.services@exeter.gov.uk

Monitoring data is managed through Exacom, reconciled with Finance records.

External delivery partners must enter into grant or funding agreements to ensure that funds are spent in accordance with agreed purposes.

Appendix C – Scoring Framework

This framework supports the Advisory Forum in considering applications for strategic CIL/S106 funding, which have been assessed by officers. It ensures projects are prioritised transparently and consistently in line with the Exeter Plan, Corporate Plan, and Vision 2040.

Criteria and Weightings:

Strategic and policy fit (25%)

Contribution to growth and mitigation of impacts (25%)

Delivery of identified infrastructure needs (15%)

Financial viability and leverage (10%)

Delivery readiness and timescales (10%)

Risk and mitigation (10%)

Community benefit and engagement (5%)

For the purposes of scoring, “engagement” includes (as applicable) evidence of consultation consistent with the Council’s Consultation Charter for internal proposals, and evidence of appropriate consultation and engagement for proposals submitted by external organisations.

Each criterion is scored from 1 (weak) to 5 (strong). Weighted scores are combined to produce a ranking for prioritisation. The scoring framework will be reviewed annually to reflect changing priorities.

Scoring Framework Table

Criterion	Description	Weight (%)	Score 1 (Weak)	Score 5 (Strong)
Strategic and policy fit	Alignment with Vision 2040, Corporate Plan, Exeter Plan, IDP, and partner strategies	25	Little or no alignment	Strong alignment with multiple objectives
Supports growth / mitigates impact	Contribution to housing and economic growth and mitigating strategic development impacts	25	Minimal contribution	Clear and significant contribution

For enquiries please contact: democratic.services@exeter.gov.uk

Delivers strategic infrastructure needs	Addresses identified strategic infrastructure priorities	15	Not in identified needs	Directly delivers priority infrastructure
Financial viability & leverage	Clear funding profile, evidence of match funding or leverage	10	Substantial risk, no match funding	Secure match funding, strong cost plan
Delivery readiness & timescales	Realistic timeframe and deliverability within spend deadlines	10	Significant risks to delivery	Ready to start, achievable within timescales
Risk & mitigation	Identified risks and credible mitigation measures	10	Major unmitigated risks	Minimal risk or strong mitigation in place
Community benefit & engagement	Evidence of engagement and clear community benefit	5	Minimal benefit or engagement	Strong benefit with clear engagement evidence

Appendix D – Annual Infrastructure Funding Statement 2024/25

Appendix D is provided as a separate document within the agenda pack.

Reference: 251201_annual-infrastructure-funding-statement_final.pdf

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Equality Impact Assessment (EqIA)

Please refer to the [Equality Impact Assessments \(EQIAs\)](#) form for details on how to complete.

The aim of an equality impact assessment is to consider the equality implications of any decision (e.g. new or revised policy, process, project, function, or service) on different groups of people including employees and customers. This document helps to evaluate whether the decision may inadvertently disadvantage groups of people and identify ways to avoid discrimination and proactively advance equality.

1. Details of the proposal

Name of the proposal:	CIL & S106 Governance Framework
Version number:	1.0
Does this proposal impact on people?	Choose an item: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Explain your answer whether 'yes' or 'no'	Although the governance framework does not give rise to direct equalities impacts, it shapes how decisions are made about allocating CIL and aggregated S106 funding. These decisions influence which infrastructure projects proceed and therefore indirectly affect communities. Individual projects will undergo separate EqIAs when brought forward.
Is this a new or existing policy/project/service?	Choose an item: <input checked="" type="checkbox"/> New <input type="checkbox"/> Existing
Person responsible for the proposal:	Roger Clotworthy, Head of City Development
Person responsible for the EqIA (if different to above)	Roger Clotworthy, Head of City Development
Proposal start date:	20/04/2026

When will this proposal be implemented?	17/06/2026
Briefly describe the aims and objectives of the proposal	The proposal aims to establish a strengthened governance framework for allocating and monitoring Community Infrastructure Levy (CIL) and aggregated Section 106 (S106) developer contributions. It introduces a transparent annual assessment process and a cross-party Advisory Forum to ensure decisions are evidence-based, consistent with audit recommendations, and aligned with Council priorities.
What are the anticipated outcomes of the proposal?	The proposal is expected to deliver a clearer, more transparent and audit-compliant governance process for allocating and monitoring CIL and aggregated S106 funding. It will strengthen risk management, ensure consistent prioritisation of infrastructure projects, improve Member oversight, and provide a structured annual process aligned with the capital programme
Who is likely to be affected by the proposal?	You can select multiple options: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Service users <input checked="" type="checkbox"/> Wider community
How are they likely to be affected?	Staff will be affected through the introduction of new processes for scoring, monitoring and reporting CIL and aggregated S106 proposals, requiring consistent use of the governance framework. The wider community may be indirectly affected because the strengthened governance arrangements influence which infrastructure projects are prioritised and funded, although individual project decisions will undergo separate equality assessments.
Is this proposal going to be approved by SMB, Executive or Council?	Select: <input type="checkbox"/> SMB <input type="checkbox"/> Executive <input checked="" type="checkbox"/> Council
When is the proposal going to SMB, Executive or Council?	16/06/2026

3. Consultation & Engagement

You will nearly always need to involve and consult with stakeholders during your assessment. The extent of the engagement will depend on the nature of the proposal. This should include the individuals/groups who are affected by your proposal. Any proposal for consultation or engagement must be done via the [Consultation and Engagement Form](#).

How are you communicating with the individuals/teams who are affected by your proposal?

You can select multiple options:

- Social media
- Focus groups
- Website
- Mail drop
- Via community group
- Other (please describe): Internal engagement with Finance, Legal, SMB and Portfolio Holders

4. Impacts on People

How will the proposed change affect people with protected characteristics? Make sure that you assess the impact based on evidence.

- Who will benefit, who won't, who can access, who can't access, who is at an advantage, who is at a disadvantage?
- What evidence has been used for this assessment? For example, employee diversity data, national statistics, customer survey, feedback etc. [Sources of equality data](#) are available on Sharepoint. (Please don't include any information that risks identifying people such as names, or the diversity data, if less than six people).

Note: You can copy and paste more rows underneath each protected characteristic if there is more than one impact

How will this proposal affect people with protected characteristics?	Identify Impact:	Why will it have this effect? Use the evidence collated, any engagement or consultation to inform your thinking and record it here. Have you identified any gaps in evidence, if so, what are the gaps? Does this need to be incorporated in the action plan?
Age	No Impact	The governance framework establishes a transparent and consistent process that supports fair, evidence based decision making. The framework does not create differential impacts on protected characteristics at this stage but further equality impacts will be considered and assessed when individual infrastructure proposals are brought forward. To support consistent application of the framework and minimise the risk of bias, relevant staff will be briefed and/or trained on the process, including the use of the scoring framework.
Disability: including sensory, mobility, mental health, neurodiversity, long term ill health	No Impact	The governance framework establishes a transparent and consistent process that supports fair, evidence based decision making. The framework does not create differential impacts on protected characteristics at this stage but further equality impacts will be considered and assessed when individual infrastructure proposals are brought forward. To support consistent application of the framework and minimise the risk of bias, relevant staff will be briefed and/or trained on the process, including the use of the scoring framework. Any briefings/training will be delivered in a way that is accessible and meets staff needs arising from disability, with reasonable adjustments made where required.
Gender reassignment	No Impact	The governance framework establishes a transparent and consistent process that supports fair, evidence based decision making. The framework does not create differential impacts on protected characteristics at this stage but further equality impacts will be considered and assessed when individual infrastructure proposals are brought forward. To support consistent application of the framework and minimise the risk of bias, relevant staff will be briefed and/or trained on the process, including the use of the scoring framework.

How will this proposal affect people with protected characteristics?	Identify Impact:	Why will it have this effect? Use the evidence collated, any engagement or consultation to inform your thinking and record it here. Have you identified any gaps in evidence, if so, what are the gaps? Does this need to be incorporated in the action plan?
Marriage and Civil partnership (work related only)	No Impact	The governance framework establishes a transparent and consistent process that supports fair, evidence based decision making. The framework does not create differential impacts on protected characteristics at this stage but further equality impacts will be considered and assessed when individual infrastructure proposals are brought forward. To support consistent application of the framework and minimise the risk of bias, relevant staff will be briefed and/or trained on the process, including the use of the scoring framework.
Pregnancy & Maternity	No Impact	The governance framework establishes a transparent and consistent process that supports fair, evidence based decision making. The framework does not create differential impacts on protected characteristics at this stage but further equality impacts will be considered and assessed when individual infrastructure proposals are brought forward. To support consistent application of the framework and minimise the risk of bias, relevant staff will be briefed and/or trained on the process, including the use of the scoring framework.
Race: including ethnic origin, nationality/national origin	No Impact	The governance framework establishes a transparent and consistent process that supports fair, evidence based decision making. The framework does not create differential impacts on protected characteristics at this stage but further equality impacts will be considered and assessed when individual infrastructure proposals are brought forward. To support consistent application of the framework and minimise the risk of bias, relevant staff will be briefed and/or trained on the process, including the use of the scoring framework.
Religion or Belief	No Impact	The governance framework establishes a transparent and consistent process that supports fair, evidence based decision making. The framework does not create differential impacts on protected characteristics at this stage but further equality impacts will be considered and assessed when individual infrastructure proposals are brought forward. To support consistent application of

How will this proposal affect people with protected characteristics?	Identify Impact:	Why will it have this effect? Use the evidence collated, any engagement or consultation to inform your thinking and record it here. Have you identified any gaps in evidence, if so, what are the gaps? Does this need to be incorporated in the action plan?
		the framework and minimise the risk of bias, relevant staff will be briefed and/or trained on the process, including the use of the scoring framework.
Sex	No Impact	The governance framework establishes a transparent and consistent process that supports fair, evidence based decision making. The framework does not create differential impacts on protected characteristics at this stage but further equality impacts will be considered and assessed when individual infrastructure proposals are brought forward. To support consistent application of the framework and minimise the risk of bias, relevant staff will be briefed and/or trained on the process, including the use of the scoring framework.
Sexual Orientation	No Impact	The governance framework establishes a transparent and consistent process that supports fair, evidence based decision making. The framework does not create differential impacts on protected characteristics at this stage but further equality impacts will be considered and assessed when individual infrastructure proposals are brought forward. To support consistent application of the framework and minimise the risk of bias, relevant staff will be briefed and/or trained on the process, including the use of the scoring framework.
Intersectionality: Could this proposal have an impact on people who have a combination or intersection of two or more characteristics?	No Impact	The governance framework establishes a transparent and consistent process that supports fair, evidence based decision making. The framework does not create differential impacts on protected characteristics at this stage but further equality impacts will be considered and assessed when individual infrastructure proposals are brought forward. To support consistent application of the framework and minimise the risk of bias, relevant staff will be briefed and/or trained on the process, including the use of the scoring framework.

7. Outcome of Assessment

Select one of the following options:	Tick the relevant box
No barriers identified, proceed with proposed change.	<input checked="" type="checkbox"/>
Adjust the proposal/policy to remove barriers identified by the EqIA.	<input type="checkbox"/>
Continue with the proposal/policy despite potential for adverse impacts.	<input type="checkbox"/>
Stop the proposal/policy as there are adverse impacts that cannot be prevented/mitigated or justified.	<input type="checkbox"/>
<p>Please explain why the option has been chosen:</p> <p>No equality impacts were identified. The proposal introduces an internal governance framework that does not directly affect individuals or access to services. Equality impacts will be assessed at the stage when specific infrastructure projects are brought forward for decision.</p>	

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8. Action Plan

Considering the impacts, you have identified above, please detail any actions you will need take to remove barriers, eliminate negative impacts or maximise opportunities. (Add more rows if required). If an action is to meet the needs of a particular protected group please specify this. These actions should be included in your Service Plan.

Action(s) to be taken.	Expected Outcomes	Responsible Person	Timescale	Progress	Complete
No actions required.					

9. Monitoring

How will you monitor the impact of your proposed change once it has been implemented? Once the activity has been implemented this equality impact assessment should be periodically reviewed to make sure your changes have been effective and your approach is still appropriate. Include the timescale for review in your action plan above.

Monitoring will take place through routine officer-level oversight of CIL and S106 processes, including ongoing tracking through Exacom and reporting to SMB. Any feedback or operational issues that indicate potential equality impacts will be noted and addressed. Equality considerations will continue to be assessed when individual infrastructure projects are proposed for funding.

REPORT TO COUNCIL

Date of Meeting: 20 May 2026

Report of: Strategic Director for Corporate Resources

Title: Appointment of Members to the Council's Committees

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council

1. What is the report about?

- 1.1 To confirm the political proportionality, distribution and appointments to Council committees.
- 1.2 To receive amendments to the nominations from political group leaders to committees 2026/27 municipal year.

2. Recommendations:

- 2.1 That Council approves committee membership changes in accordance with the nominations submitted by the political group leaders at Appendix B.

3. Reasons for the recommendation:

- 3.1 A request was received by the Democratic Services Manager from group leaders of the Liberal Democrat and Reform UK groups.

4. What are the resource implications including non-financial resources:

- 4.1 There are no resource implications resulting from the recommendations.

5. Section 151 Officer comments:

- 5.1 There are no financial implications for Council to consider.

6. What are the legal aspects?

6.1 Sections 15 and 16 of the Local Government and Housing Act 1989 (the 1989 Act) sets out the duty to allocate seats to political groups. This requires Committees to reflect the political balance of the Council. Where there are changes within the municipal year the legislation states that changes should be made "as soon as practicable". In general, this would be at the next scheduled meeting of Council.

7. Monitoring Officer's comments:

- 7.1 The content of this report raises no issues for the Monitoring Officer.

For enquiries please contact: democratic.services@exeter.gov.uk

8. Equality Act 2010 (The Act)

8.1 In recommending this proposal no potential impact has been identified on people with protected characteristics as determined by the Act because it seeks only to make nominations to Council committees.

9. Carbon Footprint (Environmental) Implications:

9.1 No direct carbon/environmental impacts arising from the recommendations.

10. Report details:

- 10.1 A request was received by the Democratic Services Manager from group leaders of the Liberal Democrat and Reform UK groups in the following terms:
- 10.2 Councillor Sheridan of the Reform UK group to replace Councillor Richards of the Liberal Democrat group on the Planning Committee;
- 10.3 Councillor Richards of the Liberal Democrat group to replace Councillor Payne of the Reform UK group on the Strategic Scrutiny Committee.
- 10.4** In addition, the Liberal Democrat group intend to replace Councillor Kevin Mitchell with Councillor Michael Mitchell on the Audit and Governance Committee.
- 10.5** The changes proposed do not change the political proportionality, demonstrated at Appendix A.

11. How does the decision contribute to the Council's Corporate Plan?

11.1 Ensuring appointments to committees will contribute to a Well-Run Council.

12. What risks are there and how can they be reduced?

12.1 No risks have been identified.

13. Are there any other options?

13.1 None

Strategic Director of Corporate Resources

Author: Liz Smith, Democratic Services Manager

Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:

The Local Government and Housing Act 1989

List of Appendices:

- Appendix A – Proportionality Calculation
- Appendix B – Committee Allocations

For enquiries please contact: democratic.services@exeter.gov.uk

Party	Number	Proportion	No of Seats
Labour	18	46%	25
Conservative	1	3%	1
Liberal Democrat	5	13%	7
Green	10	26%	14
Reform	3	8%	4
Equity Independent	2	5%	3
Independent	0	0%	0
Trade Unionist & Socialist Coalition	0	0%	0
	39	100%	55

2026

Allocation per Committee

Committee	Size	Labour	Round	Con	Round	Lib Den	Round	Green	Round	Reform	Round	Eq Ind	Round	Indep	Round	TUSC	Round	
Planning	11	5.08	5	0.28	0	1.41	1	2.82	3	0.85	1	0.56	1	0.00	0	0.00	0	11
Licensing	11	5.08	5	0.28	0	1.41	1	2.82	2	0.85	2	0.56	1	0.00	0	0.00	0	11
Audit and Governance	11	5.08	5	0.28	0	1.41	2	2.82	3	0.85	1	0.56	0	0.00	0	0.00	0	11
Customer Focus Scrutiny	11	5.08	5	0.28	1	1.41	1	2.82	3	0.85	1	0.56	0	0.00	0	0.00	0	11
Strategic Scrutiny	11	5.08	5	0.28	0	1.41	2	2.82	3	0.85	0	0.56	1	0.00	0	0.00	0	11
TOTAL	55																	55
		25		1		7		14		5		3		0		0		55
		45%		2%		13%		25%		9%		5%		0%		0%		100%
		0		0		0		0		1		0		0		0		0

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EXETER CITY COUNCIL**EXECUTIVE, SCRUTINY AND OTHER COMMITTEES: 2026/27**
NOMINATIONS - Changes**EXECUTIVE (8)**

Chair: Cllr Philip Bialyk	Cllr Susannah Patrick
Deputy Chair: Cllr Ruth Williams	Cllr Liz Pole
Cllr Yvonne Atkinson	Cllr Duncan Wood
Cllr Lucy Findlay MBE	

CUSTOMER FOCUS SCRUTINY COMMITTEE (11)

Chair: Cllr Adrian Fullam	LD	Cllr Paul Richards	LD
Deputy Chair: Cllr Tony Wardle	L	Cllr James Banyard	G
Cllr James Cookson	L	Cllr Helen Terry	G
Cllr Jakir Hussain	L	Cllr Brian Rappert	G
Cllr Paul Knott	L	Cllr Nick Williams	R
Cllr Martyn Snow	L		

Substitutes for Customer Focus Scrutiny Committee (6)

Cllr Deborah Darling	L	Cllr Tammy Palmer	LD
Cllr Matthew Williams	L	Cllr Gill Baker	G
Cllr Jane Begley	L	Cllr Tony Payne	R

STRATEGIC SCRUTINY COMMITTEE (11)

Chair: Cllr Brian Rappert	G	Cllr Diana Moore	G
Deputy Chair: Cllr Jane Begley	L	Cllr Lynn Wetenhall	G
Cllr Deborah Darling	L	Cllr Kevin Mitchell	LD
Cllr Mollie Miller-Boam	L	Cllr Tony Payne Councillor Paul Richards	R LD
Cllr Rob Harding	L	Cllr Lucy Haigh	EQ
Cllr Matthew Williams	L		

Substitutes for Strategic Scrutiny Committee (6)

Cllr James Cookson	L	Cllr Andy Ketchin	G
Cllr Tony Wardell	L	Cllr Bernadette Chelvanayagam	G
Cllr Tammy Palmer	LD	Cllr Zoe Hughes	EQ

SCRUTINY PROGRAMME BOARD (5)

Chair: Cllr Matthew Williams	Deputy Chair Customer Focus: Cllr Tony Wardle
Chair of Customer Focus: Cllr Adrian Fullam	Deputy Chair Strategic: Cllr Jane Begley
Chair of Strategic: Cllr Brian Rappert	

PLANNING COMMITTEE (11)

Chair: Cllr Paul Knott	L	Cllr Paul Richards Councillor Alison Sheridan	LD R
Deputy Chair: Cllr James Cookson	L	Cllr Gill Baker	G
Cllr Deborah Darling	L	Cllr Bernadette Chelvanayagam	G
Cllr Jakir Hussain	L	Cllr Andy Ketchin	G
Cllr Mollie Miller-Boam	L	Cllr Anne Jobson	C
Cllr Michael Mitchell	LD		

Substitutes for Planning Committee (6)

Cllr Rob Harding	L	Cllr Tammy Palmer	LD
Cllr Matthew Williams	L	Cllr James Banyard	G
Cllr Duncan Wood	L	Cllr Brian Rappert	G

PLANNING MEMBER WORKING GROUP (6)

The Planning Committee shall appoint a Planning Member Working Group which will normally meet in private (Article 8).

LICENSING COMMITTEE (11)

Chair: Cllr Martyn Snow	L	Cllr James Banyard	G
Deputy Chair: Cllr Kevin Mitchell	LD	Cllr Stella Smith	G
Cllr Jane Begley	L	Cllr Nick Williams	R
Cllr Deborah Darling	L	Cllr Alison Sheridan	R
Cllr Rob Harding	L	Cllr Lucy Haigh	EQ
Cllr Duncan Wood	L		

Substitutes for Licensing Committee (6)

Cllr Jakir Hussain	L	Cllr Adrian Fullam	LD
Cllr Matthew Williams	L	Cllr Bernadette Chelvanayagam	G
Cllr Lucy Findlay	L	Cllr Tony Payne	R

LICENSING SUB-COMMITTEE (3)

Licensing Sub-Committee membership to be drawn from Licensing Committee Members above.

AUDIT AND GOVERNANCE COMMITTEE (11)

Chair: Cllr Diana Moore	G	Cllr Kevin Mitchell Cllr Michael Mitchell	LD LD
Deputy Chair: Cllr Paul Knott	L	Cllr Brian Rappert	G
Cllr Jane Begley	L	Cllr Helen Terry	G
Cllr Mollie Miller-Boam	L	Cllr Tony Payne	R
Cllr Tony Wardle	L	Cllr Anne Jobson	C
Cllr Matthew Williams	L		

Substitutes for Audit and Governance Committee (6)

Cllr Martyn Snow	L	Cllr Michael Mitchell	LD
Cllr James Cookson	L	Cllr Lynn Wetenhall	G
Cllr Rob Harding	L	Cllr James Banyard	G

COMMUNITY GRANTS PANEL (8)

Chair: Cllr Liz Pole	L	Cllr Tammy Palmer	LD
Cllr Deborah Darling	L	Cllr Anne Jobson	C
Cllr Paul Knott	L	Cllr Helen Terry	G
Cllr Matthew Williams	L	Cllr Jack Reed	G

EXETER TRANSPORT WORKING GROUP (6)

Chair: Cllr Liz Pole	L	Cllr Lucy Haigh	EQ
Cllr Tony Wardle	L	Cllr Diana Moore	G
Cllr Duncan Wood	L	Cllr Jack Reed	G

EXETER HARBOUR BOARD (12)

(6 City Councillors)

Chair: Cllr Ruth Williams	L	Cllr Tony Payne	R
Cllr James Cookson	L	Cllr Jack Reed	G
Cllr Gemma Rolstone	L	Cllr Stella Smith	G

(6 External Members)

ROYAL ALBERT MEMORIAL MUSEUM & ART GALLERY (RAMM) OVERSIGHT PANEL**(8)**

(6 City Councillors)

Chair: Cllr Lucy Findlay	L	Cllr Anne Jobson	C
Cllr Jane Begley	L	Cllr Stella Smith	G
Cllr Deborah Darling	L	Cllr Tammy Palmer	LD

(2 External Members)

COUNCILLOR DEVELOPMENT STEERING GROUP (6)

Chair: Cllr Duncan Wood	L	Cllr Tammy Palmer	LD
Cllr Paul Knott	L	Cllr Gill Baker	G
Cllr Susannah Patrick	L	Cllr Nick Williams	R

COUNCIL HOUSING ADVISORY AND DEVELOPMENT BOARD (10)

(5 City Councillors)

Chair: Cllr Tony Wardle	L	Cllr Bernadette Chelvanayagam	G
Cllr Yvonne Atkinson (PH Holder)	L	Cllr Adrian Fullam	LD
Cllr Jane Begley	L		

(5 External Members)

STRATA JOINT EXECUTIVE COMMITTEE (3) – (1 FROM ECC)

Cllr Phil Bialyk			
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STRATA JOINT SCRUTINY COMMITTEE (9) – (3 FROM ECC)

Cllr Paul Knott	L	Cllr Michael Mitchell	LD
Cllr James Cookson	L		

EXETER HIGHWAYS AND TRAFFIC ORDERS COMMITTEE (13)

(4 City Councillors)

Cllr Phil Bialyk	L	Cllr Lynn Wetenhall	G
Cllr Liz Pole	L	Cllr Lucy Haigh	EQ

(9 County Councillors)

SOUTH EAST DEVON HABITAT REGULATIONS EXECUTIVE COMMITTEE (1)

(1 City Councillor)

Cllr Ruth Williams			
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SEATING IN THE GUILDHALL

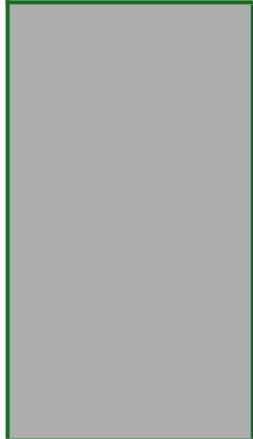
Chaplain	S151 Officer	Deputy Lord Mayor Councillor Haigh (I)	Lord Mayor Councillor Rolstone (L)	Chief Executive	Monitoring Officer	Democratic Services
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Democratic Services



Strategic Directors

Councillors	Councillors	Councillors
	Begley (L)	Bialyk (L)
Wardle (L)	Harding (L)	Williams, R (L)
Miller-Boam (L)	Snow (L)	Wood (L)
Darling (L)	Hussain (L)	Pole (L)
Cookson (L)	Knott (L)	Atkinson (L)
Williams, M (L)	Patrick (L)	Findlay (L)



Councillors	Councillors
Moore (G)	Jobson (C)
Banyard (G)	Hughes (I)**
Wetenhall (G)	Terry (G)
Chelvanayagam (G)	Smith (G)
Rappert (G)	Reed (G)
Ketchin (G)	Baker (G)

Mitchell, M (LD)	Mitchell, K (LD)	Palmer (LD)
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Fullam (LD)	Richards (LD)	
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Sheridan (R)	Payne (R)	Williams, N (R)
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