

Questions and Responses - Executive Tuesday 28 November 2023

Item	Submitted by	Question	Response
Development Land Disposal Programme	Councillor D. Moore	8.3 It is important to note that any sale will be dependent on planning permission being granted and therefore failure to agree a proposed scheme will jeopardise the Council's ability to write off the debt	It is common for offers to be made on the basis of successful planning permission
Development Land Disposal Programme	Councillor D. Moore	Clifton Hill has that permission - on a very favourable basis - with the conditions to provide affordable housing removed because a grant could be secured by Homes England to help fund it. And the council indicated at that planning meeting that it would buy those affordable homes. So has that grant and homes to be owned by the council now been lost?	It is too early to know what will happen with the site.
Development Land Disposal Programme	Councillor D. Moore	8.3 There is no information on the Mary Arches MSCP feasibility and how close it is to the planning permission stage ECL/Council did no work on this? Why was it not bought forward for planning? The council was awarded a grant for its demolition - is that now not happening?	It had not reached the stage for planning. Work is ongoing around the grant for demolition. It is dependent on the sale of the asset not the timing of the demolition.
Development Land Disposal Programme	Councillor D. Moore	8.14 It might be possible to keep sites that currently accommodate facilities that encourage an active lifestyle like Exeter Ski Club and Exe Water Sports Association by releasing more value from less land - so public needs to know if you plan to sell the Watersports association property too?	That is not related to either the recommendation or the amendment.
Development Land Disposal Programme	Councillor D. Moore	We need to know how much money has been spent by the Council since ECL was set up in looking at viability of those sites, what stages the sites were progressed to and why they didn't come forward to planning, These were taken by the Council as the client - not by ECL providing that service, What decisions were taken internally that prevented them from progressing and at what cost?	Clifton Hill did get planning, however, the issue was that a developer couldn't be found within the cost envelope

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Overview of General Fund Revenue Budget 2023/24 – Quarter 2	Councillor M. Mitchell and Councillor Jobson	Request for financial information to show a breakdown analysis of vacancies against the use of agency staff	The Information has been requested and will follow.
2023/24 HRA Budget Monitoring Report – Quarter 2	All Opposition Leaders	Request for details about the repairs and maintenance costs/	<p>Overall the Repairs & Maintenance budget was projected at £810,000 overspent by the end of the year. This was made up of £735,000 projected overspend across General Maintenance assuming that the rest of the year followed the same trajectory, and £225k on Voids which assumed that quarters 3 and 4 returned to normal levels.</p> <p>This would be partially offset by reduced spend of £150,000 in the re-pointing and low maintenance and painting budgets. This pressure is offset across HRA revenue as a whole, primarily due to interest receivable on balances being higher than budgeted as the base rate remains high.</p> <p>Essential works will continue to be undertaken and the Repairs and Maintenance budgets will be monitored closely for the remainder of the year with mitigating action taken where possible</p>
Review of the Corporate Risk Register	Councillor D. Moore	Maintaining the council property and asset - I'd be interested to know how this arrived at a score that reduces the risk?.	The risk is in respect to property maintenance – selling some assets to enable works to be undertaken on others allows the Council to improve the standard of its portfolio, thus reducing the risk of unplanned closures.
Review of the Corporate Risk Register	Councillor D. Moore	Delivering on net zero ... given the scrutiny meeting didn't hear much about the proposed actions to tackle Net Zero how confident is the Executive that that are acting on the climate emergency for the city?	The Council is making good strides in its ambition to achieve internal net zero and is now expanding its remit to help lead the city towards the same goal. The costs of achieving net zero are huge just for our internal operations and well beyond the finances of a District Council. Large amounts of external funding will be required to achieve our aims.

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Review of the Corporate Risk Register	Councillor D. Moore	Delivering housing and building great neighbourhoods. EDF is listed as a mitigation , how is this a mitigation	This is shown as a mitigation because should the work being undertaken identify viable, alternative delivery models which are acceptable to the partners and capable of being implemented, this could unlock sites and increased the pace and quality of delivery.
Review of the Article 4 Direction and Houses in Multiple Occupation Supplementary Planning Document	Councillor D. Moore	How is a 'balanced community' defined?	In terms of the Article 4 direction and the Houses in Multiple Occupation SPD, the Council regards the existing proportion of properties with student Council Tax exemptions to be an over-concentration of student housing. This equates to a threshold of 20% of the properties in the Article 4 area. This would equate to an imbalance.
Review of the Article 4 Direction and Houses in Multiple Occupation Supplementary Planning Document	Councillor D. Moore	Can the basis for the calculation be recorded here and associated with these documents?	The Article 4 Direction and Houses in Multiple Occupation SPD were consulted on in the summer of 2023. This consultation was accompanied by an evidence base document which provides the basis for the Article 4 area review. This is available here: Microsoft Word - 2023.02.08 Final HMO review and options Report (cloudinary.com)
Review of the Article 4 Direction and Houses in Multiple Occupation Supplementary Planning Document	Councillor D. Moore	When will this policy be reviewed?	The Council will continue to monitor the position with regards to HMOs and PBSA as appropriate. This will help to determine if a review is required in future. It should be noted that parts of the proposed revised Article 4 area have been included because of anticipated further changes of use to HMO and therefore an element of future proofing is built into the current revision process.
Review of the Article 4 Direction and Houses in Multiple Occupation Supplementary Planning Document	Councillor Jobson	What were the legal differences between bringing the SPD into effect and having a wait time for the Article 4?	The Article 4 Direction and the HMO SPD are complementary tools to manage growth in the number of HMOs. However, they are regulated by different legal processes which means that the HMO SPD can be brought into effect on adoption while the revised Article 4 Direction will be implemented in 2025.

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Review of the Article 4 Direction and Houses in Multiple Occupation Supplementary Planning Document	Councillor Jobson	What would the implications be on planning applications for HMOs given Article 4 wasn't yet law?	The Council has an existing Article 4 area. This will remain the area in which permitted development rights for the change of use from residential to HMO are suspended until the revised Article 4 area comes into effect in 2025. Until this time, permitted development rights in the Article 4 'expansion areas' will remain.
Liveable Exeter Placemaking Charter and pre-application charges	Councillor D. Moore	In what section of the consultation charter does it say that the consultations should exclude residents	The City Council's Consultation Charter sets out a commitment to meeting best practices in consultation and complying with statutory requirements. Consultation on introducing pre-application charging on major planning applications is not a statutory requirement, but it is good practice to seek and consider the views of those affected. The most efficient way to do this is to target the key stakeholders – the proponents of major developments and their agents. Residents will not be directly affected by the proposed charges.
Liveable Exeter Placemaking Charter and pre-application charges	Councillor M. Mitchell	Would the charges vary by the size of development and would there was scaling built in?	For simplicity, the pre-application charges would be set at a standard rate, with the opportunity to pay additional 'add-on' fees for an enhanced service if required. Bespoke fees that reflect the size and complexity of a project would be charged for Planning Performance Agreements.
Liveable Exeter Placemaking Charter and pre-application charges	Councillor M. Mitchell	Was there was any indication of any anticipated income?	At this stage, we have not made any forecasts of anticipated income from pre-application charges. The purpose is to recover some of the costs of officer time spent advising developers before submission of planning applications. Any income would be reinvested into the planning service.
Annual Infrastructure	Councillor M. Mitchell	How often will the infrastructure list or initial decisions be reviewed?	The infrastructure list can be reviewed annually as part of the wider annual infrastructure funding statement.

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Funding Statement 2022 - 2023			Emerging infrastructure planning work for the Exeter Plan can help inform this process.