



HILLINGDON  
LONDON



# CABINET

## To all Members of the Cabinet:

**Date:** THURSDAY, 13 MARCH  
2025

Ian Edwards, Leader of the Council  
(Chair)

**Time:** 7.00 PM

Jonathan Bianco, Deputy Leader of the  
Council & Cabinet Member for Corporate  
Services & Property (Vice-Chair)

**Venue:** COMMITTEE ROOM 6 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

Martin Goddard, Cabinet Member for  
Finance & Transformation

Susan O'Brien, Cabinet Member for  
Children, Families & Education

**Meeting  
Details:** The public and press are welcome  
to attend and observe the meeting.

Jane Palmer, Cabinet Member for Health  
& Social Care

For safety and accessibility, security measures will  
be conducted, including searches of individuals and  
their belongings. Attendees must also provide  
satisfactory proof of identity upon arrival. Refusal to  
comply with these requirements will result in non-  
admittance.

Eddie Lavery, Cabinet Member for  
Community & Environment

Steve Tuckwell, Cabinet Member for  
Planning, Housing & Growth

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YouTube channel. You can also view this agenda  
online at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

## Published:

Wednesday, 5 March 2025

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**Putting our residents first**

Lloyd White

Head of Democratic Services

London Borough of Hillingdon,

Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

# Useful information for residents and visitors

## *Watching & recording this meeting*

You can watch the public part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

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# Notice

## **Notice of meeting and any private business**

The London Borough of Hillingdon is a modern, transparent Council and through effective Cabinet governance, it seeks to ensure the decisions it takes are done so in public as far as possible. Much of the business on the agenda for this Cabinet meeting will be open to residents, the wider public and media to attend. However, there will be some business to be considered that contains, for example, confidential, commercially sensitive or personal information. Such business is shown in Part 2 of the agenda and is considered in private. Further information on why this is the case can be sought from Democratic Services.

This is formal notice under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 to confirm that the Cabinet meeting to be held on:

*13 March 2025 at 7pm in Committee Room 6, Civic Centre, Uxbridge*

will be held partly in private and that 28 clear days public notice of this meeting has been given. The reason for this is because the private (Part 2) reports listed on the agenda for the meeting will contain exempt information under Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it. An online and a hard copy notice at the Civic Centre in Uxbridge indicates a number associated with each report with the reason why a particular decision will be taken in private under the categories set out below:

- (1) information relating to any individual
- (2) information which is likely to reveal the identity of an individual
- (3) information relating to the financial or business affairs of any particular person (including the authority holding that information)
- (4) information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
- (5) Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
- (6) Information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment.
- (7) Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

## **Notice of any urgent business**

To ensure greater transparency in decision-making, 28 clear days public notice of the decisions to be made both in public and private has been given for these agenda items. Any exceptions to this rule are the urgent business items on the agenda marked \*. For such items it was impracticable to give sufficient notice for a variety of business and service reasons. The Chairman of the relevant Select Committee has been notified in writing about such urgent business.

## **Notice of any representations received**

No representations from the public have been received regarding this meeting.

## **Date notice issued and of agenda publication**

5 March 2025  
London Borough of Hillingdon

# Agenda

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## **Cabinet Reports - Part 1 (Public)**

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| 5 | Counter Fraud Strategy 2025-2028 (Cllr Martin Goddard)   | 15 - 26 |
| 6 | Housing Forward Investment Programme 2025/26 and 2024/25 review (Cllr Jonathan Bianco & Cllr Steve Tuckwell) | 27 - 38 |
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*The reports in Part 2 of this agenda are not for publication because they involve the disclosure of information in accordance with Section 100(A) and Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that they contain exempt information and that the public interest in withholding the information outweighs the public interest in disclosing it.*

- 16** Any other items the Chairman agrees are relevant or urgent

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# Agenda Item 1

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# Agenda Item 2

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## Minutes & Decisions

### **CABINET**

7pm, Thursday, 20 February 2025

Meeting held at Committee Room 6 - Civic Centre,  
High Street, Uxbridge UB8 1UW



**Decisions Published on: 21 February 2025**

**Decisions come into effect on: As stated or from 5pm, 28 February 2025**

#### **Cabinet Members Present:**

Ian Edwards (Chair)  
Jonathan Bianco (Vice-Chair)  
Martin Goddard  
Susan O'Brien  
Jane Palmer  
Eddie Lavery  
Steve Tuckwell

#### **Members also Present:**

Peter Curling  
Scott Farley  
Sital Punja  
Tony Gill  
Jan Sweeting  
June Nelson

#### **1. APOLOGIES FOR ABSENCE**

All Cabinet Members were present.

#### **2. DECLARATIONS OF INTEREST IN MATTERS BEFORE THIS MEETING**

No interests were declared by Cabinet Members present.

#### **3. TO APPROVE THE MINUTES OF THE LAST CABINET MEETING**

The minutes of the Cabinet meeting held on 13 February 2025 were agreed as a correct record.

#### **4. TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT ANY ITEMS OF BUSINESS MARKED PART 2 IN PRIVATE**

It was confirmed that all reports would be considered in public.

**5. 2025/26 BUDGET AND FUTURE MEDIUM-TERM FINANCIAL STRATEGY & BUDGET MONITORING**

**RESOLVED:**

**That the Cabinet approves for recommendation to Council:**

- 1) The General Fund and Housing Revenue Account budgets and Capital Programme proposals for 2025/26 (as detailed in Appendices A, B and C) and beyond, having taken the consultation responses and select committees' comments conscientiously into account outlined in Appendix F Budget Consultation Feedback.**
- 2) The Capital Strategy, Treasury Management Strategy Statement, Investment Strategy, and Minimum Revenue Provision Statement for 2024/25 to 2029/30 as detailed at Appendix D.**
- 3) The proposed London Borough of Hillingdon Pay Policy Statement for 2025/26 set out at Appendix E.**

**That Cabinet:**

- 4) Request the Corporate Director of Finance to bring in capacity and capability to create and deliver a Financial Improvement Plan [*FIP*] with support from CIPFA, as outlined in paragraph 13.14, and to report back to Cabinet on progress on a quarterly basis.**
- 5) Approves the land and property disposals target of £17m of Capital Receipts for 2025/26 to be used for transformation.**
- 6) Approve the transformation plan, as set out in Section 12, and the use of £17m of capital receipts for this purpose, subject to Government confirmation on utilising receipts for this purpose for a further year.**
- 7) Authorise the Corporate Director of Finance, in consultation with the Cabinet Member for Finance & Transformation, to respond on behalf of the Council to the consultation on the Mayor of London's budget consultation.**
- 8) Authorise the Leader of the Council and Cabinet Member for Finance & Transformation to authorise all invest-to-save schemes as set out in Appendix A8i and other additions to the Capital Programme under the advice of the Corporate Director of Finance.**
- 9) Note the Period 9 (December) monthly monitoring forecast, as set out in Section 3.**
- 10) Agrees that all drawdowns from General Contingency, Contract Risk Contingency, Risk Provision against Savings Delivery or Reserves will require Cabinet approval under the advice of the Corporate Director of Finance.**
- 11) Agrees the introduction of a new fee as part of the recent implementation of the Border Target Operating Model.**
- 12) Approves acceptance of gift funding in relation to a Planning Performance Agreement in accordance with the provisions of Section 93 of the Local Government Act 2003 for**
  - i. Colt Campus - £142,750**
  - ii. Colt Public Artwork - £12,500**

- iii. **Rainbow and Kirby Industrial Estate - £96,000**
  - iv. **Hyde Park Hayes - £66,200**
  - v. **Unit 4 Silverdale - £28,500**
  - vi. **Land off Long Drive - £39,700**
  - vii. **Nestle Landscaping - £19,200**
- 13) Accepts a grant of £934,446 from North West London Integrated Care Board to fund initiatives to support hospital discharge.**
- 14) Agree that proposals to charge for green waste collection (provisionally included in the schedule of savings) be subject to consultation and authority be delegated to the Cabinet Member for Community & Environment, in conjunction with the Cabinet Member for Finance & Transformation, to decide on such matters after considering the outcome of that consultation.**

### **Reasons for decision**

The Cabinet Member for Finance and Transformation introduced the budget proposals for the financial year 2025/26 and the medium-term financial strategy for the five-year period ending 2029/30. It was noted that the report also addressed budget monitoring for Month 9 of the current financial year, noting an overspend of £1.2 million since month 7, leading to a projected aggregate overspend of £10.1 million for the full year 2024/25. The Cabinet Member explained that the overspend was attributed to increased costs in adult social care placements and children's social care costs, partially offset by maximisation of funding for corporate services costs.

Going forward, the Cabinet Member outlined that the budget gap for 2025/26 was initially £6.4 million but was reduced to £4.2 million due to increased grant funding confirmed in the final settlement, an increase in payroll costs, and other adjustments. It was noted that the medium-term outlook for grants was less encouraging, with static levels of business rates income expected. The Cabinet Member highlighted the need for a new national system of taxation to replace business rates and address financial pressures.

The Cabinet Member outlined that budget proposals and forecasts included measures to strengthen reserves, projected to more than double from £20.3 million to £43.7 million over the next five years. This was largely due to savings identified through transformation programmes, amounting to £66.6 million across the five years, with £34 million of those savings falling within 2025/26. The Cabinet Member raised impact of inflation, increased demand for services, and the need for cost savings and income improvement.

The Cabinet Member drew to Cabinet's attention to the proposed financial improvement plan and resident consultation on green waste charges. The meeting concluded with thanks to the Chief Executive Officer, Chief Operating Officer, Section 151 Officer, and their teams for their extensive work on the budget and forecasts.

The Leader of the Council acknowledged the difficulty of the budget and expressed regret over the need to consult on green waste charges. He explained that the

necessity was attributed to the Government's failure to fully fund the employers' National Insurance contribution and the worsening inflationary outlook reported by the Bank of England, and that these issues had delayed the final budget and required changes. The Leader commended the Cabinet Member and the officer team for their exceptional work in developing a savings programme that sought to ensure sustainability, growth in reserves and continued quality services for residents.

Following consideration of the public consultation feedback and select committee comments, Cabinet, therefore, resolved to recommend its budget proposals to the Council meeting on 27 February 2025 for final consideration. Cabinet also made several decisions within its remit in relation to the budget.

### Alternative options considered and rejected

The Cabinet could have chosen to vary the proposals in its budget before recommending it to Council.

<b>Relevant Select Committee</b>	All
<b>Expiry date for any scrutiny call-in / date decision can be implemented (if no call-in)</b>	Cabinet's decisions recommending the budget to the full Council cannot be called-in, take immediate effect and stand referred to the Full Council to consider at its meeting on 27 February 2025.
<b>Officer(s) to action</b>	All remaining decisions by the Cabinet can be called-in by a majority of the relevant select committee (pertaining to the decision made under their remit) by 5pm, 28 February 2025.
<b>Directorate</b>	Richard Ennis, Matt Davis, Andy Goodwin
<b>Classification</b>	Finance
	<b>Public</b>
	<i>The report and any background papers relating to this decision by the Cabinet are available to view on the Council's website or by visiting the Civic Centre, Uxbridge.</i>
	<i>This item was also circulated less than 5 clear working days before the Cabinet meeting and it was considered by the Chairman to be urgent, and therefore, considered.</i>

## **6. THE SCHOOLS BUDGET 2025/26**

### **RESOLVED:**

**That the Cabinet:**

- 1) Approve the Dedicated Schools Grant budgets for 2025/26 as set out in paragraph 1.2, Table 2 below.**
- 2) Approve the Primary and Secondary schools block funding formula for 2025/26 as set out in paragraph 2.3 below.**
- 3) Note the Early Years Funding Formula allocation, for which a consultation with Early Years providers is currently underway as set out in paragraph 3.2 and 3.8 below.**
- 4) Note that the indicative budget for the High Needs block was set out in the Council's DSG Management Plan submission to the DfE and that the final 2025/26 income and expenditure budgets for the High Needs Block was dependent on the decisions taken by the DfE in relation to the School Block Transfer disapplication. This has now been updated and a revised DSG Management Plan will be updated in due course to reflect the Secretary of State's decision to award a 0.5% Schools Block Transfer as set out in Table 2 below.**
- 5) Should any further Council approval regarding the Schools Budget 2025/26 be required, agree to delegate authority for this to the Leader of the Council, in conjunction with the Cabinet Member for Finance & Transformation and Cabinet Member for Children, Families & Education and in consultation with the Corporate Director of Finance, to determine under urgency provisions.**
- 6) Request the waiver of the scrutiny call-in period, in accordance with constitutional obligations, so that schools can be formally notified of their approved individual budgets by the 28th February 2025.**

### **Reasons for decision**

The Cabinet Member for Children, Families & Education introduced the Schools Budget for 2025/26, seeking Cabinet approval for block funding allocations for schools and early years provision following consultation with Hillingdon's Schools Forum. The Cabinet Member noted that the Schools Forum had rejected the Council's request to transfer 1.9% from the schools block to the high needs block for 2025/26, and this request had also been rejected by the Department for Education. Consequently, the budget had to be amended, which contributed to the deferral of the matter to this Cabinet meeting.

The Cabinet Member noted that the Council was managing significant levels of underfunded demand from central Government within the 0-25 year old education envelope and the high costs of independent and non-maintained special needs

placements, which were stated to have increased by 164% between 2014 and 2023. The Cabinet Member highlighted the Council's proactive efforts to expand in-borough special needs pupil places, reducing reliance on out-of-borough placements. This included increased primary specialist resource provision, designated unit places in secondary schools, and an expansion of post-16 places.

Regarding the early years allocation, the Council was required to pass through a minimum of 96% of funding, up from 95% last year, following the 2023 previous Government decision to expand early years and childcare entitlement for eligible working parents. The Cabinet Member advised that the early years funding group would meet at the end of February to discuss proposed changes for 2025/26, and the Cabinet was asked to agree on delegated authority to determine these changes under urgency provisions after the consultation concludes.

The Leader of the Council thanked the Cabinet Member and the education team for their work in managing support for SEND and other pupils. The Leader emphasised that the Government was not adequately funding local authorities and education, leading to a reliance on local authorities to cover deficits. With the Schools Forum not agreeing to the block transfer, the Leader advised that the Council would review service levels to balance the budget and prevent the deficit from growing further.

In considering all factors, Cabinet agreed the Schools Budget and given the urgency of ensuring school budgets were notified to schools by 28 February, requested the waiver of the scrutiny call-in period.

### **Alternative options considered and rejected**

Cabinet could have decided to recommend that the Schools Forum reconsider the proposed funding for schools.

<b>Relevant Select Committee</b>	Children, Families & Education
<b>Expiry date for any scrutiny call-in / date decision can be implemented (if no call-in)</b>	N/A – this matter cannot be called in and takes immediate effect, as the Chair of the Children, Families & Education Committee agreed to waive the scrutiny call-in period in accordance with the Council's Constitution.
<b>Officer(s) to action</b>	Luisa Hansen
<b>Directorate</b>	Finance
<b>Classification</b>	<b>Public</b>
	<i>The report and any background papers relating to this decision by the Cabinet are available to view on the Council's website or by visiting the Civic Centre, Uxbridge.</i>
	<i>This item was also circulated less than 5 clear working days before the Cabinet meeting and it was considered by the Chairman to be urgent, and therefore, considered.</i>



**7. ANY OTHER ITEMS THE CHAIR AGREES ARE RELEVANT OR URGENT**

No additional items were considered by the Cabinet.

The meeting closed at 7:20pm

<b>Internal Use only*</b>	<b>Implementation of decisions &amp; scrutiny call-in</b>
<b>When can these decisions be implemented by officers?</b>	<p>Most of the decisions made by Cabinet at this meeting cannot be called-in as stated in the minutes above. Where decisions can be called-in, officers can implement the decisions only upon the expiry of the scrutiny call-in period, which is:</p> <p><b>5pm, Friday 28 February 2025</b></p> <p>However, this is also subject to the decision not being called in by Councillors on the relevant Select Committee. Upon receipt of a valid call-in request, Democratic Services will immediately advise the relevant officer(s) and the Cabinet decision must then be put on hold.</p>
<b>Councillor scrutiny call-in of these decisions</b>	<p>Councillors on the relevant Select Committee shown in these minutes for the relevant decision made may request to call-in a decision. The call-in request must be before the expiry of the scrutiny call-in period above.</p> <p>Councillors should use the Scrutiny Call-in App (link below) on their devices to initiate any call-in request. Further advice can be sought from Democratic Services if required:</p> <p><a href="#">Scrutiny Call-In - Power Apps</a> (secure)</p>
<b>Notice</b>	<p>These decisions have been taken under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.</p> <p>This Cabinet meeting was also broadcast live on the Council's YouTube channel <a href="#">here</a> for wider resident engagement.</p> <p>Please note that these minutes and decisions are the definitive record of proceedings by the Council of this meeting. If you would like further information about the decisions of the Cabinet, please contact the Council below:</p> <p><a href="mailto:democratic@hillingdon.gov.uk">democratic@hillingdon.gov.uk</a>            Democratic Services: 01895 250636            Media enquiries: 01895 250403</p>

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## COUNTER FRAUD STRATEGY 2025 TO 2028

<b>Cabinet Member &amp; Portfolio</b>	Councillor Martin Goddard, Cabinet Member for Finance & Transformation
<b>Responsible Officer</b>	Richard Ennis, Corporate Director of Finance
<b>Report Author &amp; Directorate</b>	Alex Brown, Head of Counter Fraud
<b>Papers with report</b>	Appendix A - Counter Fraud Strategy 2025 to 2028

### HEADLINES

<b>Summary</b>	This report sets out the Council's corporate strategy for countering fraud between 2025 and 2028 and seeks formal approval from Cabinet.
<b>Putting our Residents First</b>  <b>Delivering on the Council Strategy 2022-2026</b>	This report supports our ambition for residents / the Council of: An efficient, well-run, digital-enabled council working with partners to deliver services to improve the lives of all our residents  This report supports our commitments to residents of: A Digital-Enabled, Modern, Well-Run Council
<b>Financial Cost</b>	There are no direct financial implications arising from this report.
<b>Relevant Committees</b>	Audit Committee / Corporate Resources & Infrastructure Select Committee
<b>Ward(s)</b>	N/A

### RECOMMENDATIONS

**That the Cabinet approve the Counter Fraud Strategy for 2025 to 2028 as set out in Appendix A.**

#### Reasons for recommendation(s)

The Counter Fraud Team's (CFT) primary objective is to provide Hillingdon Council, and its residents, with a professional and high performing risk-based counter fraud service covering all areas of Council business. A service which proactively and effectively manages the risk of fraud inherent in the provision of services to the residents of the Borough and within the administration of public finances. This includes robustly pursuing the prevention and detection of fraud and corruption through reactive and proactive investigation, championing and reinforcing a borough-wide counter-fraud culture, taking appropriate sanction and prosecution action where necessary.

This gives assurance to the Council over its fraud risks and builds residents' confidence in the Council and its protection of the public purse.

The recommendation is to approve the Counter Fraud Strategy for 2025 to 2028, which sets out the strategic approach to fraud prevention and detection.

### **Alternative options considered / risk management**

The alternative option is for the Council to not to implement an up-to-date strategy. This option would not be compliant with the new Economic Crime & Corporate Transparency Act 2023, in particular, the corporate criminal offence "Failure to prevent fraud" and the "Reasonable fraud prevention procedures" that should be put in place.

### **Democratic compliance / previous authority**

Cabinet is the relevant body to approve corporate level policies.

### **Relevant Committee comments**

The Audit Committee had oversight of the draft Counter Fraud Strategy 2025-28 at its meeting on 11<sup>th</sup> February 2022 and supported it. The Corporate Resources & Infrastructure Select Committee has undertaken scrutiny oversight of the work of the Counter Fraud Team.

## **SUPPORTING INFORMATION**

### **The role of the Counter Fraud Team**

The CFT supports the Council in meeting its statutory responsibility under section 151 of the Local Government Act 1972 ensuring the "*local authority shall make arrangements for the proper administration of their financial affairs.*". The work of the CFT underpins the Council's commitment to a zero-tolerance approach to fraud, bribery, corruption, and other irregularities, including any money laundering activity.

According to the Fraud Advisory Panel the public sector, and more specifically local authorities, lose an estimated £2.1bn each year to fraud and corruption. This loss directly affects the services that local authorities provide, negatively impacting on the availability of resources, reducing the money able to be spent on key services and damaging the reputation of councils with their residents. The scarcity of councils' resources within the current economic climate creates a further urgency to respond robustly to the fraud threat and is a key element when ensuring the proper administration of public money.

Wherever a local authority provides a valuable service to its residents, such as social housing, grants payments, Adult & Children's Social Care, payment to suppliers or staff, or a benefit payment, there is the opportunity for fraud.

The challenge for all councils is in ensuring that fraud losses within its services and payments are minimised or, where possible, prevented altogether. The challenge is increased further when

considering that fraudsters are continually innovating, finding new ways to defraud, to access benefits and services they are not entitled to, and receive wrongful payments.

### **A strategic approach to counter fraud**

It is vitally important to have a clear strategy in place to define and direct the Council's approach to effectively manage both the internal and external risk of fraud and corruption. This demonstrates the Council meeting its statutory responsibilities and supports its vision of '*putting our residents first*' by ensuring that public funds are not lost to fraud and corruption.

The Counter Fraud Strategy 2025 to 2028 sets out the CFT's strategy within several key objectives:

1. Maximise loss prevention within Council services through effective counter fraud activity;
2. Limit the opportunity for instances of fraud and corruption across the Council through effective prevention measures;
3. Create a strong deterrent effect to fraud and corruption;
4. Improve the Council's reputation across all stakeholders through the visibility of effective counter fraud activities;
5. Improve the Council's overall governance arrangements;
6. Reinforce an organisational culture of zero-tolerance to fraud;
7. Embed and maintain an organisation wide fraud risk awareness; and
8. Achieve the CFT Operational Work Plan for each financial year.

In addition, the strategy focuses on 4 key pillars in line with delivering the above objectives. These 4 pillars are the foundations on how the Counter Fraud Team will operate:

1. Prevent, detect, pursue and deter
2. Risk based strategic fraud overview
3. Innovation & Modernisation
4. Partnership & Engagement

### **Financial Implications**

There are no direct financial implications linked to the Counter Fraud Strategy 2025-2028.

## **RESIDENT BENEFIT & CONSULTATION**

### **The benefit or impact upon Hillingdon residents, service users and communities?**

The impact of fraud and corruption threatens the prosperity of the London Borough of Hillingdon and its residents, with the potential to erode confidence in the Council as an institution. Fraud and corruption take money away from essential Council services and reduces the Council's ability to help those most in need.

The effects of fraud are often compounded by its link to organised criminal activity and the negative impact on the community and increased levels of related crime. This makes counter fraud work a crucial activity for the Council, with the benefits of an effective counter fraud service, supported by an effective corporate framework, being felt by all residents, essential service users and communities alike.

### **Consultation carried out or required**

No consultation was carried out in relation to this report. The Counter Fraud Strategy does not involve proposals that directly affect residents; therefore, no consultation is required.

## **CORPORATE CONSIDERATIONS**

### **Corporate Finance**

Corporate Finance have reviewed the report and concur with the Financial Implications set out above, noting that there are not direct financial implications associated with the recommendation to approve the Counter Fraud Strategy for 2025 to 2028.

### **Legal**

The legal implications are appropriately dealt with in the body of this report. Adoption and implementation of the strategy as proposed will ensure compliance with Hillingdon's obligations Economic Crime & Corporate Transparency Act 2023 and all other relevant obligations. It is essential that all officers and members take personal responsibility for understanding how to identify and deal with fraud and corruption issues.

## **BACKGROUND PAPERS**

The following background papers were used in the review of the Counter Fraud Strategy 2025 to 2028:

- [Fighting Fraud and Corruption Locally 2020](#)
- [Economic Crime & Corporate Transparency Act – “Failure to prevent fraud” Guidance](#)



# Appendix A

# COUNTER FRAUD STRATEGY

2025 to 2028

March 2025



## Contents

The key contacts in connection with this document are:

**Alex Brown**

Head of Counter Fraud

t: 01895 556811

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## 1. Introduction

### Anti-Fraud and Anti-Corruption - Vision and Priorities

- 1.1 Hillingdon Council is the second largest London Borough and a port authority with the UK's main international travel hub within its boundaries. This means that it is faced with significant challenges in ensuring that public finances are protected from fraud and corruption. Fraud is an ever-evolving pressure on public sector organisations, with those engaged in it always looking for opportunities to exploit system weaknesses to gain access to money, valuable information or benefit. It is the Council's duty to prevent this wherever it can, ensuring that fraud risk is understood, actively prevented and appropriate action taken against those who commit it.
- 1.2 The impact of fraud and corruption threatens the prosperity of the London Borough of Hillingdon (LBH) and its residents, with the potential to erode confidence in the Council as an institution. Fraud removes money from essential Council services and reduces the Council's ability to help those in the borough most in need. The effects of fraud are often compounded by its link to Organised Crime Groups (OCGs) and the negative impact on the community with increased levels of related crime. This makes counter fraud work a crucial activity for the Council.
- 1.3 The Council's vision is '*putting our residents first*'. Combating fraud and corruption within its services fully supports this vision. Our priorities are to fully implement a 'zero-tolerance' approach to fraud and a Council where fraud and corruption is unable to thrive due to an organisational environment that is hostile to fraud and its causes. To ensure that LBH is fully fraud-aware and enabled, the Council will prevent fraud through front line defences, advanced and early detection, as well as appropriate fraud deterrents.

### The Purpose of the Counter Fraud Strategy 2025 to 2028

- 1.4 The Counter Fraud Strategy 2025-28 sets out the Council's approach to effectively manage both the internal and external risk of fraud and corruption against the Council and the services it provides over the next three years. LBH has a responsibility to residents for the prevention and detection of fraud and corruption. The Counter Fraud Strategy sets out how LBH will meet this requirement and supports the Council's vision by ensuring there are robust safeguards against the unlawful loss of taxpayer funds.

### The Role of the Counter Fraud Team

- 1.5 The Counter Fraud Team (CFT) is the service responsible for delivering the Counter Fraud Strategy and ensuring that the Council meets its objectives in relation to fraud and corruption. The CFT supports the Corporate Director of Finance in discharging their statutory duty as section 151 officer ensuring "*local authority shall make arrangements for the proper administration of their financial affairs.*"
- 1.6 As well as a range of counter fraud activities, the CFT has historically conducted a range of other types of investigative work which do not necessarily have a criminal or fraud element to them i.e. revenue inspections, disciplinary investigations, etc. The work that the CFT carries out is set out within this Counter Fraud Work Plan. It includes preventative work such as fraud awareness training, advising management on fraud risks/fraud prevention controls and ensuring the Council has up-to-date and appropriate investigation policies and procedures.

## 2. Integration of approach with Internal Audit

- 2.1 An element of the overall counter fraud strategic approach since August 2017 has been to achieve collaboration between the work of Internal Audit (IA) and the work of the CFT. This remains an important feature of the ongoing counter fraud strategy due to the benefits of an IA service and CFT that are fully integrated and risk-based, whilst remaining as two distinct functions.
- 2.2 The nature of work of both IA and the CFT mean a natural alignment can be found in the provision of assurance around risk management. It is intended that through this integration, a counter fraud culture and awareness of fraud will be more easily embedded across the organisation.
- 2.3 The key elements of this approach include:
- A coordinated IA and CFT annual planning process which is monitored and continuously reviewed;
  - Flexibility of approach on cases of suspected fraud where there are elements falling across both remits;
  - Shared view of fraud risks across the Council and a joined-up approach to risk assurance where fraud risk exists;
  - IA and CFT utilisation of each other's work, focussing resource towards the highest risk areas providing a greater level of context for investigations and IA reviews;
  - Shared understanding of the emergence of new fraud risks across the Council and within the public and private sector; and
  - A greater level of assurance to Audit Committee/all Members and Senior Managers that fraud risks are being managed appropriately.
- 2.4 This approach has been proven to be more effective in the management of fraud risks. It also provides an efficient use of resource in dealing with fraud and a greater opportunity to minimise the Council's fraud losses.

## 3. Defining Fraud & Corruption

- 3.1 The term '**fraud**' commonly includes activities such as theft, deception, bribery, forgery, extortion, conspiracy and money laundering. These include, but are not limited to, the specific offences in the Fraud Act 2006. Fraud can be an attempted or actual act committed against the Council and/or its partners.
- 3.2 Fraud was defined in law for the first time ever with the introduction of the Fraud Act 2006. Fraud essentially involves a dishonest misrepresentation, failure to disclose information or abuse of position, with the intent to make a personal gain for oneself and/or create a loss for another.
- 3.3 **Corruption** is 'the offering, giving, soliciting, or acceptance of an inducement or reward, or showing any favour or disfavour, which may influence any person to act improperly'. It is primarily an offence under the Bribery Act 2010, although there are other related offences under the Prevention of Corruption Act 1906.

## 4. Strategic Aims & Objectives

- 4.1 The fraud and corruption risks faced by the Council are varied and span across all service areas. Fraud risk is highly sensitive to local and national factors with new challenges in preventing and detecting fraud emerging frequently. Increases in the emergence of new fraud risks is well documented during a local or national crisis or emergency, meaning that the cost of living crisis continues to create new fraud risks for the Council to consider and respond to.
- 4.2 The aim of our strategic approach is to embed all elements of good practice in counter fraud into the existing governance arrangements for the Council to help achieve LBH's Counter Fraud Strategic Objectives. This will provide assurance to elected Members and Senior Managers that the Council's exposure to fraud risk is minimised.
- 4.3 The **Counter Fraud Strategic Objectives** for LBH are as follows:
  1. Maximise loss prevention within council services through effective counter fraud activity;
  2. Limit the opportunity for instances of fraud and corruption across the Council through effective prevention measures;
  3. Create a strong deterrent effect to fraud and corruption;
  4. Improve the Council's reputation across all stakeholders through the visibility of effective counter fraud activities;
  5. Improve the Council's overall governance arrangements;
  6. Reinforce an organisational culture of zero-tolerance to fraud;
  7. Embed and support an organisation-wide fraud risk awareness;
  8. Achieve the CFT yearly Operational Work Plan; and
  9. Deliver financial savings and loss prevention across council services in line with the yearly financial target.
- 4.4 To achieve these desired outcomes/strategic objectives, we consider there to be four key elements to this strategy per **Table 1** below.

**Table 1 ~ Strategic Elements**



**Risk-Based Strategic Fraud Overview:**

- Supporting and assisting an organisation-wide approach to fraud risk management (Fraud Universe). Internal and external data and information is used intelligently and effectively to identify and fully define the key areas of fraud risk for the Council. Changes to these risks are continually monitored and the fraud risks updated in line with a current analysis.
- Implementation of a robust risk assessment model to grade fraud referrals before the deployment of counter fraud resources. The model will assess a variety of risks to the Council including the systemic, operational, reputation and financial risk, alongside intelligence gathering to corroborate allegations. This will ensure the effective use of resources within the investigative process, across a wide range of fraud risks.
- Ensuring the implementation and maintenance of appropriate counter fraud policies, processes and practices as part of a corporate framework to underpin all counter fraud measures and the effective use of deterrents.

**Partnership & Engagement:**

- Building and maintaining strong working relationships with counter fraud stakeholders, obtaining buy-in from residents and colleagues in order to drive a strong counter fraud culture and promote ownership of fraud issues, whilst enhancing the reputation of the CFT.
- Integration of Counter Fraud and IA functions to inform fraud risk assessment methodology, counter fraud planning and internal control recommendations.
- Collaborating with our enforcement partners, including the police, enforcement officers and agencies to enhance investigation activities, lawfully share intelligence and maximise counter fraud outcomes.
- Work jointly with council colleagues on the design and implementation of counter fraud projects, investigation activity and counter fraud controls, to embed a collaborative approach and enhance the counter fraud environment within the Council.

**Prevent, Detect, Pursue & Deter:**

- Embed fraud awareness through an ongoing programme of training and fraud risk control review, championing the implementation and maintenance of effective counter fraud controls.
- Deter fraud through fraud awareness campaigns focussing on key stakeholder groups including, staff, residents and partner organisations.
- Ensure regular communication on fraud referral and whistleblowing processes and fraud issues, both internally and externally to encourage and maintain levels of fraud and corruption reporting.
- Identifying fraud, corruption and financial loss through a programme of targeted proactive counter fraud projects, targeting the highest fraud risk areas within the Council, as informed by the Fraud Universe.
- Robust and lawful intelligence led investigation of suspected cases of fraud and corruption in line with council policy and professional good practice, and the application of appropriate sanctions and prosecutions where proportionate and necessary.

**Innovation & Modernisation:**

- Utilising existing and new technology to enhance and progressively modernise case management, intelligence gathering and investigative capabilities.
- Streamline operational processes to drive efficiencies, identify smarter ways of working and innovative counter fraud practices aimed at delivering enhanced outcomes.

- Introduce digitally driven processes to reduce the departments carbon footprint, whilst providing an effective and efficient Counter Fraud Service.
- Explore enhancements in data analytics and artificial Intelligence to support preventative measures and to identify instances of fraud, loss or error. Analytics will also contribute to the fraud risk profile of the Council, as well as providing key fraud statistics for proactive counter fraud initiatives.
- Implementation of council-wide data warehousing and data matching, utilising available information sharing, whilst working with internal and external partners, to deliver increased financial savings across all service areas, identify new fraud and error and enhance data management.

## 5. Corporate Framework

- 5.1 This strategy is part of an established corporate framework of interrelated policies and procedures covering the main elements of the Council's approach to countering fraud and corruption. These include:
- Enforcement & Sanctions Policy;
  - Whistleblowing Policy;
  - Fraud Response Plan;
  - Anti-Bribery Policy;
  - Anti-Money Laundering Policy; and
  - Surveillance & RIPA Policy.
- 5.2 It is the responsibility of the Head of Counter Fraud, Borough Solicitor and Director of Community Safety & Enforcement to ensure this framework is reviewed and updated where necessary for compliance with statutory requirements and best practice in counter fraud and anti-corruption.
- 5.3 Clear information on the Council's approach to combating fraud and error and the related procedures will be regularly communicated with all council staff. Clear lines of communication are available for staff and residents to ensure there are no barriers to raising concerns about fraud and corruption. These include:
- Dedicated 'report a fraud' telephone hotline;
  - Fraud reporting form available to members of staff and members of the public via the Council's website and internally on SharePoint with clear guidance;
  - Anti-Money Laundering reporting with clear guidance for staff on when to report; and
  - Fraud Awareness e-Learning package - recommended for all new staff (although it is Management's responsibility to implement/monitor this).
- 5.4 Staff responsibilities in relation to fraud, corruption and money laundering reporting are contained within the staff Code of Conduct and relevant policies. All staff are required to report suspected fraud, corruption and/or money laundering under all circumstances. Failure to do so will be considered a breach of the staff Code of Conduct and may lead to action under the Council's Disciplinary Policy and Procedure.

## 6. The Counter Fraud Team Approach

- 6.1 The CFT has implemented a risk-based approach to all counter fraud work. This methodology is in line with CIPFA's counter fraud and corruption strategy for local government '*Fighting Fraud & Corruption Locally 2020*'. It helps ensure that the CFT's resources are consistently deployed in an effective manner to help LBH achieve its overall Counter Fraud Strategic Objective of '*Maximising Loss Prevention*'.
- 6.2 To hold to account the Head of Counter Fraud and the CFT in relation to its performance, a set of key performance indicators (KPI's) have been introduced. The KPI's not only assess the team's performance against counter fraud activity but also against other investigative work such as revenues inspections and financial assessments. These KPI's are reviewed each year and updated as part of annual planning.
- 6.3 Alongside KPI's the team's success is measured against its financial performance as part of its strategic objectives. Financial performance is reported to key stakeholders including the Audit Committee and CMT on a quarterly basis.
- 6.4 For transparency on how the CFT calculates its financial outcomes, the annual workplan includes the methodology set for fraud valuations. This list of valuations is not exhaustive, as throughout any financial year the CFT will adapt to combat any new emerging fraud risks.

## 7. Acknowledgement

- 7.1 The CFT would like to take this opportunity to formally record its thanks for the co-operation and support it has received from the Council's management as part of the process for setting this strategy.

**Alex Brown** APCIP  
Head of Counter Fraud

1<sup>st</sup> March 2025



## HOUSING HRA FORWARD INVESTMENT PROGRAMME 2025/26 (INCLUDING 2024/25 REVIEW)

<b>Cabinet Member &amp; Portfolio</b>	Cllr Jonathan Bianco – Corporate Services & Property Cllr Steve Tuckwell – Planning, Housing and Growth
<b>Responsible Officer</b>	Karrie Whelan – Corporate Director Place
<b>Report Author &amp; Directorate</b>	Gary Penticost, Place Directorate
<b>Papers with report</b>	None

### HEADLINES

<b>Summary</b>	The report details the significant investment planned for the Council’s housing stock to both upgrade tenants’ homes and make them more energy efficient for the 2025/2026 financial year. The report also seeks the continuation of streamlining decision-making in this service area, as provided for by Cabinet in previous years, by providing delegated authority to the Corporate Director to implement the programme over the remaining period within approved budgets and contracts. Progress will be subject to oversight by Cabinet Members. The report also includes a look back at delivering the previous year’s programme for Cabinet review and wider transparency.
<b>Putting our Residents First</b>  <b>Delivering on the Council Strategy 2022-2026</b>	This report supports our ambition for residents / the Council of: Live in good quality, affordable homes in connected communities  This report supports our commitments to residents of: Thriving, Healthy Households
<b>Financial Cost</b>	Subject to Cabinet and Council approval on 27 <sup>th</sup> February 2025, the proposed HRA Works to Stock 2025/26 Capital Programme has a budget of £25,242k & Green Homes Initiative budget of £7,402k. The recommendations in this report are proposing a continuation of the streamlined approach for how these funds are released and to enable the effective delivery of the programme whilst maintaining effective controls over this spend.
<b>Select Committee</b>	Corporate Resources & Infrastructure
<b>Relevant Ward(s)</b>	All Wards

## RECOMMENDATIONS

**That the Cabinet:**

- 1) Note the delivery of the 2024/25 HRA Works to Stock Programme set out in the report, which has provided essential upgrades to the Council's housing stock, along with higher energy efficiency standards whilst improving the quality of life of tenants.**
- 2) Agree the HRA Works to Stock Programme for the 2025/26 financial year, as set out in the report.**
- 3) Delegate to the Corporate Director of Place, the authority to:**
  - a) Utilise existing internal or external framework agreements or develop new LBH framework agreements for Cabinet approval, to enable the effective delivery of appropriate works, tenders, and contracts.**
  - b) Approve project specific works completed using an approved LBH framework or term contract.**
  - c) Release capital funds for the specific works, as set out in the programme and strictly within approved budgets.**
  - d) Agree minor variations to specific projects within the programme, subject to agreement from the Cabinet Member for Corporate Services & Property.**
  - e) Make any other operational decisions required to implement the works agreed by the Cabinet.**
- 4) Agree that relevant portfolio Cabinet Members receive quarterly summary updates on progress delivering the programme, providing capital releases and also capital spend to date for monitoring purposes and, furthermore, that any contracts entered into by the Director via framework agreement exceeding £750k be reported to Cabinet for information as part of the budget monitoring report.**
- 5) Agree that any variations to the overall programme or approved programme budget be reported to Cabinet for approval in the first instance.**

### **Reasons for recommendations**

This is an annual report to agree the programme of works and projects for the ensuing financial year and to also provide delegated authority to officers to streamline decision-making where necessary for efficient delivery of the works.

Cabinet is recommended to agree the programme of HRA works to the housing stock for the ensuing financial year and continue with the associated delegated authority as set out in the recommendations, which are the same as those granted by Cabinet in March 2024.

This important programme of works, led by the operational assets division of the Council, ensures that the council manages essential upgrades to the housing stock, ensures that houses, flats, and

their tenants are safe and also is increasingly now transitioning properties to higher energy efficient standards, such as through new boilers and home insulation.

### **Alternative options considered and rejected.**

Cabinet could decide to maintain existing authority levels reserved to Cabinet Members. Also, Cabinet could choose to amend the specific works programme as set out in the report.

### **Democratic compliance and previous authority**

The proposed decision-making on this programme enables to Cabinet to set the strategy and overall programme, projects and budget within and then charge officers to deliver these within approved budgets and approved procurement arrangements which will develop further over time. Similarly, officers will have accountability to cabinet members on delivery.

### **Select Committee comments.**

None at this stage.

## **SUPPORTING INFORMATION**

### **Review of 2024/25 programme**

The Operational Assets team have continued to deliver across a wide range of work areas in 2024/25.

Working with the Procurement team, we are developing and using framework agreements to deliver works and where leaseholder consultation and recharges are required, we are continuing to tender work packages to ensure that we are compliant with leaseholder consultation requirements.

The mix of works throughout the year not only included required internal and structural works to improve the fabric of the housing stock and corporate buildings, but they also included all additional works to deliver substantial investment in the stock to meet future energy efficiency requirements and to support delivery of the Council's climate change strategy targets.

The Warm Safe and Dry Budget is allocated to enable capital works to services and equipment (CCTV systems, door entry, security systems, alarms etc) which are not scheduled under the main budget heads and are normally at lower financial costs.

### **Framework contracts – Kitchens and Bathroom renewals**

- a. **Framework contract for Survey and design:** Howdens Joinery Ltd have been appointed as the supplier; the contract is progressing well.
- b. **Framework contract for the Installation of Kitchens & Bathrooms:** We have appointed three term contractors on a framework for the Installation of kitchens and bathrooms throughout the Borough for an initial period of 3-year plus 2 years to speed up the process,

increase the number of installations and reduce office admin/procurement time. It is planned that we will be installing 1000+ kitchens and 800+ bathrooms during 2025/26 using this new framework.

### **Kitchen & Bathroom replacements – Phased program**

In 2024/25, the Council has tendered in numerous phases (Phases 24-38) and awarded contracts for the replacement of 599 kitchens and 604 bathrooms with works completed or in progress.

### **Framework contact for Major adaptations**

This is a framework agreement for aids and adaptations is in place and operational, with four contractors (North, Central, South, and a backup) for an initial term of four years, with an option to extend for an additional two years.

A tender process has been completed for the supply and installation of stairlifts, hoists, and through-floor lifts for a period of three years, with an option to extend for another two years. This Cabinet report is included in the forward plan and will be reviewed at the 13<sup>th</sup> of March 2025 Cabinet meeting.

### **Statutory servicing and maintenance contracts**

- Domestic Gas – In place and operational. Year 2 of a 5-year contract
- Passenger Lift service and maintenance. Year 2 of a 5-year contract
- Asbestos Surveys – Extension Taken, In place and operational Year 4 of a 5-year contract
- Door Entry & Access Control - Extension taken, in place and operational Year 4 of a 5-year contract
- Automatic Gates & Barriers - Extension taken, in place and operational Year 4 of a 5-year contract
- Fire Detection & Equipment - Extension taken, in place and operational Year 4 of a 5-year contract
- Electrical Testing & Remedials Area 1 - Extension taken, in place and operational Year 4 of a 5-year contract
- Electrical Testing & Remedials Area 2 – Contract expires June 2026 to be tendered
- domestic lifts servicing - Extension taken, In place and operational Year 4 of a 5-year contract
- CCTV Maintenance - In place and operational Year 1 of an 8-year contract
- AC & Ventilation - In place and operational Year 1 of a 6-year contract
- Water Quality Monitoring - In place and operational Year 2 of a 5-year contract
- Water Quality Remedials - In place and operational Year 1 of a 5-year contract

**Domestic boiler replacement contract** is in place and is on target to replace over 1,900 units this financial year. This contract has also been used to pilot the installation of two stand-alone heat pump system in refurbished void properties.

## **Decarbonisation / Energy efficiency**

Social Housing Decarbonisation Fund (SHDF) Wave 1 – Project complete and we have successfully installed the following energy efficiency measures to 158 number properties:

- 58 Cavity Wall insulations
- 150 Loft Insulations
- 144 MVHR installations
- 124 Window replacements
- 89 Replacement Doors
- 39 External Wall Insulations

We are in the process of conducting the 12-month defects inspections and seeking the residents' feedback on how these measures have positively impacted them.

## **Alternative to SHDF Wave 2.2 & Green Home Initiatives**

250 Properties identified for EEMs (Energy Efficiency Measures) to be delivered in single packages of works using the new LBH Framework Contractors Lots 3, 8 & 9. The EEMs to include some or all the following:

- Cavity wall insulation
- Replacement windows & doors
- Loft insulation
- MVHR (Heat Recover fans)
- Isolated areas of external wall insulation
- Scaffolding and enabling works

## **External Repairs and Redecorations HRA - £540k Budget**

In, 2024/25 six tenders have been run. namely:

- Phase 1 - New Pond Parade (Section 20 applies to leaseholders) £100k
- Phase 5 - The Buntings & Barden Court (Sheltered) £150k
- Phase 6 - Ascott Court & Ascott House (Sheltered) £200k

All three contracts were competitively placed with D R Jones Limited. The works will include the repair and redecorations to communal areas and re-carpeting some locations in the sheltered blocks.

The remaining tendered Phases:

- Phase 2 – Yeading Lane (Section 20 applies to leaseholders) - Greyline £900k
- Phase 3 – Courts Estate (Section 20 applies to leaseholders) - D R Jones £340k
- Phase 4 – Heather Lane (Section 20 applies to leaseholders) - Mitie £140k

These Phases are to be let under capital works in 2025/26 following the completion of the section 20 leaseholder consultation procedures.

## **Window replacements**

In 2024/25, the following works have been undertaken / progressing:

- Barr Lodge & Bond Close Windows being installed Feb' to April 2025.
- Phases 14 – 20 tendered and let, include 590 properties of which 60+ are leaseholders.

## **Roofing works**

In 2024/25, the following works were tendered but not progressed:

- Shawfield Court Properties tendered. Contractor withdrew from the works, and this will be retendered 2025.
- Melbourne House Roofing, External & Internal Decs tendered and works put on hold pending replacement windows. S20 withdrawn and to be re-issued during 2025. Section 20 processes followed for the numerous leasehold dwellings.

In 2024/25, the following works have been undertaken and completed:

- Whitby Road Properties tendered, and works were to commence on site 18<sup>th</sup> March 2024 with a 20-week contract duration. Section 20 processes followed for the leasehold dwellings.

## **Housing and Building Safety**

### **Building Safety Act**

Building Strategy - Operation Delivery Plan is in place and to be reviewed in 2025 to set a new plan for the next 3 years. We are providing the annual update on progress to the Property, Highways and Transport Select Committee in February 2025. Building Safety Cases are required for all high-rise buildings over 18 meters. We have completed all 10 safety cases for LBH (London Borough of Hillingdon) high-rise stock these are under review for any amendments. These will be requested by the Building Safety Regulator to review before they undertake an audit of the block this is expected to be conducted over the next 5 years. We will be notified and given 28 days to provide all require data.

Registering high-rise residential buildings is a legal requirement before the 1st of October 2023. LBH 10 buildings were registered in June 2023.

### **Framework contract - Fire Door replacements programme**

A framework contract is in place and operational supporting the delivery program of door replacements Commenced in August 2024 with a three plus one-year term. In 2024/25, 5835 were installed comprising of front entrance doors and communal door sets.

### **Framework agreement Voids Servicing and Repair –**

The framework agreement for Voids refurbishment contract works is going through the procurement process, this will appoint up to three contractors and one back up with a view to start in July 2024.

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## **Proposed 2025/26 Programme & Projects**

The Operational Assets team lead on delivery of all planned works to the Council's housing stock and will continue to use and develop framework agreements where possible to deliver works programs for the new financial year 2025/26.

The planned programme for 2025/26 includes the following activity:

### **Roofing Programme**

Property locations where essential roofing works are required have been identified from referrals from the Reactive Repairs team and the existing asset database. These locations are currently being surveyed by external consultants (Keegans) with a view to tendering Spring 2025 and completion by Autumn 2025. The final number of locations to receive new roofs will be confirmed on completion of the condition surveys and budget estimates on required works. However, the currently expected programme for 2025/26 is for 17 Blocks and 21 houses.

In 2025/26, the following works have been tendered in preparation and will be progressing:

- Phase 1 – New Peachey Lane (14 Dwellings) Capital release approved and works to commence March 2025 subject to contract signing.
- Phase 2 – New Peachey Lane & Portland Road (29 Dwellings) Capital release to be sought and works to commence March/April 2025.
- Phase 3 – Malmsbury Close & Bennett Close (28 Dwellings) To progress April 2025 subject to Section 20, leaseholder consultations.
- Phase 4 - Mimosa Road & Joel Street (45 Dwellings) To progress May 2025 subject to Section 20, leaseholder consultations.
- Phase 5 – Ivy House Road, Church Road & Towers Avenue (16 Dwellings) To progress June 2025 subject to Section 20, leaseholder consultations.
- Phase 6 – Hilton Close & Broadwater Gardens (50 Dwellings) To progress June 2025 subject to Section 20, leaseholder consultations.

### **Window replacement**

This will target the replacement of first-generation metal / aluminium windows in solid wall properties in approximately 500 properties as a priority to assist with the prevention of Damp, Mould, and Condensation. This will be supported by the installation of heat recovery fans which have successfully been installed as part of the SHDF wave 1 project. The solid walled properties are being reviewed to assess further requirements to improve energy efficiency, i.e. external or internal wall insulation. This process will also investigate development opportunities where possible.

Framework agreements are being prepared for tender with the aim to appointment several contractors for the supply and installation of A+ Double glazed window installations in non-leasehold properties. This procurement is in its development stage and may take approximately 9 months to complete. In the interim, phases will be tendered as required.

### **Kitchen renewals**

For 2025/26, the Council plans renewals to approximately 1,000 properties will be delivered via the new framework agreements.

### **Bathrooms**

Officers estimate the replacement of approximately 800 bathrooms will be undertaken in line with home improvement requirements.

### **Domestic and Communal Boilers**

This replacement program will continue and replace a further approximate 1,900 obsolete units in houses.

For communal boilers, currently scheduled for major works to one communal heating system in the borough with the installation heat meters and an upgrade of the boiler plant.

### **Passenger lifts upgrade**

Officers are reviewing the current stock with a view implementing phased refurbishment programme for remaining stock not included within Phases 1-7, Therefore, this budget will be reviewed.

### **Door Entry & Access Control**

Upgraded Access Control Systems within 68 communal Blocks and officers reviewing blocks for 2025/26 programme.

### **Electrical Lateral Upgrades**

Upgraded Lateral supplies within 38 Low & Medium Rise Housing Blocks and officers reviewing blocks to be included within 2025/26 programme.

### **Fire Doors Sets**

Fire door replacement program will continue through 2025/26 and will target door set replacements identified following Fir Safety Risk Assessments.

### **Compliance and Fire Safety**

This important work continues each year and covers building and engineering related activities associated with the housing and corporate building stock. The team also leads on all statutory works contracts; Gas, Electrical, Legionella, Asbestos and Fire (Building Safety) undertaking statutory servicing, maintenance and associated capital works to ensure buildings are safe places to live and work.



## **Revenue Expenditure**

In addition to the Works to Stock programme, there are revenue budgets for maintaining the condition of stock.

## **Procurement activity and further framework agreements in the pipeline**

Corporate Procurement are working with the service area in respect of the effective delivery of works, tenders, and contracts by developing framework agreements for certain services and also longer-period term contracts for cabinet approval. Developments include:

- External repairs and redecoration programme - properties identified by programme team are currently being surveyed by consultants with a view to tendering in Spring 2025 and completion by Autumn 2025. These will be tendered in phases with a view to establishing a long term multiyear LBH framework.
- Window replacement programme - new framework to be procured to on board multiple contractors to complete the Window Replacement programme from 2025 onward for 3 years
- Roof Replacement programme – These will be procured in individual phases in 2025 until such time as a long-term framework can be established for domestic properties only.

## **Financial Implications**

The proposed 2025/26 HRA Capital Programme, subject to approval by Cabinet and Council in February 2025, includes a capital budget for the Works to Stock programme of £32,823k and Green Homes Initiatives of £7,402k.

This gives a revised total budget for the Works to Stock 2025/26 capital programme of £40,225k breakdown provided in the table below.

The table below highlights the 2024-25 budget against approved capital releases for the various HRA Capital Programme workstreams.

**Table 1 - HRA Works to Stock Programme and specific planned works to the housing stock already approved for 2024/25 and the proposed planned works for the 2025/26 financial year, subject to Council budget approval.**

Workstream	2024/25				2025/26	
	Revised Budget	Approved with Capital Release	Forecast	Capital release to Forecast Variation	Revised Budget 2025/26	Number of units
	£'000	£'000	£'000	£'000	£'000	No.
Roofing Programme	787	717	717	0	4,136	TBC
Windows Programme	4,107	4,072	4,072	0	4,307	684
Kitchens & Bathrooms Programme	5,600	5,594	5,594	0	11,572	1,772
Structural Works Programme	1,974	1,887	1,887	0	1,500	TBC
Electrics Programme	640	357	357	0	1,101	TBC
Domestic Boiler Replacement	4,700	4,667	4,667	0	3,200	1,324
Communal Heating	471	207	252	45	674	TBC
Communal Lifts	166	166	32	-134	300	TBC
Sprinkler Systems Tower Blocks	354	354	352	-2	0	0
Fire Doors	2,600	2,564	2,564	0	3,801	1,563
Replacement of Emergency Lighting	619	501	524	23	395	TBC
Fire Alarms / Detection	294	109	100	-9	350	282
Warm Safe Dry	841	841	841	0	1,124	TBC
Contingency	0	0	0	0	144	TBC
Playground Replacement Programme	261	261	261	0	219	3
<b>HRA WTS Total</b>	<b>30,919</b>	<b>29,802</b>	<b>29,725</b>	<b>-77</b>	<b>32,823</b>	<b>5,628</b>
Green Homes Initiatives Programme	6,756	4,997	4,997	0	7,402	250
<b>Total - Capital HRA Works to Stock &amp; Green Homes Initiative</b>	<b>37,675</b>	<b>34,799</b>	<b>34,722</b>	<b>-77</b>	<b>40,225</b>	<b>5,878</b>

Elements of the works within the above programme will be subject to statutory leaseholder consultation. The council will seek leaseholder contributions on post completion of the works, which will reduce the financing contribution from the HRA major repairs reserve.

To ensure accountability and transparency there will be regular reporting to the relevant portfolio Cabinet Members. The report will include updates of progress on delivery of the programme, capital released, spend to date, and forecast spend for monitoring purposes, this report will highlight any significant variations to the programme. Any contracts entered into, and any decisions made by the corporate director that exceed £750k will be reported to Cabinet.

Any significant variations to the programme or change to the approved budget will be reported to cabinet for formal approval prior to any action taken.

The HRA WTS workstream budget will be subject to the capital release procedure, as and when required.

## **RESIDENT BENEFIT & CONSULTATION**

### **The benefit or impact upon Hillingdon residents, service users and communities**

This report will enable transparent approval of the important housing works programme and help streamline the decision-making process in this area of council activity, speeding up project delivery, the transformation of the housing stock and ultimately resident satisfaction.

### **Consultation carried out or required.**

No external consultation required.

## **CORPORATE CONSIDERATIONS**

### **Corporate Finance**

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting the recommendation to agree the HRA Works to Stock Programme for 2025/26 as set out in the table above and release the Capital Programme budget for this element of the HRA Capital Programme in line with the proposed budget, subject to approval of the MTFS 2025/26 to 2029/30 at February Cabinet.

Furthermore, it is noted that the relevant Cabinet Members will receive quarterly summary reports on the progress against the planned budget. Any contracts entered into as part of these workstreams that exceed £750k will be reported back to Cabinet through the Council's budget monitoring updates.

### **Legal**

Legal Services confirm that the Council is responsible for these maintenance, improvement, and repair functions in relation to its housing stock pursuant to various statutory provisions, including sections 9-10 of the Housing Act 1985, sections 9A and 11 of the Landlord and Tenant Act 1985, and the Regulatory Reform (Fire Safety) Order 2005.

Furthermore, as a registered provider of social housing, the Council is subject to the Regulator for Social Housing's powers. The Social Housing (Regulation) Act 2023 strengthened the powers of the Regulator for Social Housing by amending the Housing and Regeneration Act 2008. Under section 193 of the Housing and Regeneration Act 2008, the Regulator can set standards for registered providers to meet in connection with the accommodation and services they provide. The Regulator introduced 5 new standards effective 1<sup>st</sup> April 2024, one being the Safety and Quality Standard. The Safety and Quality Standard requires the Council to provide safe and decent quality homes for its tenants, along with good quality landlord services. Should the Council

fail to meet the Regulator's standards, it may be subject to enforcement action under Chapter 7 of the Housing and Regeneration Act 2008, which could result in a range of sanctions.

Thus, there are no legal impediments to agreeing the recommendations set out in the report. Agreeing to the recommendations will assist with reducing the potential for disrepair claims by tenants and enforcement action by the Regulator for Social Housing.

Any contract that the Council enters must comply with the Council's Procurement Standing Orders, last updated effective 11<sup>th</sup> July 2024. Contracts exceeding a certain threshold also need to comply with the applicable procurement legislation. Depending on the date of the procurement activity, this will either be the Public Contracts Regulations 2015 or the Procurement Act 2023.

As and when specific projects within the HRA Works to Stock programme are the subject of a Cabinet report, more specific comments are provided by Legal Services.

## **BACKGROUND PAPERS**

NIL.

## COUNCIL BUDGET - 2024/25 BUDGET MONITORING (Period 10)

<b>Cabinet Member &amp; Portfolio</b>	Councillor Martin Goddard Cabinet Member for Finance & Transformation
<b>Responsible Officer</b>	Richard Ennis, Corporate Director of Finance
<b>Report Author &amp; Directorate</b>	Andy Goodwin, Finance Matt Davis, Finance
<b>Papers with report</b>	Appendices 1-4

### HEADLINES

This report sets out a summary of the Council's General Fund and Housing Revenue Account forecast in-year monitoring position for both revenue and capital budgets as determined at the end of January 2025 (Period 10) for the current financial year 2024/25.

#### General Fund Revenue

The Council has an approved General Fund expenditure budget of £1.275bn, matched by equivalent funding. As at the end of December 2024 (Period 9), the forecast revenue variance was £10.1m (representing a 0.79% variance against expenditure and 0.40% taking both income and expenditure budgets into consideration). This forecast position was incorporated in the assumed balances carried forward as contained in the Council Tax and Budget Setting report for 2025/26, recently approved by Council.

The forecast variance has marginally increased in this Period 10 monitoring report, rising by £0.9m to a total £11.0m – the monthly change representing a 0.04% change when compared to the total income and expenditure budgets of the General Fund. The variance is entirely contained within service-focussed operating budgets and reflects the ongoing pressures and risks local authorities face in homelessness, childrens' and adults social care provision.

#### Dedicated Schools Grant [DSG]

The in-year deficit relating to DSG has improved from the previous month forecast by £1.4m to now be estimated at £15.9m. This is a significant improvement on the £25.6m deficit accumulated in the previous financial year and on track to the original forecast deficit for 2024/25 of £16.3m reported in May 2024.

#### Housing Revenue Account [HRA]

The approved 2024/25 HRA revenue budget consists of £88.7m expenditure matched by an equivalent level of income (rents, service charges and other contributions). The Period 10 budget monitoring position forecasts an unchanged nil variance against this budget. Within the individual changes from the previous month is £0.9m of underspend in operating costs, which has enabled additional spend of £1.0m to be directed to undertake a further £1.0m of repairs to tenant and void properties as well as compliance and inspection works. Rental forecasts have improved by £0.1m as further additional housing stock is brought into use.

#### General Fund and HRA Capital Programmes

The Council set itself ambitious targets to invest in local services, infrastructure and homes during 2024/25 – a total of £368m being budgeted across both the General Fund and HRA areas in

2024/25. 75% of that target is expected to be spent in year, but the remainder (£92m) will slip into later years, subject to Cabinet approval as part of the Draft Outturn report to be prepared in early 2025/26.

The General Fund capital programme includes a forecast of £9.3m of capital receipts to be used to fund transformation costs leading to ongoing future revenue savings or cost avoidance, and is to be funded from the flexible use of capital receipts (as allowed for under government regulation)

<p><b>Putting our Residents First</b></p> <p><b>Delivering on the Council Strategy 2022-2026</b></p>	<p>This report supports our ambition for residents / the Council of: An efficient, well-run, digital-enabled council working with partners to deliver services to improve the lives of all our residents</p> <p>This report supports our commitments to residents of: A Digital-Enabled, Modern, Well-Run Council</p>
<p><b>Financial Cost</b></p>	<p>N/A</p>
<p><b>Select Committee</b></p>	<p>Corporate Resources &amp; Infrastructure</p>
<p><b>Ward(s)</b></p>	<p>All</p>

## RECOMMENDATIONS

That the Cabinet:

1. **Note the latest forecast outturn position for both the General Fund and HRA 2024/25 revenue and capital budgets;**
2. **Approve the list of revised fees and charges relating to the HRA for 2025/26 as set out in Appendix 4 and explained in paragraphs 30 and 31.**

### Reasons for recommendation

1. The reason for **Recommendation 1** is to aid understanding and transparency with regard to the Council's stewardship of residents funding of the Council and to enable decision makers to manage and control their budgets effectively – taking affirmative action where required to live within our means.
2. In order to deliver the maximum and best possible quality housing to our HRA tenants, it is important that fees and charges are set appropriately to cover relevant costs. **Recommendation 2** supports that objective by seeking approval to uplift a range of HRA fees and charges to reflect costs and overall contribution to HRA income streams.

### Alternative options considered / risk management

3. Recommendation 1 is for noting and as such have no other options that could be considered.
4. Members may choose to vary the proposed changes to the HRA fees as relates to Recommendation 2, although any change will impact on the HRA business plan for 2025/26 and thus alter HRA reserves by the end of the year.

## Select Committee comments

None at this stage.

## PART A: MONTHLY BUDGET MONITORING - DETAIL

### GENERAL FUND (REVENUE)

- Reports have been provided to Cabinet throughout the earlier part of this financial year. The General Fund revenue budget is of significant scale with £1.257bn of expenditure in the approved budget (and corresponding level of income – collectively £2.514bn, often referred to as “*gross transactional value*”). Should our budgets be 99% delivered against, the potential 1% difference would amount to a £25m variance. It is for this reason that the Council is committed over the medium term to bolster its level of reserves to insulate against such risks.
- At the end of the previous period (December 2024 – Period 9) the forecast General Fund revenue forecast envisaged a £10.1m overall overspend (a 0.4% variance against the above gross transactional budget). This comprised an overall service operating budget variance of £4.9m and £18.8m of the re-classification of unallocated savings and budget re-basing, offset by £2.6m of forecast underspends across contingencies and corporate budgets, and an £11m target to capitalise expenditure.
- The latest forecast sees the projected variance rise slightly to £11.0m – a £0.9m adverse variance. This change is entirely attributable to movements in the service operating budgets element of the overall General Fund revenue budgets. The table below summarises that headline position.

Table 1 – Summary of General Fund Revenue Forecast

	Period 9 (Dec) Forecast			Period 10 (Jan) Forecast			Variance Change (£m's)
	Approved Budget (£m's)	Forecast Outturn (£m's)	Forecast Variance (£m's)	Approved Budget (£m's)	Forecast Outturn (£m's)	Forecast Variance (£m's)	
Property, Highways & Transform	8.3	8.5	0.2	8.3	8.4	0.1	(0.1)
Finance & Transformation	39.4	37.2	(2.2)	39.4	37.0	(2.4)	(0.2)
Corporate Services	24.9	23.5	(1.4)	24.9	23.7	(1.2)	0.2
Residents' Services	40.8	46.0	5.2	40.8	45.8	5.0	(0.2)
Children, Families & Education	77.5	78.4	0.9	77.5	79.7	2.2	1.3
Health & Social Care	111.1	113.4	2.3	111.1	113.3	2.2	(0.1)
<b>Service Operating Budgets</b>	<b>302.1</b>	<b>307.0</b>	<b>4.9</b>	<b>302.1</b>	<b>307.9</b>	<b>5.8</b>	<b>0.9</b>
Re-Allocated Savings	(4.7)	-	4.7	(4.7)	-	4.7	-
Re-allocated Budget Rebased	(14.1)	-	14.1	(14.1)	-	14.1	-
Pay Award / Risk Contingencies	1.1	-	(1.1)	1.1	-	(1.1)	-
<b>Total Net Expenditure</b>	<b>284.4</b>	<b>307.0</b>	<b>22.6</b>	<b>284.4</b>	<b>307.9</b>	<b>23.5</b>	<b>0.9</b>
Corporate Funding	(284.4)	(285.9)	(1.5)	(284.4)	(285.9)	(1.5)	-
Interventions - Capitalisation	-	(11.0)	(11.0)	-	(11.0)	(11.0)	-
	<b>-</b>	<b>10.1</b>	<b>10.1</b>	<b>-</b>	<b>11.0</b>	<b>11.0</b>	<b>0.9</b>

8. From the table above, it can be seen that the predominant driver of the change in forecast variance relates to a £1.3m movement in the Children, Families and Education portfolio, with movements in other service operating budgets being minor, and no changes to other budgets.
9. The Council is not unique in facing challenges in affording to meet growing pressures particularly in homelessness demand, adult and children's social care pressures. These demand-led pressures are driven by statutory duties to provide support and against a backdrop of continued real-terms funding cuts from government over the last fifteen years. A number of councils have already sought exceptional financial support from central government because of this difficult financial environment – seven London authorities have so far sought £418m in such support for 2025/26. A survey by London Councils has suggested that councils across London are expecting to see budgets exceeded by £700m in the current financial year – on average £21.2m per council and gives some context to the latest forecast variance of £11.0m for this authority.
10. Set out below is a brief overview of the underlying nature of the reported Period 10 variances for each service operating budget portfolio:

- i. Property, Highways and Transport – the £0.1m forecast overspend relates to slippage in delivery of a saving regarding the review of the Civic Centre operating costs;
- ii. Finance and Transformation – the overall £2.4m forecast underspend predominantly relates to additional interest earnings on cash balances and lower capital borrowing costs associated with later phasing and in-year underspends across the capital programme, offset by higher than budgeted energy costs;
- iii. Corporate Services – the £1.2m forecast underspend is driven by optimising the use of alternative funding sources (including recharging others appropriately and capitalisation) in addition to holding a number of posts vacant;
- iv. Residents' Services – the overall £5.0m forecast overspend within this portfolio is predominantly driven by rising levels of homelessness demand (£4.3m), together with a substantial element of the remainder relating to costs associated with statutory inspections of imported food through Heathrow airport;
- v. Children, Families and Education – the £2.2m forecast overspend relates almost entirely to the costs of care provision for looked after children.

The movement in forecast of £1.3m from the previous period forecast includes a £0.6m relating to grant funding assumed in the forecast which is unlikely to be able to be utilised in the current financial year as spending forecasts on applicable activity is less than previously assumed. This unused funding remains available to offset emerging pressures in 2025/26 and is not lost to the Council. The service area and Finance are reviewing other means in which this adverse variance may be mitigated before the year end; and

- vi. Health and Social Care – the forecast overall overspend of £2.2m relates to levels of demand for adult social care support at the same time of dealing with significant pressure from care suppliers for above inflation contract rate increases.



11. A further summary table illustrating the service operating budget position is set out in Appendix 1.
12. Key to managing budgets is the continuous monitoring and drive to realise proposed savings approved and included in the budget. Savings of £21.4m were approved for 2024/25 when the budget was set in February 2024.
13. The table below sets out the latest monitoring information for all planned savings and shows a slight worsening as £0.5m of savings have moved from green and amber categories to being in the red (at risk) category. Any anticipated delay in delivering these savings has been included in the £11.0m forecast year-end variance set out above.

Table 2 – 2024/25 Savings Tracker

	Blue Banked (£m's)	Green Delivery in Progress (£m's)	Amber I Initial Stages of Delivery (£m's)	Amber II Potential Problems in Delivery (£m's)	Red Significant Problems in Delivery (£m's)	Savings to be Written Out (£m's)
Property, Highways & Transform	(0.5)	(0.6)	(0.2)	(0.4)	-	-
Finance & Transformation	0.1	(0.9)	-	-	(0.5)	-
Corporate Services	(0.1)	(0.5)	0.1	-	(0.9)	-
Residents' Services	(0.6)	(2.5)	(0.6)	-	(0.8)	(2.9)
Children, Families & Education	(0.2)	(0.6)	(0.4)	-	(0.5)	(0.3)
Health & Social Care	(1.2)	-	(0.2)	-	-	-
Cross Cutting	-	-	-	-	-	(6.2)
<b>Total</b>	<b>(2.5)</b>	<b>(5.1)</b>	<b>(1.3)</b>	<b>(0.4)</b>	<b>(2.7)</b>	<b>(9.4)</b>
<i>Previous Month Total</i>	<i>(2.5)</i>	<i>(5.4)</i>	<i>(1.6)</i>	<i>(0.4)</i>	<i>(2.2)</i>	<i>(9.4)</i>
<i>Change from Previous Month</i>	<i>-</i>	<i>0.3</i>	<i>0.3</i>	<i>-</i>	<i>(0.5)</i>	<i>-</i>

14. In setting the 2025/26 General Fund revenue budget, the 2025/26 Council Tax and Budget Setting Report (approved by Council in Feb 2025) noted the Period 9 forecast outturn and predicted a closing cumulative reserves level of £24.5m (assuming a year-end adverse outturn of £10.1m for 2024/25). The latest forecast, if held to the year-end, would see that anticipated closing reserves position fall slightly to £23.6m
15. Risks remain to deliver a final outturn position in line with the current forecast. In particular, the identification of an additional assumed £11.0m of revenue expenditure capable of being capitalised is currently underway but has yet to identify items to that value in full.
16. Senior management and portfolio holders are committed to continue to identify measures to mitigate continued pressures on service budgets, many of which are demand-led and statutory and will seek to seek alternative options to contribute to this overall position.
17. Income relating to the Council's collection of Council Tax and Business Rates (the latter also termed National Non-Domestic Rates [NDR]) is subject to special local government accounting regulations that, through the Collection Fund, defer any in-year variances to that originally budgeted into later years. As such, any forecast in-year variance does not ultimately



22. Whilst the Safety Valve Agreement with the Department of Education [*DfE*] is currently suspended, work has continued and is very successfully taking control of the market, managing unit costs down and beginning to see a significant reduction in the deficit as a consequence. It should be noted that constructive discussions with the DfE are continuing and that the Council has set aside £8.0m of available capital receipts which can ultimately be allocated to reduce the deficit.
23. A core target for the revised High Needs Safety Valve Plan is to actively reduce unit costs by concentrating Special Educational Needs [*SEN*] support in-Borough within our maintained schools and thereby reduce dependence on high cost independent and out-of-borough placements. Trend data shows clear evidence that the approach which has been in place since early last financial year is now beginning to have a positive impact.
24. The service strategy to manage the High Needs Deficit Plan through a combination of mitigating costs and releasing savings is beginning to take affect and show significant success, with an in-year forecast reduction of £9.7m on last year's deficit of £25.6m, with both costs and the in-year deficit reducing in 2024/25.
25. The issue of mounting DSG deficits remains a national issue, with projections for a £4bn deficit across the country forming a key strand to lobbying by sector bodies such as the LGA and London Councils.

#### **HOUSING REVENUE ACCOUNT (REVENUE)**

26. The Housing Revenue Account [*HRA*] is required to be ring-fenced as a separate account from the General Fund for the income and expenditure related to the provision of social housing and as such neither can subsidise the other. It is accordingly reported separately to the General Fund in the sections above.
27. The HRA is reporting no change from Period 9 and is forecast to balance to the approved budget with no variance to the budgeted closing balances. Slippage in the delivery of additional housing units has marginally impacted on anticipated rental income but is offset by a reduction in associated capital financing costs incurred as the result of acquiring or building those additional units. A summary of the latest HRA monitoring position is set out in the table below:

Table 4 – Housing Revenue Account – Revenue Forecast

	Period 9 (Dec) Forecast			Period 10 (Jan) Forecast			Variance Change (£m's)
	Approved Budget (£m's)	Forecast Outturn (£m's)	Forecast Variance (£m's)	Approved Budget (£m's)	Forecast Outturn (£m's)	Forecast Variance (£m's)	
Operational Assets	14.0	14.0	-	14.0	15.0	1.0	1.0
Director of Housing	9.6	9.7	0.1	9.6	9.2	(0.4)	(0.5)
Other Service Areas	1.0	1.0	-	1.0	0.8	(0.2)	(0.2)
Contribution to Shared Services	13.3	13.3	-	13.3	13.1	(0.2)	(0.2)
HRA Operating Costs	37.9	38.0	0.1	37.9	38.1	0.2	0.1
Capital Programme Financing	26.7	26.0	(0.7)	26.7	26.0	(0.7)	-
Interest Expenditure & Income	16.1	16.1	-	16.1	16.1	-	-
Total Expenditure	80.7	80.1	(0.6)	80.7	80.2	(0.5)	0.1
Rent & Other Income	(80.6)	(80.0)	0.6	(80.6)	(80.1)	0.5	(0.1)
<b>(Surplus) / Deficit</b>	<b>0.1</b>	<b>0.1</b>	<b>-</b>	<b>0.1</b>	<b>0.1</b>	<b>-</b>	<b>-</b>
HRA Reserves b/f	15.1	15.1	-	15.1	15.1	-	-
(Surplus) / Deficit	(0.1)	(0.1)	-	(0.1)	(0.1)	-	-
<b>HRA Reserves c/f</b>	<b>15.0</b>	<b>15.0</b>	<b>-</b>	<b>15.0</b>	<b>15.0</b>	<b>-</b>	<b>-</b>

28. A summary of the key variances for the HRA are set out below:

- i. Operational Assets – anticipated savings across other elements of the HRA revenue budget have released an additional £1.0m of resources that have been able to be directed toward improving the residents homes through further repairs and maintenance works; void refurbishments (to bring vacant homes back into use quicker); and compliance and inspection programmes;
- ii. Staffing costs of the HRA, energy costs for communal areas etc, and recharges from the General Fund for back-office services it supplies to the HRA are contained within the Director of Housing, Other Service Areas, and Contribution to Shared Services budget headings. Additional savings of £0.9m in these budgets have enable the above additional investment in improving the homes of residents;
- iii. Capital Programme Financing and Interest Expenditure & Income budgets show no change in forecast from the prior month. Slippage in the capital programme creates a modest underspend of £0.7m in this year's expected capital charges; and
- iv. Rents and Other Income includes both rents and service charges for tenants and leaseholders. Slippage in the delivery of additional units within the HRA sees income forecast to be £0.5m lower than originally budgeted – a £0.1m improvement on the forecast position in the previous period.

29. The overall revenue forecast for the HRA remains unchanged as previously reported in Period 9 as a balanced net budget. Forecast reserves at year end thus also remain unchanged at £15.0m after the originally planned drawdown of £0.1m.

30. Fees and charges changes for 2025/26 were generally considered in the Council's recent Budget and Council Tax Setting report (approved by Council February 2025). That report omitted a number of charges relating to the HRA as cost modelling remained to be completed and validated.
31. This report seeks Cabinet approval for a number of HRA charges to be approved for the financial year 2025/26. A schedule of these proposed charges is set out in Appendix 4. In the main, these charges are proposed to be increased by 1.7% (the September 2024 Consumer Price Index [CPI] and generally used for a large number of government uplifts to benefits etc). Energy cost prices are proposed to be reduced in line with anticipated costs and reflect aiming to charge residents for the cost of energy used without making a surplus.

## GENERAL FUND CAPITAL PROGRAMME

32. At the time of compiling this report, the Council had not set a new capital programme as part of the 2025/26 Budget Setting process. This report is based on the capital budgets as pertained to the position at the end of Period 10.
33. The General Fund capital programme is forecasting a spend of £111.9m against a then approved budget of £160.3m – a forecast underspend of £48.4m. Of this variance, one programme (Older People's Initiatives) is reported as an overall underspend with the remainder to be requested as slippage into next or other future years. A request to slip current year budgets will be submitted to Cabinet as part of the Draft Outturn Report early in the new financial year.
34. A summary of the General Fund capital monitoring position is set out in the table below and more comprehensive details provided in Appendix 2.

Table 5 – General Fund Capital Monitoring

	2024/25 Budget (£,000's)	2024/25 Forecast (£,000's)	2024/25 Variance (£,000's)	2024/25 Rephasing (£,000's)	Other Movement (£,000's)
Property, Highways & Transform	65,348	43,102	(22,246)	(22,246)	-
Finance & Transformation	7,000	13,300	6,300	6,300	-
Residents' Services	1,834	772	(1,062)	(1,062)	-
Children, Families & Education	33,063	9,500	(23,563)	(23,563)	-
Health & Social Care	6,000	6,000	-	-	-
<b>Major Projects</b>	<b>113,245</b>	<b>72,674</b>	<b>(40,571)</b>	<b>(40,571)</b>	-
Property, Highways & Transform	27,420	21,892	(5,528)	(5,528)	-
Finance & Transformation	4,511	3,131	(1,380)	(1,380)	-
Corporate Services	4,819	4,295	(524)	(374)	(150)
Residents' Services	3,604	3,035	(569)	(569)	-
Children, Families & Education	1,138	1,295	157	157	-
Health & Social Care	2,850	2,850	-	-	-
<b>Programme of Works</b>	<b>44,342</b>	<b>36,498</b>	<b>(7,844)</b>	<b>(7,694)</b>	<b>(150)</b>
<b>Capital Contingency</b>	<b>2,701</b>	<b>2,701</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total General Fund Capital</b>	<b>160,288</b>	<b>111,873</b>	<b>(48,415)</b>	<b>(48,265)</b>	<b>(150)</b>

35. The General Fund capital programme includes a forecast of £9.3m of capital receipts to be used to fund transformation costs leading to ongoing future revenue savings or cost avoidance, and is to be funded from the flexible use of capital receipts (as allowed for under government regulation). The ability to finance these costs is predicated on the delivery of capital receipts from asset disposals.
36. As detailed in Appendix 2, the anticipated slippage in capital expenditure is expected to be fully spent in the remaining years of the five-year capital programme (with the exception of the £150k specifically mentioned above)

## HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME

37. The HRA has an approved capital budget of £207.7m (as at Period 10 and before Council approved the new Medium Term Financial Strategy in February 2025) and is anticipating a year-end spend of £164.3m against this budget – a variance of £43.4m. The entirety of this variance is assumed to be rolled-forward and spent in future years to maintain investment in the Council's stock of housing.
38. Details of individual programme budgets and forecasts are set out in Appendix 3 and are summarised in the table below:

Table 6 – Housing Revenue Account Capital Monitoring

	2024/25 Budget (£,000's)	2024/25 Forecast (£,000's)	2024/25 Variance (£,000's)	2024/25 Rephasing (£,000's)	Other Movement (£,000's)
Acquisitions - Allocated	84,805	79,109	(5,696)	(5,696)	-
Development - Allocated	15,650	10,417	(5,233)	(5,233)	-
Unallocated	29,537	-	(29,537)	(29,537)	-
Contingency	4,000	4,000	-	-	-
<b>Major Projects</b>	<b>133,992</b>	<b>93,526</b>	<b>(40,466)</b>	<b>(40,466)</b>	-
<b>Hayes Regeneration</b>	<b>31,798</b>	<b>31,798</b>	-	-	-
Green Homes Initiative	6,756	4,997	(1,759)	(1,759)	-
House Extension Programme	1,786	1,786	-	-	-
HRA Works to Stock Programme	30,919	29,725	(1,194)	(1,194)	-
Major Adaptations	2,457	2,457	-	-	-
<b>Programme of Works</b>	<b>41,918</b>	<b>38,965</b>	<b>(2,953)</b>	<b>(2,953)</b>	-
<b>Total HRA Capital</b>	<b>207,708</b>	<b>164,289</b>	<b>(43,419)</b>	<b>(43,419)</b>	-

39. As detailed in Appendix 3, the anticipated slippage in capital expenditure is expected to be fully spent in the remaining years of the five-year capital programme

## TREASURY MANAGEMENT UPDATE

40. The Council invests surplus balances which have derived from balances relating to, amongst other items, creditor balances; provisions; reserves; grants and contributions paid in advance etc.



41. As at the end of Period 10, the Council had £66.1m on deposit in a range of financial instruments ( a reduction of £4.3m from the previous month) and is summarised in the table below:

Table 7 – Investments

	Actual (£m's)	Actual (%age)	Movement from Per 9 (£m's)
Call A/c & Money Market Funds [MMF's ]	31.6	47.8%	8.2
Up to 3-Mth Fixed Term Deposits	19.5	29.5%	(12.5)
	51.1	77.3%	(4.3)
Strategic Pooled Investment Funds	15.0	22.7%	-
<b>Total</b>	<b>66.1</b>		<b>(4.3)</b>
<i>Average Balances (Apr 24 to Jan 25)</i>	78.5		

42. The Council has long term borrowing which has been taken to fund capital investment historic and current capital projects. Overall borrowing has risen by £2.5m since the previous month (£8.5m borrowing for the HRA offset by a net £6.0m repayment of General Fund debt). In total the Council had £475.2m of borrowing outstanding at the end of Period 10 - £172.9m by the General Fund and £302.4m by the HRA. A summary of the Council's borrowings is set out in the table below:

Table 8 – Borrowing

	General Fund (£m's)	Housing Revenue Account (£m's)	Total (£m's)	Average Interest Rate (%age)
PWLB Long Term Debt	81.9	249.4	331.2	3.65%
Market Borrowing	15.0	33.0	48.0	4.11%
Local Authorities	76.0	-	76.0	5.33%
PWLB Short Term Debt	-	20.0	20.0	5.07%
<b>Total</b>	<b>172.9</b>	<b>302.4</b>	<b>475.2</b>	<b>4.02%</b>
<i>Change from Month 9</i>	<b>(6.0)</b>	8.5	2.5	0.06%

43. The need to borrow and timing of that borrowing has been less than originally anticipated as the delivery of capital programmes have been delayed. Both the General Fund and HRA revenue forecasts include favourable variances as interest costs are lower (£2.4m and £0.7m respectively).

## Appendix 1: Service Operating Budgets and Forecast

Service		Approved Budget	Underlying Forecast	Earmarked Reserves	Provisions	Transformation Capitalisation	Forecast Outturn	Variance	Month 9	Movement
		£'m	£'m	£'m	£'m	£'m	£'m	£'m	£'m	£'m
Cabinet Member for Property, Highways & Transport	Expenditure	18.5	19.9	(0.1)	0.0	0.0	19.8	1.3	1.4	(0.1)
	Income	(10.2)	(11.4)	0.0	0.0	0.0	(11.4)	(1.2)	(1.2)	0.0
	<b>Subtotal</b>	<b>8.3</b>	<b>8.5</b>	<b>(0.1)</b>	<b>0.0</b>	<b>0.0</b>	<b>8.4</b>	<b>0.1</b>	<b>0.2</b>	<b>(0.1)</b>
Cabinet Member for Finance	Expenditure	145.7	145.8	(0.1)	0.0	(3.2)	142.5	(3.2)	(2.8)	(0.4)
	Income	(106.3)	(105.5)	0.0	0.0	0.0	(105.5)	0.8	0.6	0.2
	<b>Subtotal</b>	<b>39.4</b>	<b>40.3</b>	<b>(0.1)</b>	<b>0.0</b>	<b>(3.2)</b>	<b>37.0</b>	<b>(2.4)</b>	<b>(2.2)</b>	<b>(0.2)</b>
Cabinet Member for Corporate Services	Expenditure	26.6	27.8	0.0	0.0	(1.0)	26.8	0.2	0.4	(0.2)
	Income	(1.7)	(3.1)	0.0	0.0	0.0	(3.1)	(1.4)	(1.8)	0.4
	<b>Subtotal</b>	<b>24.9</b>	<b>24.7</b>	<b>0.0</b>	<b>0.0</b>	<b>(1.0)</b>	<b>23.7</b>	<b>(1.2)</b>	<b>(1.4)</b>	<b>0.2</b>
Cabinet Member for Residents' Services	Expenditure	88.1	102.9	(0.6)	0.0	(0.5)	101.8	13.7	15.5	(1.8)
	Income	(47.3)	(56.0)	0.0	0.0	0.0	(56.0)	(8.7)	(10.3)	1.6
	<b>Subtotal</b>	<b>40.8</b>	<b>46.9</b>	<b>(0.6)</b>	<b>0.0</b>	<b>(0.5)</b>	<b>45.8</b>	<b>5.0</b>	<b>5.2</b>	<b>(0.2)</b>
Cabinet Member for Children, Families & Education	Expenditure	101.1	107.6	0.0	0.0	(4.0)	103.6	2.5	0.9	1.6
	Income	(23.6)	(23.9)	0.0	0.0	0.0	(23.9)	(0.3)	0.0	(0.3)
	<b>Subtotal</b>	<b>77.5</b>	<b>83.7</b>	<b>0.0</b>	<b>0.0</b>	<b>(4.0)</b>	<b>79.7</b>	<b>2.2</b>	<b>0.9</b>	<b>1.3</b>
Cabinet Member for Health and Social Care	Expenditure	162.6	170.9	0.0	(0.6)	(0.6)	169.7	7.1	7.5	(0.4)
	Income	(51.5)	(55.9)	(0.5)	0.0	0.0	(56.4)	(4.9)	(5.2)	0.3
	<b>Subtotal</b>	<b>111.1</b>	<b>115.0</b>	<b>(0.5)</b>	<b>(0.6)</b>	<b>(0.6)</b>	<b>113.3</b>	<b>2.2</b>	<b>2.3</b>	<b>(0.1)</b>
		<b>302.0</b>	<b>319.1</b>	<b>(1.3)</b>	<b>(0.6)</b>	<b>(9.3)</b>	<b>307.9</b>	<b>5.9</b>	<b>5.0</b>	<b>0.9</b>



## Appendix 2: General Fund Capital Programme

	Current Year Budget	Current Year Forecast	Current Year Cost Variance	Current Year Rephasing Variance	5-Year Budget	5-Year Forecast Spend	5-Year Forecast Variance	Council Resources	Government Grants	Other Cont'ns
<b>GF Major Projects</b>										
<b>Property, Highways and Transport</b>										
Appropriation of Townfield to General Fund	100	0	0	(100)	100	100	0	(100)	0	0
Asha Day Centre Refurbishment	45	20	0	(25)	45	45	0	(45)	0	0
Battle of Britain Underground Bunker	430	131	0	(299)	430	430	0	(430)	0	0
Botwell Leisure Centre Adaptations	250	250	0	0	250	250	0	(250)	0	0
Botwell Leisure Centre Football Pitch Replacement	99	0	0	(99)	99	99	0	(99)	0	0
Carbon Initiatives	13,532	10,101	0	(3,431)	13,532	13,532	0	(3,431)	(10,101)	0
Cedars & Grainges Car Park Improvements	10	10	0	0	10	10	0	(10)	0	0
Charville Lane - Children Specialist House	4,141	3,030	0	(1,111)	4,341	4,341	0	(1,354)	(2,987)	0
Civic Centre Transformation	14,976	12,509	0	(2,467)	16,476	16,476	0	(16,476)	0	0
Cranford Park Heritage	244	244	0	0	244	244	0	(244)	0	0
Flood Alleviation	165	22	0	(143)	165	165	0	(165)	0	0
Harefield Family Hub New Build	2,050	1,750	0	(300)	2,150	2,150	0	(2,150)	0	0
Hillingdon Water Sports Facility	10,128	1,100	0	(9,028)	23,128	23,128	0		(23,128)	0
Housing Company Financing	5,858	5,858	0	0	10,858	10,858	0	(10,858)	0	0
Jubilee Leisure Centre, West Drayton	8,429	6,153	0	(2,276)	19,014	19,014	0	(19,014)	0	0
Motor Vehicle Workshop - Relocation	465	320	0	(145)	465	465	0	(465)	0	0
New Years Green Lane Extension	932	150	0	(782)	932	932	0	(882)	(50)	0
Northwood Hills Library (New)	2,390	0	0	(2,390)	2,390	2,390	0	(2,390)	0	0
Otterfield Road library	0	0	0	0	1,974	1,974	0	(1,974)	0	0
Parking Improvements	401	780	0	379	401	401	0	(401)	0	0
Uxbridge Cemetery Gatehouse & Chapel Refurbishment	522	492	0	(30)	522	522	0	(476)	0	0
Uxbridge Mortuary Extension	138	138	0	0	138	138	0	(138)	0	0
Yiewsley / West Drayton Community Centre	43	43	0	0	43	43	0	(43)	0	0
<b>Property, Highways and Transport Total</b>	<b>65,348</b>	<b>43,102</b>	<b>0</b>	<b>(22,246)</b>	<b>97,707</b>	<b>97,707</b>	<b>0</b>	<b>(61,395)</b>	<b>(36,266)</b>	<b>0</b>

	Current Year Budget	Current Year Forecast	Current Year Cost Variance	Current Year Rephasing Variance	5-Year Budget	5-Year Forecast Spend	5-Year Forecast Variance	Council Resources	Government Grants	Other Cont'ns
<b>Finance</b>										
Capitalisation of Transformation Expenditure	3,000	9,300	0	6,300	3,000	3,000	0	(2,303)	0	0
DSG Capitalisation Support	4,000	4,000	0	0	8,000	8,000	0	(8,000)	0	0
<b>Finance Total</b>	<b>7,000</b>	<b>13,300</b>	<b>0</b>	<b>6,300</b>	<b>11,000</b>	<b>11,000</b>	<b>0</b>	<b>(10,303)</b>	<b>0</b>	<b>0</b>
<b>Residents</b>										
Shopping Parade Initiatives	1,594	532	0	(1,062)	1,594	1,594	0	(1,594)	0	0
Waste Services Improvements	240	240	0	0	240	240	0	(240)	0	0
<b>Residents Total</b>	<b>1,834</b>	<b>772</b>	<b>0</b>	<b>(1,062)</b>	<b>1,834</b>	<b>1,834</b>	<b>0</b>	<b>(1,834)</b>	<b>0</b>	<b>0</b>
<b>Children, Families and Education</b>										
Secondary School Expansions	7,544	0	0	(7,544)	7,544	7,544	0	(7,544)	0	0
SRP / SEND	25,519	9,500	0	(16,019)	25,519	25,519	0	(20,000)	(5,519)	0
<b>Children, Families and Education Total</b>	<b>33,063</b>	<b>9,500</b>	<b>0</b>	<b>(23,563)</b>	<b>33,063</b>	<b>33,063</b>	<b>0</b>	<b>(27,544)</b>	<b>(5,519)</b>	<b>0</b>
<b>Health and Social Care</b>										
Investment in Home Care Capacity	6,000	6,000	0	0	10,500	10,500	0	(10,500)	0	0
<b>Health and Social Care Total</b>	<b>6,000</b>	<b>6,000</b>	<b>0</b>	<b>0</b>	<b>10,500</b>	<b>10,500</b>	<b>0</b>	<b>(10,500)</b>	<b>0</b>	<b>0</b>
<b>GF Major Projects Total</b>	<b>113,245</b>	<b>72,674</b>	<b>0</b>	<b>(40,571)</b>	<b>154,104</b>	<b>154,104</b>	<b>0</b>	<b>(111,576)</b>	<b>(41,785)</b>	<b>0</b>

	Current Year Budget	Current Year Forecast	Current Year Cost Variance	Current Year Rephasing Variance	5-Year Budget	5-Year Forecast Spend	5-Year Forecast Variance	Council Resources	Government Grants	Other Cont'ns
<b>GF Programme of Works</b>										
<b>Property, Highways and Transport</b>										
Bowls Club Refurbishment	63	61	0	(2)	63	63	0	(63)	0	0
D.F.G. - Mandatory	4,319	1,000	0	(3,319)	12,903	12,903	0	0	(12,903)	0
Emergency Active Travel	41	41	0	0	41	41	0	(30)	(11)	0
Environmental and Recreational Initiatives - Pollution Screening	484	484	0	0	484	484	0	0	(484)	0
Highways Bridges and Structures	300	300	0	0	1,500	1,500	0	(1,500)		0
Highways Section 106 Projects	477,790	477,790	0	0	477,790	477,790	0	0	(56)	(53)
Highways Structural Works	9,671	9,671	0	0	42,671	42,671	0	(42,219)		0
HS2 Amenity Fund	212	0	0	(212)	212	212	0	0	(212)	0
HS2 Road Safety Fund	338	338	0	0	338	338	0	0	(338)	0
Leisure Centre Refurbishment	748	626	0	(122)	1,148	1,148	0	(722)	(426)	0
Property Works Programme	1,213	1,259	0	46	3,777	3,777	0	(3,823)	0	0
Road Safety	120	120	0	0	600	600	0	(600)	0	0
School Building Condition Works	7,028	5,109	0	(1,919)	20,696	20,696	0	0	(20,696)	0
Street Lighting Replacement	925	925	0	0	4,625	4,625	0	(4,625)	0	0
Transport for London	1,481	1,481	0	0	7,313	7,313	0	0	(7,290)	0
<b>Property, Highways and Transport Total</b>	<b>27,420</b>	<b>21,892</b>	<b>0</b>	<b>(5,528)</b>	<b>96,848</b>	<b>96,848</b>	<b>0</b>	<b>(53,582)</b>	<b>(42,415)</b>	<b>(53)</b>
<b>Finance</b>										
Purchase of Vehicles	4,511	3,131	0	(1,380)	4,511	4,511	0	(4,511)	0	0
<b>Finance Total</b>	<b>4,511</b>	<b>3,131</b>	<b>0</b>	<b>(1,380)</b>	<b>4,511</b>	<b>4,511</b>	<b>0</b>	<b>(4,511)</b>	<b>0</b>	<b>0</b>
<b>Corporate Services</b>										
Corporate Technology and Innovation Programme	4,619	4,245	0	(374)	16,116	16,116	0	(16,106)	(10)	0
Older Peoples Initiative	200	50	(150)	0	1,000	850	(150)	(1,000)	0	0
<b>Corporate Services Total</b>	<b>4,819</b>	<b>4,295</b>	<b>(150)</b>	<b>(374)</b>	<b>17,116</b>	<b>16,966</b>	<b>(150)</b>	<b>(17,106)</b>	<b>(10)</b>	<b>0</b>

	Current Year Budget	Current Year Forecast	Current Year Cost Variance	Current Year Rephasing Variance	5-Year Budget	5-Year Forecast Spend	5-Year Forecast Variance	Council Resources	Government Grants	Other Cont'ns
<b>Residents</b>										
CCTV Programme	349	349	0	0	1,094	1,094	0	(1,094)	0	0
Chrysalis Programme	2,228	1,928	0	(300)	8,228	8,228	0	(5,077)	0	(3,151)
Environmental and Recreational Initiatives - Green Spaces	677	408	0	(269)	677	677	0	0	(199)	(4078)
Playground Replacement Programme	200	200	0	0	1,000	1,000	0	(1,000)	0	0
Property Works Programme	43	43	0	0	43	43	0	(43)	0	0
Sports Clubs Rebuild / Refurb Programme	107	107	0	0	107	107	0	0	(107)	0
<b>Residents Total</b>	<b>3,604</b>	<b>3,035</b>	<b>0</b>	<b>(569)</b>	<b>11,149</b>	<b>11,149</b>	<b>0</b>	<b>(7,214)</b>	<b>(306)</b>	<b>(3,629)</b>
<b>Children, Families and Education</b>										
Devolved Capital to Schools	385	385	0	0	1,925	1,925	0	0	(1,925)	0
Youth Provision	753	910	0	157	1,153	1,153	0	0	(1,153)	0
<b>Children, Families and Education Total</b>	<b>1,138</b>	<b>1,295</b>	<b>0</b>	<b>157</b>	<b>3,078</b>	<b>3,078</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Health and Social Care</b>										
Equipment Capitalisation - Social Care	2,850	2,850	0	0	14,250	14,250	0	0	(14,250)	0
<b>Health and Social Care Total</b>	<b>2,850</b>	<b>2,850</b>	<b>0</b>	<b>0</b>	<b>14,250</b>	<b>14,250</b>	<b>0</b>	<b>0</b>	<b>(14,250)</b>	<b>0</b>
<b>GF Programme of Works Total</b>	<b>44,342</b>	<b>36,498</b>	<b>(150)</b>	<b>(7,694)</b>	<b>146,952</b>	<b>146,802</b>	<b>(150)</b>	<b>(82,413)</b>	<b>(60,059)</b>	<b>(3,682)</b>
<b>GF Capital Contingency</b>										
<b>GF Contingency</b>										
General Fund Capital Contingency	2,701,000	2,701,000	0	0	10,701,000	10,701,000	0	(10,701)	0	0
<b>GF Contingency Total</b>	<b>2,701,000</b>	<b>2,701,000</b>	<b>0</b>	<b>0</b>	<b>10,701,000</b>	<b>10,701,000</b>	<b>0</b>	<b>(10,701)</b>	<b>0</b>	<b>0</b>
<b>GF Capital Contingency Total</b>	<b>2,701</b>	<b>2,701</b>	<b>0</b>	<b>0</b>	<b>10,701</b>	<b>10,701</b>	<b>0</b>	<b>(10,701)</b>	<b>0</b>	<b>0</b>
<b>Grand Total</b>	<b>160,288</b>	<b>111,873</b>	<b>(150)</b>	<b>(48,266)</b>	<b>311,757</b>	<b>311,607</b>	<b>(150)</b>	<b>(204,690)</b>	<b>(101,844)</b>	<b>(3,682)</b>

### Appendix 3: HRA Capital Programme

	Current Year Budget	Current Year Forecast	Current Year Cost Variance	Current Year Rephasing Variance	5-Year Budget	5-Year Forecast Spend	5-Year Forecast Variance	Council Resources	Government Grants	Other Cont'ns
<b>HRA Major Projects</b>										
Acquisition and Development Unallocated	29,537	0	0	(29,537)	105,071	75,292	(29,779)	(105,071)	0	0
Acquisitions	84,805	79,109	0	(5,696)	118,116	112,420	(5,696)	(96,103)	(22,013)	0
Development Allocated	15,650	10,417	0	(5,233)	15,650	50,587	34,937	(4,507)	(11,143)	0
HRA General Contingency	4,000	4,000	0	0	20,000	20,538	538	(20,000)	0	0
<b>HRA Major Projects Total</b>	<b>133,992</b>	<b>93,525</b>	<b>0</b>	<b>(40,467)</b>	<b>258,837</b>	<b>258,837</b>	<b>0</b>	<b>(225,681)</b>	<b>(33,156)</b>	<b>0</b>
<b>HRA Regen</b>										
Hayes Regeneration	31,798	31,798	0	0	132,298	132,298	0	(131,249)	(1,049)	0
<b>HRA Regen Total</b>	<b>31,798</b>	<b>31,798</b>	<b>0</b>	<b>0</b>	<b>132,298</b>	<b>132,298</b>	<b>0</b>	<b>(131,249)</b>	<b>(1,049)</b>	<b>0</b>
<b>HRA Programme of Works</b>										
Green Homes Initiatives Programme	6,756	4,997	0	(1,759)	37,187	37,187	0	(24,287)	(12,900)	0
House Extension Programme	1,786	1,786	0	0	5,577	5,577	0	(5,577)	0	0
HRA Works to Stock Programme	30,919	29,725	0	(1,194)	126,695	126,695	(0)	(126,695)	0	0
Major Adaptations	2,457	2,457	0	0	12,347	12,347	0	(12,347)	0	0
<b>HRA Programme of Works Total</b>	<b>41,918</b>	<b>38,965</b>	<b>0</b>	<b>(2,953)</b>	<b>181,806</b>	<b>181,806</b>	<b>(0)</b>	<b>(168,906)</b>	<b>(12,900)</b>	<b>0</b>
<b>Grand Total</b>	<b>207,708</b>	<b>164,288</b>	<b>0</b>	<b>(43,420)</b>	<b>572,941</b>	<b>572,941</b>	<b>(0)</b>	<b>(525,836)</b>	<b>(47,105)</b>	<b>0</b>

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	Type of Fee / Charge	Type	Current Charge Residents £	Current Charge Non-Residents £	Vat Status	2025/26 Proposed Charge Residents £	Increase %	2025/26 Proposed Charge Non-Residents £	Increase %	Date of last change to charge	Effective Date
<b>Development &amp; Assets</b>											
<b>Service Charges</b>											
	CCTV Maintenance (per week)	R	0.92	N/A	NB	0.94	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Door Entry (per property per week)	R	0.29	N/A	NB	0.29	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Sheltered Window Cleaning	R	0.34	N/A	NB	0.20		N/A	N/A	01-Apr-24	07-Apr-25
	Meal plan for occupant (Plan one)	R	36.00	N/A	NB	36.61	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Meal plan for occupant (Plan two)	R	71.99	N/A	NB	73.21	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Laundry Machines in Sheltered Housing Units - Servicing and Maintenance (per week)	R	0.97	N/A	NB	0.99	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Pump service charge for Acorn Road	R	2.17	N/A	NB	2.21	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
<b>Estates &amp; Tenancy Management</b>											
<b>Parking Rents</b>											
	Car Ports (Council Tenants) (per week)	R	10.10	N/A	NB	10.27	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Car Ports (Private) (per week)	R	12.12	N/A	STD	12.33	1.7%	N/A	1.7%	01-Apr-24	07-Apr-25
	Hard Standings / Parking Spaces (Council Tenants) (per week)	R	5.80	N/A	NB	5.90	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Hard Standings / Parking Spaces (Private) (per week)	R	6.97	N/A	STD	7.09	1.7%	N/A	1.7%	01-Apr-24	07-Apr-25
<b>Grounds Maintenance and Gardening</b>											
	Grounds Maintenance (minimum) (per week)	R	1.59	N/A	NB	1.62	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Grounds Maintenance (maximum) (per week)	R	5.43	N/A	NB	5.52	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Hedge Cutting - Standard Frequency (per week - optional)	R	0.97	N/A	NB	0.99	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Lawn Mowing - Standard Frequency (per week - optional)	R	4.85	N/A	NB	4.93	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Bed Maintenance - Standard Frequency (per week - optional)	R	0.66	N/A	NB	0.67	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
<b>Shared Ownership Service Charges</b>											
	Mikado close	R	4.61	N/A	NB	4.69	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Packet Boat House	R	22.94	N/A	NB	23.33	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Roundel House	R	11.00	N/A	NB	11.19	1.7%	N/A	N/A	01-Apr-24	07-Apr-25

HRA Fees and Charges Schedule 2025/26

Heating Charges											
	Communal Electric (per week)	R	3.99	N/A	NB	4.06	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Sheltered Heating - Communal Element (per week)	R	19.59	N/A	NB	14.69	-25%	N/A	N/A	01-Apr-24	07-Apr-25
	Sheltered Heating - Property Element (Bedsit) (per week)	R	21.85	N/A	NB	16.39	-25%	N/A	N/A	01-Apr-24	07-Apr-25
	Sheltered Heating - Property Element (One Bedroom) (per week)	R	32.96	N/A	NB	24.72	-25%	N/A	N/A	01-Apr-24	07-Apr-25
	Sheltered Heating - Property Element (Two or More Bedrooms) (per week)	R	37.69	N/A	NB	28.27	-25%	N/A	N/A	01-Apr-24	07-Apr-25
	Sibley Court Heating	R	34.77	N/A	NB	26.08	-25%	N/A	N/A	01-Apr-24	07-Apr-25
	District Heating - Property Element (minimum) (per week)	R	24.13	N/A	NB	18.10	-25%	N/A	N/A	01-Apr-24	07-Apr-25
	District Heating - Property Element (maximum) (per week)	R	58.29	N/A	NB	43.72	-25%	N/A	N/A	01-Apr-24	07-Apr-25
	Aged Person Heat-Aged Persons Central Heat	R	25.53	N/A	NB	19.15	-25%	N/A	N/A	01-Apr-24	07-Apr-25
	Chapel Lane communal gas & electricity	R	40.44	N/A	NB	30.33	-25%	N/A	N/A	01-Apr-24	07-Apr-25
	Chapel Lane Gas	R	2.72	N/A	NB	2.77	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Chaple Lane Electricity	R	1.49	N/A	NB	1.52	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Colley Hse Heat-Colley House Heat Charge Bedsit	R	21.41	N/A	NB	21.77	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Colley Hse Heat-Colley House Heat Charge 2Bed	R	24.95	N/A	NB	25.37	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
Other Services											
	Electric Scooter Charging Point - Queen's Lodge, Cliftonville, Kent (per month)	R	N/A	14.30	STD	N/A	1.7%	14.54	1.7%	01-Apr-24	07-Apr-25
	HRA Freeholder consent for undertaking major works	R	294.27	294.27	STD	299.27	1.7%	299.27	1.7%	01-Apr-24	07-Apr-25
	Leaseholder consent for improvements (lower rate)	R	70.98	70.98	STD	72.19	1.7%	72.19	1.7%	01-Apr-24	07-Apr-25
	Leaseholder consent for improvements (higher rate)	R	212.94	212.94	STD	216.56	1.7%	216.56	1.7%	01-Apr-24	07-Apr-25
	Leaseholder Solicitors Enquiries (lower rate)	R	132.85	132.85	STD	135.11	1.7%	135.11	1.7%	01-Apr-24	07-Apr-25
	Leaseholder Solicitors Enquiries (higher rate)	R	353.12	353.12	STD	359.12	1.7%	359.12	1.7%	01-Apr-24	07-Apr-25



HRA Fees and Charges Schedule 2025/26

Residents Services (Housing)												
<b>Caretaking</b>												
	Caretaking - Band A (per week)	R	13.85	N/A	NB	14.09	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Caretaking - Band B (per week)	R	8.96	N/A	NB	9.11	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Caretaking - Band C (per week)	R	6.22	N/A	NB	6.33	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Caretaking - Band D (per week)	R	4.84	N/A	NB	4.92	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Caretaking - Band E (per week)	R	3.46	N/A	NB	3.52	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Caretaking - Band F (per week)	R	2.08	N/A	NB	2.12	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Caretaking - Band G (per week)	R	13.48	N/A	NB	13.71	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Caretaking - Band H (per week)	R	10.78	N/A	NB	10.96	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Caretaking - Band M (per week) - Balsam/Silverleaf	R	7.32	N/A	NB	7.44	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Caretaking - Band S (per week) - Sheltered Housing	R	6.89	N/A	NB	7.01	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Caretaking - Band X (per week) - Queen's Lodge, Cliftonville, Kent	R	N/A	8.70	NB	N/A	1.7%	8.85	1.7%	01-Apr-24	07-Apr-25	
<b>Extra Care Housing</b>												
	Triscott House - Management Support Charge (per week)	R	31.42	N/A	NB	31.95	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Triscott House - Cleaning Charge (per week)	R	11.95	N/A	NB	12.15	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Triscott House - Grounds Maintenance (per week)	R	2.74	N/A	NB	2.79	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
<b>Harlington Road, Goshawk Garden, Priory Avenue, Chapel</b>												
	Goshawk Service Charge (per room per week)	R	22.90	N/A	NB	23.29	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	HMO Service Charges (Single rooms)	R	12.00			12.20	1.7%					
	Harlington Road & Priory Avenue Furniture (per room per week)	R	4.87	N/A	NB	4.95	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Harlington Road & Priory Avenue Grounds Maintenance (per room per week)	R	1.59	N/A	NB	1.62	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Harlington Road & Priory Avenue Caretaking (per room per week)	R	2.08	N/A	NB	2.12	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Gas For Sheltered Scheme	R	22.01	N/A	NB	22.38	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Electricity For Sheltered Scheme	R	17.13	N/A	NB	17.42	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
<b>Cavenham Court, Millington Road</b>												
	Millington Road Fire Alarm NEW	R	0.5	N/A	NB	0.51	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Millington Road Management Charge NEW	R	6.13	N/A	NB	6.23	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Millington Road Security NEW	R	12.35	N/A	NB	12.56	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Millington Road Lifts NEW	R	0.31	N/A	NB	0.32	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Millington Road Water Booster Pump NEW	R	N/A	N/A	NB	2.21		N/A	N/A	01-Apr-24	07-Apr-25	
<b>Balsam Court/Silverleaf Court. Maple/Poplar</b>												
	Balsam/Silverleaf Maple Rd - Heating Standing Charge	R	1.83	N/A	NB	1.86	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
	Balsam/Silverleaf Maple Rd - Lifts Charge (per week)	R	0.31	N/A	NB	0.32	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	

HRA Fees and Charges Schedule 2025/26

<b>District Service Charges</b>											
	Dist Serv Charge-Uxbridge Town Heat Serv Chrg 1Bd	R	4.60	N/A	NB	4.68	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Dist Serv Charge-Uxbridge Town Heat Serv Chrg 2Bd	R	4.60	N/A	NB	4.68	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Dist Serv Charge-Heat Serv Aust/Silver 1Bd	R	9.14	N/A	NB	9.30	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Dist Serv Charge-Heat Serv Aust/Silver3Bd 1Stflr	R	9.14	N/A	NB	9.30	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Dist Serv Charge-Heat Serv Aust/Silver2Bd 1Stflr	R	9.14	N/A	NB	9.30	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Dist Serv Charge-Heat Serv Aust/Silver 2Bd Upp	R	9.14	N/A	NB	9.30	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Dist Serv Charge-Peter Fagan Heat Serv Chrg 1Bd	R	4.60	N/A	NB	4.68	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Dist Serv Charge-Peter Fagan Heat Serv Chrg 2Bd	R	4.60	N/A	NB	4.68	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
<b>Marlborough Crescent</b>											
	Enhanced housing management charge (per bed space per week)	R	2.87	N/A	NB	2.92	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Electrical usage (per bed space per week)	R	11.02	N/A	NB	11.21	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Door Entry (per proerty pwer week)	R	0.29	N/A	NB	0.29	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Caretaking (per bed space per week)	R	2.70	N/A	NB	2.75	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Furniture and furnishings (per property per week)	R	1.26	N/A	NB	1.28	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
<b>Saviours House</b>											
	Enhanced housing management charge 1-Bed (per property per week)	R	11.48	N/A	NB	11.68	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Enhanced housing management charge 2-Bed (per property per week)	R	14.35	N/A	NB	14.60	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Electrical communal usage (per property per week)	R	3.99	N/A	NB	4.06	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Door Entry (per proerty pwer week)	R	0.29	N/A	NB	0.29	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Caretaking 1-Bed (per property per week)	R	10.78	N/A	NB	10.96	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Caretaking 2-Bed (per property per week)	R	13.48	N/A	NB	13.71	1.7%	N/A	N/A	01-Apr-24	07-Apr-25
	Furniture and furnishings (per property per week)	R	1.26	N/A	NB	1.28	1.7%	N/A	N/A	01-Apr-24	07-Apr-25

HRA Fees and Charges Schedule 2025/26

Short Life Properties											
Furniture and Fitting Charge Bedsit (per tenancy)	R	23.60	N/A	NB	24.00	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
Furniture and Fitting Charge 1-bedroom (per tenancy)	R	28.64	N/A	NB	29.13	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
Furniture and Fitting Charge 2-bedroom (per tenancy)	R	40.07	N/A	NB	40.75	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
Furniture and Fitting Charge 3-bedroom (per tenancy)	R	48.74	N/A	NB	49.57	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
Furniture and Fitting Charge 4-bedroom (per tenancy)	R	58.49	N/A	NB	59.48	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
Furniture and Fitting Charge 5-bedroom (per tenancy)	R	70.19	N/A	NB	71.38	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	
Enhanced housing management charge (per week)	R	9.73	N/A	NB	9.90	1.7%	N/A	N/A	01-Apr-24	07-Apr-25	

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## PUBLIC PREVIEW:

### *MATTERS TO BE CONSIDERED LATER IN PRIVATE*

<b>Cabinet Member(s)</b>	As appropriate
<b>Cabinet Portfolio(s)</b>	As appropriate
<b>Officer Contact(s)</b>	Mark Braddock – Democratic Services
<b>Papers with report</b>	None

## HEADLINES

<b>Summary</b>	<p>A report to Cabinet to provide maximum transparency to residents on the private matters to be considered later in Part 2 of the Cabinet meeting and agenda.</p> <p>This will enable Cabinet Members to openly discuss such matters generally in public, and via the Council’s live broadcast of the meeting, without prejudicing their later consideration in private.</p>
<p><b>Putting our Residents First</b></p> <p><b>Delivering on the Council Strategy 2022-2026</b></p>	<p>This report supports our ambition for residents / the Council of: An efficient, well-run, digital-enabled council working with partners to deliver services to improve the lives of all our residents</p> <p>This report supports our commitments to residents of: A Digital-Enabled, Modern, Well-Run Council</p>
<b>Financial Cost</b>	As set out in the report.
<b>Relevant Select Committee</b>	As set out in this report under each item – however, this item is not for scrutiny call-in as it is information only.
<b>Ward(s)</b>	As set out in the report

## RECOMMENDATION

**That Cabinet note the reports to be considered later in private and Part 2 of the Cabinet agenda and comment on them as appropriate for public information purposes.**

## Reasons for recommendation

### Why are certain reports considered in private?

As a transparent, democratic organisation, the Council's Cabinet will consider matters in public on Part 1 of this Cabinet agenda. However, there will inevitably be some reports that will need to be considered in private. These would generally relate to contracts, property transactions or commercially sensitive information, for example, tender bids from commercial organisations, which if made public, could prejudice the Council's ability secure value-for-money for resident taxpayers.

This information is also called 'exempt' information and is considered in Part 2 of any Cabinet agenda by applying the relevant section of the Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains certain information and that the public interest in withholding that information outweighs the public interest in disclosing it.

### How can the public find out more about the private reports?

To ensure maximum transparency when the Cabinet considers such private reports:

- 1) They are first given advance notice on the Cabinet's Forward Plan in summary form setting out the reason why they will be considered in private. The [Forward Plan](#) is a public document setting out all the expected decisions the Cabinet will make over the coming year, except those that are urgent, and is available on the Council's website to view;
- 2) This report provides a fuller public preview of the matters to be discussed in Part 2 of this Cabinet meeting and gives an opportunity for Cabinet Members to highlight issues of significance within and for public information purposes, without prejudicing their later fuller consideration in private. It also sets out the recommendations in general terms that are being proposed for a decision on.
- 3) Consideration of this report will also be broadcast live on the Council's YouTube channel: Hillingdon London, and available for viewing afterwards, for wider democratic engagement.
- 4) After these private reports are considered in Part 2 of this Cabinet meeting, Cabinet's full decisions on them will then be published on the Council's website the day after the Cabinet meeting, along with the decisions on the other matters already considered in public.

## Alternative options considered

Cabinet could resolve to release any private report into the public domain in extraordinary or highly exceptional cases, where it considers the public interest in disclosing the information outweighs the public interest in withholding it. However, to ensure greater transparency on all private matters considered, this public preview item is advised as the most suitable way forward.

## Legal comments

Such private matters are considered in accordance with Local Government Act 1972 (as amended) Access to Information provisions and also The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. This report enables such matters to be discussed in public as far as is possible under the relevant legislation.

## SUPPORTING INFORMATION

### ITEM 9 - COMMISSIONING OF INFORMATION, ADVICE, GUIDANCE AND WELLBEING SUPPORT SERVICES TO RESIDENTS

Relevant Cabinet Member	Cllrs Jane Palmer, Susan O'Brien and Steve Tuckwell
Relevant Ward(s)	N/A
Relevant Select Committee	Health & Social Care / Children, Families & Education / Residents' Services

#### Information

This report to Cabinet outlines the commissioning of a range of Information, advice, guidance and wellbeing support from the voluntary sector across Directorates, which focuses on promoting active, resilient communities, leading to better outcomes for individuals and reduced pressure on statutory services.

Following an extensive review, it recommends long-term contracts to voluntary organisations achieved through competitive tenders, or direct awards where no competition exists. Cabinet is asked to approve tenders for services such as carers support, Information, advice, guidance and wellbeing support for adults, young people, and families and mental health early intervention. The goal is to strengthen relationships with voluntary organisations, focusing on preventative support and early intervention to reduce service demand.

To ensure a smooth transition, Cabinet is also asked to agree to short-term extensions of existing contracts. Additionally, direct contract awards for domestic abuse support and services for parents of young children are requested. The report seeks to delegate authority for local Healthwatch services contractual arrangements, where the tender process is yet to be finalised for decision-making. The recommendations in this report align with the Council's strategy to enhance residents' independence and reduce reliance on statutory services.

### ITEM 10 - DISABLED FACILITIES GRANT & ADAPTATIONS CONTRACTS FOR LIFTS

Relevant Cabinet Member	Cllr Jonathan Bianco
Relevant Ward(s)	N/A
Relevant Select Committee	Corporate Resources & Infrastructure

#### Information

The Council is committed to assisting residents in preserving their independence through property adaptations. These adaptations are varied, cost-effective, and high in volume, with funding adhering to statutory limits. The scope of each individual case is driven by occupational therapists' recommendations.

Some of the adaptations relate to lifts, so this report seeks Cabinet approval to award contracts for stairlifts, step lifts, vertical through floor lifts and ceiling track hoists.

## ITEM 11 - PATHWAYS FOR YOUNG PEOPLE - EXTENSION OF EXISTING ARRANGEMENTS FOR STAYING CLOSE AND SUPPORTED ACCOMMODATION PROVISION

Relevant Cabinet Member	Cllr Susan O'Brien
Relevant Ward(s)	N/A
Relevant Select Committee	Children, Families & Education

### Information

The purpose of this report is to seek Cabinet approval for extending the current arrangements for the Staying Close and Supported Accommodation services for young people who are looked after or leaving care. These contractual extensions will allow the Council to utilise existing ringfenced grant funding and complete a full re-commissioning exercise to award a new contract in line with the Looked After Children's accommodation pathway from the age of 16 to independence. Such services support young people in the Council's care / care leavers towards independence.

## ITEM 12 - APPROPRIATION OF RYFIELD CARETAKERS HOUSE, UXBRIDGE FOR ADDITIONAL HOUSING

Relevant Cabinet Member	Cllr Jonathan Bianco
Relevant Ward(s)	Hillingdon East
Relevant Select Committee	Corporate Resources and Infrastructure

### Information

This report to Cabinet seeks to appropriate the Ryfield School Caretakers House, located at Ryfield Avenue, Uxbridge, from the General Fund to the Housing Revenue Account (HRA) to provide additional housing. The property was previously leased to the Vyners School Academy Trust, which has now surrendered it to the Council. In essence, the proposal will increase the housing stock to support demand for homelessness and other housing needs.

## ITEM 13 - FLEET MAINTENANCE AND REPAIR CONTRACT

Relevant Cabinet Member	Cllr Martin Goddard
Relevant Ward(s)	N/A
Relevant Select Committee	Corporate Resources & Infrastructure

### Information

This report seeks to extending the existing contract for maintaining the Council's fleet of 295 vehicles that provide front line services to residents.



## ITEM 14 - MINOR PROPERTY TRANSACTION - AGREEMENT WITH WEALDSTONE FOOTBALL CLUB

Relevant Cabinet Member	Cllr Jonathan Bianco
Relevant Ward(s)	Hillingdon East
Relevant Select Committee	Corporate Resources & Infrastructure

### Information

The report seeks approval for an agreement between Wealdstone Football Club and the Council on two plots of land to enable the Club to develop proposals for a new football stadium and training facilities. Further information about the proposal can be found in the Council's press release: (link below)

[Council identifies land for Wealdstone FC to develop new stadium plans - Hillingdon Council](#)

## ITEM 15 - MINOR PROPERTY TRANSACTION - VOLUNTARY SECTOR LEASE, ENDEAVOUR SEA SCOUTS, COWLEY

Relevant Cabinet Member	Cllr Jonathan Bianco
Relevant Ward(s)	Colham & Cowley
Relevant Select Committee	Corporate Resources & Infrastructure

### Information

The report seeks approval from the Cabinet to grant a new lease for a new scout hut for the Endeavour Sea Scouts located at Moorfield Road, Cowley. This initiative is part of the Voluntary Sector Leasing Policy to support local organisations by providing discounted rent.

The new purpose-built scout hut is ready for occupation and will provide the Endeavour Sea Scouts with a modern facility to continue their activities, contributing positively to the community and supporting the development of young people in the area.

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Exempt information by virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972 (as amended).

# Agenda Item 9

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# Agenda Item 15

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