

Agenda

Cabinet

This meeting will be held on:

Date: **Wednesday 11 December 2024**

Time: **6.00 pm**

Place: **Long Room - Oxford Town Hall**

For further information please contact:

Dr Brenda McCollum, Committee and Member Services Officer,
Committee Services Officer

☎ 01865 252784

✉ DemocraticServices@oxford.gov.uk

Members of the public can attend to observe this meeting and.

- may submit a question about any item for decision at the meeting in accordance with the [Cabinet's rules](#)
- may record all or part of the meeting in accordance with the Council's [protocol](#)

Details of how City Councillors and members of the public may engage with this meeting are set out later in the agenda. Information about recording is set out later in the agenda and on the [website](#)

Please contact the Committee Services Officer to submit a question; to discuss recording the meeting; or with any other queries.

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All public papers are available from the calendar link to this meeting once published

Cabinet Membership

Councillors: Membership 10: Quorum 3: No substitutes are permitted.

Leader/ Chair

Cabinet Members

Councillor Susan Brown	Leader, Partnership Working
Councillor Ed Turner	Deputy Leader (Statutory) - Finance and Asset Management
Councillor Lubna Arshad	Cabinet Member for A Safer Oxford
Councillor Nigel Chapman	Cabinet Member for Citizen Focused Services and Council Companies
Councillor Alex Hollingsworth	Cabinet Member for Business, Culture and an Inclusive Economy
Councillor Chewe Munkonge	Cabinet Member for A Healthy Oxford
Councillor Anna Railton	Cabinet Member for Zero Carbon Oxford
Councillor Linda Smith	Cabinet Member for Housing and Communities
Councillor Louise Upton	Cabinet Member for Planning

Apologies received before the publication are shown under *Apologies for absence* in the agenda. Those sent after publication will be reported at the meeting.

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Agenda

Items to be considered at this meeting in open session (part 1) and in confidential session (part 2).

Future items to be discussed by the Cabinet can be found on the Forward Plan which is available on the Council's [website](#)

	Pages
1 Apologies for Absence	
2 Declarations of Interest	
3 Addresses and Questions by Members of the Public	
4 Councillor Addresses on any item for decision on the Cabinet agenda	
5 Councillor Addresses on Neighbourhood Issues	
6 Items raised by Cabinet Members	
7 Scrutiny Reports	
<p>The Scrutiny Committee will meet on 2 December 2024. The Climate and Environment Panel met on 20 November 2024, and the Housing and Homelessness Panel met on 27 November 2024. The following reports are expected, together with any recommendations from those meetings:</p> <ul style="list-style-type: none">• Thriving Communities Strategy Update• Authority Monitoring Report and Infrastructure Funding Statement 2023/24• HRA Asset Management Strategy and 5-Year Investment Programme• Tenancy Engagement and Management• Eco-moorings Update• High-level challenges and constraints impacting on the deliverability of solar opportunities at Council car parks	
8 Housing Revenue Account Business Plan	15 - 52
<p>The Executive Director Communities and People (Interim) has submitted a report to present the HRA 40-year Business Plan for</p>	

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approval and implementation.

Cabinet is recommended to:

1. Adopt the new OCC Housing Revenue Account 40-Year Business Plan, which is attached at **Appendix A** that shows the HRA is able to fund planned expenditure over the medium term as set out in the 2025/26 Budget and MTFP proposals.
2. Agree to:
 - i). implement the actions set out at paragraph 3.12 for further improving the financial position of the HRA in the medium term and bring forward availability of new borrowing from 2030/31; and
 - ii). prepare the options available to the Council for investing the HRA beyond 2030/31 as outlined at paragraphs 3.19/20.

9 **Asset Strategy and 5 Year Investment Programme**

53 - 136

The Executive Director, Communities and People, presented the Housing Revenue Account (HRA) Asset Management Strategy and 5-Year Investment Programmes for adoption and approval.

Cabinet is recommended to:

1. Adopt the Housing Revenue Account (HRA) Asset Management Strategy plan for 2025-28, a draft for which is attached at *Appendix A*.
2. Approve the HRA Investment Programmes of up to £250m over the next 5 years. The programmes are summarised at **Appendix B**, and comprise:
 - a. HRA 5-year Capital Programme (planned works) totalling up to £177m, which should ensure that OCC meets its landlord obligations including new safety, quality and decent home standards; and
 - b. annual demand led revenue works for responsive repairs and services of up to £14m for 2025/26 (up to £70m over 5 years).
3. Approve the commissioning of the following sub programmes to Oxford Direct Services Ltd (ODS) through current HRA direct award arrangements:
 - a. capital programme and projects valued at up to £77m over the next 5 years; and
 - b. responsive repairs (revenue) programme for 2025/26 valued at

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up to £12m (£60m).

4. Approve the commissioning, clienting and financial management arrangements at **Appendix C and D** for effectively implementing the recommendations above and enable the development of annual Delivery Plan by ODS for 2025/26
5. Delegate authority to the Executive Director for Communities and People, in consultation with the lead member for housing, to:
 - a. agree annual capital plans and programmes that are in line with the approved 5-year capital programme; and
 - b. make minor modifications to the specifications at **Appendix C and D**
 - c. delegate/decision to commence procurement activities to ensure delivery of capital and revenue works as required.

10 **Tenancy Engagement and Management**

137 -
146

The Executive Director of Communities and People presented a report to set out and seek approval for the reset of the Council's Tenant Engagement work, in its role as a social landlord and in alignment with the new Consumer Standards issued by the Regulator for Social Housing.

Cabinet is recommended to:

1. To approve the adoption and implementation of the new approach to Tenant Engagement as set out in this report.
2. Delegate authority to the Executive Director of Communities and People (Interim) to make any further changes as necessary in line with service development and new legislation.

11 **Medium Term Financial Strategy 2026/27 and 2028/29 and 2025/26 Budget for Consultation**

147 -
224

The Head of Financial Services had submitted a report to propose a Medium-Term Financial Strategy and the 2025/26 Budget for consultation.

Cabinet is recommended to:

1. Approve the 2025-26 General Fund and Housing Revenue Account budgets for consultation and the General Fund and Housing Revenue Account Medium Term Financial Strategy as

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set out in Appendices 1-10, noting:

- a. The Council's General Fund Budget Requirement of £29.678 million for 2025/26 and an increase in the Band D Council Tax of 2.99% or £10.36 per annum representing a Band D Council Tax of £356.72 per annum assuming it is confirmed that the authority is able to do so (see para 14 below)
 - b. The Housing Revenue Account budget for 2025/26 of £54.810 million and an increase of 2.7% (average of £3.51 per week) in social dwelling rents from 1 April 2025 (see paragraphs 76-78) giving a revised weekly average social rent of £133.68 as set out in Appendix 5
 - c. The increase in shared ownership rental in accordance with the lease as shown in paragraph 79-80
 - d. The General Fund and Housing Revenue Account Capital Programme as shown in Appendix 6.
2. Agree the fees and charges shown in Appendix 7
 3. Delegate to the Section 151 Officer in consultation with the Board Member for Finance and Assets the decision to determine whether it is financially advantageous for the Council to enter into a Business Rates Distribution Agreement as referred to in paragraphs 23-24 of the report.

12 **Controlled Parking Zones and CIL Spend**

225 -
254

The Head of Planning and Regulatory Service submitted a report to approve the release of CIL monies to the Local Highway Authority, Oxfordshire County Council for spending on the review of 7 existing Controlled Parking Zones (CPZs) within the Oxford City boundary.

Cabinet is recommended to:

1. **Approve** the request for the release of £358,080 of CIL monies to Oxfordshire County Council, for spending towards the review of 7 existing CPZ's within Oxford City.

13 **Integrated Performance Report Q2 2024/25**

255 -
272

Councillor Ed Turner, the Cabinet Member for Finance and Assets, submitted a report to update the Cabinet on Finance, Risk and Corporate Performance matters as at 30th September 2024.

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	Cabinet is recommended to:	
	1. Note the projected financial outturn as well as the current position on risk and performance as on 30th September 2024.	
14	Treasury Management Mid Year Review - April to September 2024	273 - 290
	The Head of Financial Services submitted a report to report on the performance of the Treasury Management function for the 6 months to 30 September 2024.	
	Cabinet is recommended to:	
	1. Note the performance of the Treasury Management function for the six months to 30th September 2024.	
15	Authority Monitoring Report and Infrastructure Funding Statement 2023/24	291 - 370
	The Head of Planning and Regulatory Service submitted a report to approve the Authority Monitoring Report and Infrastructure Funding Statement for publication.	
	Cabinet is recommended to:	
	1. Approve the Authority Monitoring Report and Infrastructure Funding Statement 2023/24 for publication.	
	2. Authorise the Head of Planning and Regulatory Services to make any necessary minor corrections not materially affecting the document prior to publication.	
16	Thriving Communities Strategy Update	371 - 402
	The Executive Director, Communities and People, submitted a report to provide an update on the delivery of the Thriving Communities Strategy.	
	Cabinet is recommended to:	
	1. Note the update on the delivery of the Thriving Communities Strategy.	
17	Blackbird Leys Development Project - Compulsory	403 - 416

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Purchase Order

The Executive Director of Development submitted a report to seek approval to utilise the Council's Compulsory Purchase powers to support the acquisition of properties required for Phase 2 of the Blackbird Leys Development Project.

Cabinet is recommended to:

1. Authorise the use by the Council of its Compulsory Purchase Order (CPO) making powers pursuant to Section 226(1) of the Town and Country Planning Act 1990 for the acquisition of the land and [section 13 of the Local Government (Miscellaneous Provisions) Act 1976 for the acquisition of new rights over land] shown outlined in red on the plan attached as Appendix 1.
2. Delegate authority to the Executive Director of Development in consultation with the Cabinet Member for Finance and Asset Management and the Cabinet Member for Homes and Communities:
 - a. to take all necessary steps to secure the making, seeking confirmation and implementation of a CPO under section 226(1) of the Town and Country Planning Act 1990 including the publication and service of all notices and presentation of the Council's case at any public inquiry following the making of the Compulsory Purchase Order for the land shown on the plan attached as Appendix 1. To agree in principle to the use of the Council's compulsory purchase order powers pursuant to section 226(1) (a) of the Town and Country Planning Act 1990 to acquire third party rights and interests subject to detailed land referencing exercise, in order to facilitate the Blackbird Leys Development Project
 - b. approve and enter agreements with landowners setting out the terms for withdrawal of objections to the Compulsory Purchase Order, including, where appropriate seeking exclusion of land or new rights from the Compulsory Purchase Order and/or making arrangements for the relocation of occupiers
 - c. to agree the terms and any documentation required to settle any property matters necessary to progress the regeneration scheme.

The Executive Director Development submitted a report to seek approval for the disposal of City Council owned land with development potential.

Cabinet is recommended to:

1. Note the contents of the report.
2. Agree the disposal of the land as set out in the report.
3. Delegate to the Executive Director Development in consultation with the Deputy Leader and Cabinet Member for Finance and Asset Management and the Head of Law and Governance and Head of Financial Services the agreement of the detailed terms for the sale and to enter into all the necessary agreements to effect the disposal of the land on the basis that the terms comply with S123 of the Local Government Act 1972.

19 Minutes

421 -
428

Recommendation: That Cabinet resolves to **approve** the minutes of the meeting held on 13 November 2024 as a true and accurate record.

20 Dates of Future Meetings

Meetings are scheduled for the following dates:

22 January 2025

5 February 2025

12 March 2025

9 April 2025

All meetings start at 6.00

Matters Exempt from Publication

If Cabinet wishes to exclude the press and the public from the meeting during consideration of any of the items on the exempt from publication part of the agenda, it will be necessary for Cabinet to pass a resolution in accordance with the provisions of Paragraph 4(2)(b) of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2012 on the grounds that their presence could involve the

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likely disclosure of exempt information as described in specific paragraphs of Schedule 12A of the Local Government Act 1972.

Cabinet may maintain the exemption if and so long as, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Part Two – matters exempt from publication

21	Medium Term Financial Strategy 2026/27 and 2028/29 and 2025/26 Budget for Consultation	429 - 430
22	Blackbird Leys Development Project - Compulsory Purchase Order	431 - 432
23	Disposal of City Council Land	433 - 450

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Information for those attending

Recording and reporting on meetings held in public

Members of public and press can record, or report in other ways, the parts of the meeting open to the public. You are not required to indicate in advance but it helps if you notify the Committee Services Officer prior to the meeting so that they can inform the Chair and direct you to the best place to record.

The Council asks those recording the meeting:

- To follow the protocol which can be found on the Council's [website](#)
- Not to disturb or disrupt the meeting
- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule or show a lack of respect towards those being recorded.
- To avoid recording members of the public present, even inadvertently, unless they are addressing the meeting.

Please be aware that you may be recorded during your speech and any follow-up. If you are attending please be aware that recording may take place and that you may be inadvertently included in these.

The Chair of the meeting has absolute discretion to suspend or terminate any activities that in his or her opinion are disruptive.

Councillors declaring interests

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest. If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". The matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

Members' Code – Other Registrable Interests

Where a matter arises at a meeting which directly relates to the financial interest or wellbeing** of one of your Other Registrable Interests*** then you must declare an

interest. You must not participate in discussion or voting on the item and you must withdraw from the meeting whilst the matter is discussed.

Members' Code – Non Registrable Interests

Where a matter arises at a meeting which **directly relates** to your financial interest or wellbeing (and does not fall under disclosable pecuniary interests), or the financial interest or wellbeing of a relative or close associate, you must declare the interest.

Where a matter arises at a meeting which affects your own financial interest or wellbeing, a financial interest or wellbeing of a relative or close associate or a financial interest or wellbeing of a body included under Other Registrable Interests, then you must declare the interest.

You must not take part in any discussion or vote on the matter and must not remain in the room, if you answer in the affirmative to this test:

“Where a matter affects the financial interest or well-being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest You may speak on the matter only if members of the public are also allowed to speak at the meeting.”

Otherwise, you may stay in the room, take part in the discussion and vote.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

** Wellbeing can be described as a condition of contentedness, healthiness and happiness; anything that could be said to affect a person's quality of life, either positively or negatively, is likely to affect their wellbeing.

*** Other Registrable Interests: a) any unpaid directorships b) any Body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority c) any Body (i) exercising functions of a public nature (ii) directed to charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management.

How Oxford City Councillors and members of the public can engage at Cabinet

Addresses and questions by members of the public (15 minutes in total)

Members of the public can submit questions in writing about any item for decision at the meeting. Questions, stating the relevant agenda item, must be received by the Head of Law and Governance by 9.30am two working days before the meeting (eg for a Tuesday meeting, the deadline would be 9.30am on the Friday before). Questions can be submitted either by letter or by email (to cabinet@oxford.gov.uk).

Answers to the questions will be provided in writing at the meeting; supplementary questions will not be allowed. If it is not possible to provide an answer at the meeting it will be included in the minutes that are published on the Council's website within 2 working days of the meeting.

The Chair has discretion in exceptional circumstances to agree that a submitted question or related statement (dealing with matters that appear on the agenda) can be asked verbally at the meeting. In these cases, the question and/or address is limited to 3 minutes, and will be answered verbally by the Chair or another Cabinet member or an officer of the Council. The text of any proposed address must be submitted within the same timescale as questions.

For this agenda item the Chair's decision is final.

Councillors speaking at meetings

Oxford City councillors may, when the chair agrees, address the Cabinet on an item for decision on the agenda (other than on the minutes). The member seeking to make an address must notify the Head of Law and Governance by 9.30am at least one working day before the meeting, stating the relevant agenda items. An address may last for no more than three minutes. If an address is made, the Cabinet member who has political responsibility for the item for decision may respond or the Cabinet will have regard to the points raised in reaching its decision.

Councillors speaking on Neighbourhood issues (10 minutes in total)

Any City Councillor can raise local issues on behalf of communities directly with the Cabinet. The member seeking to make an address must notify the Head of Law and Governance by 9.30am at least one working day before the meeting, giving outline details of the issue. Priority will be given to those members who have not already addressed the Cabinet within the year and in the order received. Issues can only be raised once unless otherwise agreed by the Cabinet. The Cabinet's responsibility will be to hear the issue and respond at the meeting, if possible, or arrange a written response within 10 working days.

Items raised by Cabinet members

Such items must be submitted within the same timescale as questions and will be for discussion only and not for a Cabinet decision. Any item which requires a decision of the Cabinet will be the subject of a report to a future meeting of the Cabinet.