Public Document Pack

Executive
Committee

Tue 28 Jul
2026
6.00 pm

Oakenshaw Community Centre,
Castleditch Lane, B98 7YB

Redditch
Borough Council
Working together for our communities

If you have any queries on this Agenda please contact
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GUIDANCE ON FACE-TO-FACE MEETINGS

If you have any questions regarding the agenda or attached papers, please do not hesitate to contact the officer named above.

Notes:

Although this is a public meeting, there are circumstances when Council might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded.

Redditch Borough Council
Working together for our communities

Executive

Tuesday, 28th July, 2026
6.00 pm
Oakenshaw Community Centre

Agenda

Membership:

Cllrs: Matthew Dormer (Chair), Brandon Clayton, Gemma Monaco, Wanda King, Ashley Monk, Craig Warhurst (Vice-Chair)

1. Apologies

2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

3. Leader's Announcements

4. Housing Assistance Policy 2026 (Pages 5 - 36)

Appendix 2 to this report will follow in a supplementary pack.

5. Food Waste Collections Implementation (Pages 37 - 52)

6. Medium Term Financial Plan Scene Setting Report 2027/28 (Pages 53 - 62)

7. Treasury Management Outturn Report 2025/26 (Pages 63 - 78)

8. Quarter 4 Financial Monitoring and Outturn Report 2025/26 (Pages 79 - 108)

9. Minutes / Referrals - Overview and Scrutiny Committee, Executive Panels etc.

To receive and consider any outstanding minutes or referrals from the Overview and Scrutiny Committee, Executive Panels etc. since the last meeting of the Executive Committee, other than as detailed in the items above.

10. Exclusion of the press and public

11. Overview and Scrutiny Committee (Pages 109 - 130)

12. Minutes (Pages 131 - 152)

Executive

Tuesday, 28th July, 2026

13. **To consider any urgent business, details of which have been notified to the Assistant Director of Legal, Democratic and Procurement Services prior to the commencement of the meeting and which the Chair, by reason of special circumstances, considers to be of so urgent a nature that it cannot wait until the next meeting**

REDDITCH BOROUGH COUNCIL

Executive Committee 28th July 2026

Housing Assistance Policy 2026

Relevant Portfolio Holder		Councillor Ashley Monk
Portfolio Holder Consulted		**Yes**
Relevant Assistant Director		Assistant Director Community and Housing Services
Report Author: Katie Sharp-Fisher	Job Title: Private Sector Housing Manager Contact email: k.sharp-fisher@bromsgroveandredditch.gov.uk Contact Tel: 01527 881437	
Wards Affected		All
Ward Councillor(s) consulted		N/A
Relevant Council Priority		Community and Housing
Non-Key Decision		
If you have any questions about this report, please contact the report author in advance of the meeting.		

1. RECOMMENDATIONS

The Cabinet is asked to RESOLVE that:-

1) **The Housing Assistance Policy be approved and adopted; and**

2) **Delegated authority be granted to the Assistant Director of Community and Housing Services, following consultation with the Portfolio Holder for Housing, to agree any revisions to the Housing Assistance Policy and in line with any legislative or government guidance updates.**

2. BACKGROUND

2.1 Disabled facilities grants (DFGs) are a mandatory service to fund adaptation of properties across all tenures based upon a means-test for adults and without a means test for children. Typical works range from provision of a stairlift or level access shower up to a complete extension for ground floor living. Whilst most elements of the mandatory grants are legally set, a local policy is needed to set out the Council's approach to a number of discretionary elements and to set out how discretionary funds are applied.

2.2 Most disabled facilities grants and many of the other forms of assistance are delivered through the Worcestershire Home Adaptations Service. This is a shared service being delivered on behalf of the Worcestershire districts by Wyre Forest District Council. The policy has also been developed through feedback from the staff of the service that highlighted for example the need to review how fees are charged for high value cases. The shared service operates under a formal Collaboration Agreement, with Redditch Borough Council retaining responsibility for adopting the Housing Assistance Policy, approving discretionary assistance arrangements and ensuring appropriate governance and statutory compliance.

2.3 The proposed policy provides for a limited range of discretionary assistance mechanisms and the criteria for these. Most forms of discretionary assistance are repayable upon future sale of the property without any interest applied. Any repaid money is recycled into future discretionary assistance. Discretionary forms of assistance include topping up mandatory disabled facilities grants. Other forms of help include essential repairs and energy efficiency improvements for homeowners on low income. All assistance is based upon the works not being covered by insurance or some other funding available. There is an annual review mechanism to distribute available funding across the schemes. Discretion is also provided to be flexible on conditions and criteria when it is apparent to do so would be in the strategic housing interest of the Council.

3. OPERATIONAL ISSUES

3.1 There are no additional operational implications in implementing the Housing Assistance Policy due to the activity currently being undertaken.

3.2 The amendments from the 2024 policy have been made to achieve three functions.

a) The proposed revised policy has been prepared by officers across all Worcestershire councils. This has led to the suggested common policy that will help to clarify arrangements and be more user friendly therefore for county-wide partners and service users. It will facilitate the delivery by the Home Adaptations Service that operates across all of Worcestershire and will enable a smooth transition for any future local government re-organisation outcome. The policy is mostly focused on the disabled facilities grants and revised wording has been agreed at an officer level based on experience and legal principles.

b) The policy sets out recognised national guidance performance aims to try to achieve completion timescales for urgent, non-urgent, complex and non-complex cases. This will guide the work of the new service.

c) Removing the additional discretionary fee for high-value adaptations ensures that a greater proportion of available funding is spent directly on adaptations rather than fees. This will improve affordability for applicants requiring major adaptations whilst maintaining the financial sustainability of the shared service.

3.3 This policy makes clear there is potential for individual exceptional cases of assistance at the discretion of the Assistant Director of Communities and Housing where: -

- The application is outside of the normal limits of assistance;
- Where it appears to be the best option to achieve strategic housing objectives and better care fund objectives; and
- It is the most reasonable and practical option.

3.4 The Council recognises the Armed Forces Covenant. The covenant sets out the relationship between the nation; the government and the country's Armed Forces. It recognises that the whole nation has a moral obligation to members of the Armed Forces and their families, and it establishes how they should expect to be treated. The Armed Forces community should not face disadvantage compared to other citizens in the provision of public and commercial services. Special consideration is appropriate in some cases such as the injured and the bereaved.

3.5 The proposed Housing Assistance policy recognises the covenant. It sets out how the Council will work with local organisations including the Royal British Legion and the Soldiers', Sailors' and Airmen's Families Association to ensure persons who are ex-forces or serving personnel are identified and provided with additional support as appropriate.

3.6 The implementation of the revised Policy will be monitored through the governance arrangements for the Worcestershire Home Adaptations Service (WHAS). The WHAS Client Management Group, consisting of representatives from all six Council's oversees the provision of the service and monitors the service performance, financial management and produces the annual business plan. This performance monitoring will also ensure the Policy is delivered correctly and identify solutions to any issues that become apparent.

4. **FINANCIAL IMPLICATIONS**

4.1 There are no additional financial implications for the provision of housing assistance. The funding for housing assistance is provided by Government through the Better Care Fund mechanism and from recycled funds from previous assistance where a repayment condition has been activated. Revenue costs and Council officer costs are met from capitalisation of the assistance provided. The Policy also supports effective use of recycled grant repayments by ensuring they are reinvested into future housing assistance, maximising the value of available Better Care Fund resources.

5. LEGAL IMPLICATIONS

5.1 Councils are required to have an up-to-date Housing Assistance Policy under the Regulatory Reform (Housing Assistance) (England and Wales) 2002. The purpose is for standard conditions and assessment of means to pay for disabled facilities grants are set out in the Housing Grants, Construction and Regeneration Act 1996.

5.2 Under this legislation, assistance can include a variety of purposes including acquisition of, adapting, repairing or improving properties.

5.3 Assistance can be in any form. The assistance can be subject to such conditions as appropriate including repayment.

5.4 Appropriate governance arrangements are addressed within the policy. The Policy includes a governance framework setting out responsibilities for service delivery, decision making, performance monitoring, quality assurance and policy compliance. This provides assurance that grant decisions are made consistently, transparently and in accordance with statutory requirements whilst enabling the Council to monitor performance and continuous improvement through the existing governance arrangements of the Worcestershire Home Adaptations Service.

5.5 The Council has a statutory duty to give due regard to the principles of the Armed Forces Covenant when carrying out certain functions, including housing. This is detailed in the Armed Forces Act 2021.

6. OTHER - IMPLICATIONS

Local Government Reorganisation

6.1 The policy has been aligned with neighbouring Worcestershire Local Authorities therefore ensuring consistency for residents. These duties will be continued with the new unitary authority.

Relevant Council Priority

6.2 The implementation of the policy supports the Council's ability to meet one of the authority's priorities of 'Community & Housing'. The updated policy directly impacts upon residents living in the community by ensuring that houses are safe and warm, enabling residents to be happy and making Bromsgrove a safe place to live.

Climate Change Implications

6.3 The implementation of this policy has a positive impact in relation to climate change. Through the delivery of home adaptations the Council will support improvements to the energy efficiency of residential properties.

6.4 Improved energy efficiency contributes to reduced carbon emissions, lower energy consumption and enhanced thermal performance of housing stock. This supports wider national and local climate change objectives, while also delivering benefits in terms of reduced fuel poverty and improved health outcomes for residents

Equalities and Diversity Implications

6.5 A scoping assessment shows the policy has a positive impact on persons who are disabled and/or elderly and low income persons of any age.

6.6 The policy has a positive impact on mitigation of climate change as it incorporates a mechanism for delivery of grants for greater energy efficiency in homes.

6.7 The policy has a positive impact on the health and wellbeing of people with physical disabilities and their families, as they receive adaptations to their homes. It also has a positive impact on the health and wellbeing of other grant and financial assistance recipients to enable them to live in warmer, safer homes.

7. RISK MANAGEMENT

7.1 Failure to maintain an up-to-date Housing Assistance Policy could expose the Council to legal challenge, findings of maladministration by the Local Government and Social Care Ombudsman, financial risk through inconsistent decision making, reputational damage and failure to comply with statutory duties relating to Disabled Facilities Grants.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 – Housing Assistance Policy 2026
Appendix 2 – Equality Impact Assessment

Executive Committee **28th July 2026**

9. REPORT SIGN OFF

Department	**Name and Job Title**	**Date**
Portfolio Holder	Cllr Ashley Monk	26/06/2026
Lead Director / Assistant Director	Judith Willis Assistant Director Community and Housing Services	24/04/2026
Financial Services	Deb Goodall Assistant Director Financial Services	24/04/2026
Legal and Democratic Services	Nicola Cummings, Principal Solicitor – Governance and Jess Bayley-Hill, Principal Democratic Services Officer	24/04/2026

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Redditch Borough Council

HOUSING ASSISTANCE POLICY

2026

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1. INTRODUCTION

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 requires all councils to adopt and publish a policy outlining how they intend to exercise powers set out within the legislation, to include use of government funding received through the Better Care Fund, to meet both national aims, outcome measures, metrics and local needs in addition to locally funded forms of assistance.

The policy is designed to contribute towards the council's strategic aims and objectives by assisting with:

a) The improvement of housing quality in all tenures

b) Enabling people to stay in their home as they get older and provide disabled persons with maximum manoeuvrability around their homes

c) Improving energy efficiency and eliminating fuel poverty

d) Improvement of social care, health and social wellbeing

2. OUR POLICY AIMS

The key aims are to address the issue of vulnerable persons or persons on low incomes who either cannot afford to maintain their properties in good repair or who cannot fund essential adaptations required in order that they might fully utilise their home, benefit from safe and decent housing and retain their independence. This will include;

- Increasing the number of people who are able to remain at home and prevent inappropriate admission to hospital, residential and care homes
- Preventing delayed release from hospital or other types of care
- Reducing the number of persons and particularly vulnerable persons living in homes that have category 1 and serious category 2 hazards (as set out within the Housing Act 2004)
- Improving the health of customers by reducing the number of households in fuel poverty
- Assisting people to move at an earlier stage to avoid unnecessary Disabled Facilities Grant spend and care/support costs.

The council will consider in all cases a person's ability to repay or contribute towards the assistance given whether under a mandatory requirement or as a criteria set within any discretionary form of assistance (unless stated in the policy). The councils Home Adaptations Service or its appointed agent will provide in writing the conditions and any obligations to which any form of assistance provided is subject.

The council or its appointed agent will consider all applications for assistance on their merits however all cases will be assessed against the following criteria;

- All available options, including but not restricted to financial, have been fully explored
- Assistance through other means is not reasonably available or practicable
- The proposal fits the strategic aims of the council and/or national aims and metrics of the Better Care Fund Plan
- The proposal is economically viable considering the council resources available

The council will seek best value for the funding available whist ensuring needs identified are met. Discretionary funding will normally involve a repayable local land charge for the cost of works. Mandatory Disabled Facilities Grants will involve a local land charge where applicable under the legal framework. The council will ring fence recycled money from local land charges, where grants are repayable, to provide funding for future discretionary grants and support through the housing assistance policy applicable at that time. There is discretion to allow for non-repayment where appropriate.

The Armed Forces Covenant is a promise by the nation that those who serve or who have served in the armed forces, and their families, are treated fairly. The council works actively with the local representatives of organisations such as Royal British Legion (RBL) and the Soldiers', Sailors' & Airmen's Families Association (SSAFA) to ensure wider support is available to any cases where active or ex-service persons are identified. This includes acceptance of direct applications from these organisations and referrals to support from them or other agencies where identified as applicable. The council will include in any grant provision covering the costs of any relevant assessments or support work by RBL or SSAFA to enable the grant to proceed. Those with a service history may have received a financial award in association with their service, discharge or ongoing benefits in relation to that service. These amounts will not be considered in any means test undertaken to determine whether a contribution is required towards any grant in this policy.

The council will review this policy on a regular basis to reflect evidence concerning the conditions of housing within the area and respond to changing policies at a national or local level or to reflect evidence concerning the conditions of housing within the area.

3. SUMMARY OF FINANCIAL ASSISTANCE AVAILABLE

Financial Assistance schemes are discretionary, except Mandatory Disabled Facilities Grant, and are subject to the council having sufficient resources.

The Policy grants discretion to extend or amend eligibility criteria, conditions, level of grant or assistance and scope of works where the situation is exceptional and, in the opinion of the relevant Head of Service that assistance would help the council meet its strategic housing objectives and/or Better Care Fund metrics.

3.1 Mandatory Disabled Facilities Grants:

These are mandatory grants to support the provision of adaptations to promote independent living within the home, subject to the provisions of the Housing Grants, Construction and Regeneration Act 1996.

3.2 Discretionary Disabilities Assistance:

The following are discretionary forms of assistance enabled through the central government Better Care Fund allocation, subject to the primary requirements of Mandatory Disabled Facilities Grant being firstly met:

- **Discretionary Disabled Facilities Grant Top Up -** To enable top-up funding to a Disabled Facilities Grant scheme that exceeds the Mandatory Disabled Facilities Grant maximum where the additional costing is considered justifiable.
- **Dementia Dwellings Grant -** To assist persons with dementia with specialised living aids to enable independent and safe living.
- **Hospital Discharge: Disabled Facilities Grant** – For fast-tracked means tested works to the home to enable earlier discharge from hospital or place of temporary care where problems in the home are identified as a possible reason for delayed discharge. These DFGs will be prioritised to enable earlier discharge from hospital.
- **Home move grant : Disabled Facilities Grant -** to enable people to move to more suitable accommodation where this is considered more appropriate and/or cost effective than adaptations to their existing home.

3.3 Discretionary Assistance:

- **Home Repair Assistance:** To ensure that persons on low income can undertake essential repairs or improvements to their home.

4.1 HOW TO APPLY AND MAKING A FORMAL APPLICATION FOR A MANDATORY OR DISCRETIONARY DISABLED FACILITIES GRANT (for information on how to apply for the other discretionary assistance please see section 5) for information regarding direct Council Application see 4.2

All applications must be on a form provided by the council or its appointed agent and must include the following documentation:-

(i) Particulars of the work to be carried out including, where appropriate, plans, specifications, schedule of work and specialist reports. This should include the complete scheme in cases where the whole scheme exceeds that which is eligible for Assistance.

(ii) Details of any professional fees or charges relating to the work and for which assistance is being sought.

(iii) Proof of ownership of all land and buildings pertaining to the application from a solicitor or mortgagee, or copies of the title deeds/land certificate, or a copy of the tenancy agreement or licence to occupy in the case of a tenanted property.

(iv) Proof of occupation and/or tenancy where applicable.

(v) Proof of a qualifying pass-porting benefit is being claimed.

(vi) Where no pass-porting benefit is received, full financial documentation including but not limited to income received, benefits received, savings, pensions and where applicable rental income from tenants and boarders.

(vii) Where applicable, permission of co-owners and landlords

(viii) A VAT exemption form where the applicant or relevant person is registered disabled or capable of being registered.

(ix) A signed conditions form accepting the obligation to repay the assistance in the event of any breach of the relevant conditions concerning future occupation, letting or ownership.

(x) If required, permission under any statute including but not limited to, planning permission, Building Regulation approval, Party Wall Act, etc.

Applications relating to the disabled will require an assessment report from the Occupational Therapy Service or Trusted Assessor.

An application will only be considered complete or valid when the council or appointed agent has all the information necessary to make a decision on the application.

Where an applicant uses the appointed agent to undertake the application and that agent is permitted to charge a fee, this will be included in the eligible costs.

The council may at it's discretion choose to waiver certain application requirements where considered appropriate to do so in the interests of the policy aims.

Once approval has been given the applicant has 12 months from the date of the approval in which to complete the works, unless otherwise stated.

4.2 Direct Application

Applicants are not obliged to use the services of the council's appointed agent. However, where the application is being coordinated through the council's appointed agent and there is a procurement framework approved by the council, then this will be used.

For a direct application to the council the applicant will need to provide quotes in line with the council's financial framework.

The council does not provide assistance to the applicant in the manner as its appointed agent would provide where the applicant chooses not to utilise the appointed agent and to submit an application directly to the council. The direct applicant will not be assisted in any way by the Council to make their application, there are no payments of grant funding upfront, the applicant has to manage the project, no payment will be made until all works are completed. The decision to approve these applications may take up to 6 months.

5. DETAILS OF FINANCIAL ASSISTANCE

5.1 Mandatory Disabled Facilities Grants (DFG)

These grants are mandatory under the Housing Grants, Construction and Regeneration Act 1996 and are subject to a statutory test of resources (means test) required to establish whether the applicant is financially able to contribute towards the costs of the eligible scheme.

Disabled Facilities Grants are awarded to enable applicants to have access to and around their homes, or to use essential facilities within the home to enable them to live safely and independently. Mandatory Disabled Facilities Grants can only be given for the purposes set out in the Act. Detailed guidance on what the council deems to be eligible works or not are set out in a separate document that is available to applicants or others upon request. This is maintained across the county as a common approach wherever possible.

Ongoing maintenance and repair of adaptations and equipment, whether provided under a grant previously or not, is the responsibility of the applicant or landlord as relevant.

Whilst it is recognised that a Disabled Facilities Grant is a mandatory grant, a move to a more suitable property may meet the needs of the applicant in a more appropriate way. This could include moving to a more suitable and/or adapted accommodation that may be available to the applicant.

The maximum amount of Mandatory Disabled Facilities Grant is currently £30,000 set by statute. Discretionary Disabled Facilities Grant for costs above the mandatory amount will not be made available except upon the agreement of the council, in accordance with this policy under the Discretionary top up for Mandatory Disabled Facilities Grant, and where justified to be the most satisfactory course of action in the circumstances or to have arisen through reasonable and unforeseeable additional works or costs.

The council/appointed agent will endeavour but cannot guarantee to determine complete applications and provide the relevant adaptations work within recognised national guidance timescales. In any event the council will determine a complete and valid direct application at the earliest opportunity within the statutory timescale of 6 months.

<u>Eligible Applicants</u>

- Any applicant registered or capable of being registered under the Chronically Sick & Disabled Persons Act 1970 and requires adaptations to be provided.
- Any disabled person, as described by Housing Grants, Construction and Regeneration Act 1996, s.100. Applicants can be property owners or tenants
- Landlords can make an application on behalf of their tenant.

<u>Qualifying Criteria</u>

- A referral from the Community Occupational Therapist (COT) via Social Services or a Trusted Assessor confirming that the works are 'necessary and appropriate' is required. This referral will recommend works.
- Entitlement to a Disabled Facilities Grant is mandatory but before approval the council has to be satisfied that the relevant works are both necessary and appropriate for the disabled person, and additionally that it is 'reasonable and practicable' to carry out the works.
- A permanent and legal residence, or long-term in the case of fostering, including dwellings, mobile homes, caravans and houseboats.
- Second or holiday homes will not be considered for assistance.

<u>Conditions</u>

- Works must qualify as described in s23 of the Housing Grants, Construction and Regeneration Act 1996 (as amended).
- Works must be recommended by a Community Occupational Therapist or Trusted Assessor and be necessary and appropriate to meet the needs of the disabled applicant.
- The works must be reasonable and practicable to carry out having regard to the age and condition of the dwelling or building.
- Applicant will be subject to a financial assessment of resources except where: -

  i) the applicant (relevant person(s)) is in receipt of one or more of the following means tested benefits; Housing Benefit, Income Support, Guaranteed Pension Credit, Income-based Employment Support Allowance (ESA), Income-based Job Seekers Allowance (JSA), Working/Child Tax Credit where income is less than set threshold, Universal Credit

  ii) The application is in respect of a disabled child.
- Proof of title is required
- Landlord consent to the works is required where applicable.
- Conditions relating to the recovery of equipment in specified circumstances are applied.
- The council will use its powers to place a local land charge against the property and recover the amount, in line with current legislation and regulations. At time of adoption of this policy, this is where the Mandatory Disabled Facilities Grant exceeds £5000. The charge may be up to a maximum of £10,000 and

repayment of the sum on charge is required where the adapted property is sold, transferred or otherwise disposed of within a 10 year period from completion of the work. Conditions for any land charge and repayment will be informed to any applicant or their representative.

- At the time of adoption of this policy, In the case of a Disabled Facilities Grant where a 10 year conditional repayment obligation exists and the recipient intends to dispose of the property by sale, assignment, transfer or otherwise within the 10 year period, the charge must be repaid, unless the council, having considered:

i) the extent to which the recipient of the assistance would suffer financial hardship were he/she to be required to repay all or some of the grant or charge;

ii) whether the disposal of the property is to enable the recipient to take up employment, or to change the location of his/her employment;

iii) whether the disposal is made for reasons connected with the physical or mental health or well-being of the recipient of the assistance or of the disabled occupant of the property; and

iv) whether the disposal is made to enable the recipient of the assistance to live with, or near, any person who is disabled and in need of care, which the recipient of the assistance is intending to provide, or who is intending to provide care of which the recipient of the assistance is in need of by reason of disability, is satisfied that it is reasonable in the circumstances to waiver or reduce the repayable sum. This will be updated in line with any legislative/regulatory changes and informed to the applicant or their representative as part of the application process.

Maximum Assistance

- £ 30,000

5.2 DISCRETIONARY ASSISTANCE

5.2.1 Discretionary Disabled Facilities Grant (Top Up)

Where DFG works requested are in excess of the mandatory limit (currently £30,000) or considered to be unreasonable given the age, construction and/or condition of the property, alternatives to discretionary DFG funding including the following will normally be considered first;

a) Referral to Social Services and other relevant organisations (including charities) for their consideration of providing additional resources

b) Alternative schemes of work.

c) Advising the applicant to move to alternative accommodation, with funding for adaptations to the new accommodation available if required.

Subject to availability of funding the council may consider Discretionary Top Up for Disabled Facilities Grant. Where Discretionary Top Up for Disabled Facilities Grant is considered appropriate the discretionary assistance will not normally exceed £30,000. The cost of works funded above the mandatory grant limit will be registered as a Local Land Charge and repayable to the Council in full on the sale transfer or disposal of the property for owner-occupied properties. For rented properties there will be a condition that the landlord agrees to let the property to persons requiring the adaptation for their lifetime unless breach of tenancy contract occurs that results in re-possession or the disabled tenant moves to meet changed needs.

If the cost of works exceeds both the mandatory disabled facilities grant and discretionary top up grant amounts the applicant must be able demonstrate that they can fund the remaining balance before grant approval. Should the applicant not be able to demonstrate availability of additional funds this grant will be unable to proceed.

Discretionary top up grants are subject to available budget in year

Maximum Assistance

£30,000 (once only)

5.2.2 Dementia Dwelling Grant

Subject to availability of funding the council may consider providing non means-tested assistance to provide aids and adaptations in the home

Assistance to support people living with dementia to remain safe and independent within their home. The assistance is intended to provide aids, adaptations and environmental adjustments that support individuals to better navigate and use their home, reduce risks and promote independence and well being. Examples of support may include, but are not limited to night lighting, touch lamps, dementia-friendly clocks, improved lighting controls and other assistive products.

Eligible Applicants

Individuals with a diagnosis of dementia.

- A referral from the Early Intervention Dementia Team Service (EDTS) or other relevant referring agent.
- The grant offer will be a combination of standard and bespoke products based around an assessment of individual need. Assessments will adopt a person-centred approach recognising that dementia affects individuals differently.

Qualifying Criteria

- Dementia diagnosis or living with a recognised memory loss affecting day-to-day independence.
- Aid the person to remain in the home independently for a longer period.

Conditions

The proposed assistance will support the individual to maintain independence, safety and wellbeing within the home.

- Works or equipment must directly relate to the needs arising from the individual's dementia.
- Assistance will only be provided where it supports the individual to remain safely and independently in their home.
- Only one application will normally be approved within a two-year period, up to a maximum of £750.
- Exceptions may be approved at the discretion of the relevant Head of Service where justified.
- Works must be completed within 12 months of approval.

Maximum Assistance

£750

5.2.3 Hospital Discharge – Disabled Facilities Grant

Subject to availability of funding this assistance is intended to aid timely discharge from hospital or temporary place of care and help avoid re-admission.

This assistance forms part of the Disabled Facilities Grant and will be prioritised. Where a request to facilitate discharge from hospital is received the council or it's appointed agent will endeavour to fast track that application and delivery of required eligible works as soon as is practical to achieve.

This grant is subject to the same means-testing and other requirements for a mandatory DFG.

5.2.4 Home Move Grant Assistance- Disabled Facilities Grant

The aim of providing this discretionary financial assistance is to enable people to move to more suitable accommodation where this is considered more appropriate and/or cost effective than providing adaptations to their existing home. A Disabled Facilities Grant must be used to adapt the property they are moving to up to the total amount they would be entitled to including the £3k for tenants and /£8k for owner occupiers.

Eligible Applicants

- Any disabled person, as described by the Housing Grants, Construction and Regeneration Act 1996, s100.
- Applicants can be property owners or tenants.

Qualifying Criteria

- A permanent and legal residence

- Eligible costs - legal and ancillary fees, estate agent fees, removal costs, carpet and curtains

Conditions

- This grant can only be used alongside adaptations at the new property, and the amount awarded will count toward the maximum mandatory DFG allowance.
- The assistance will only be approved on a strict case by case basis
- Applicants must be moving from a property which is their main residence to another property which will become their main residence and both properties must be within the Council's area.
- Assistance will not be given towards the purchase price of a property.
- Grants cannot be awarded retrospectively. If the move is aborted costs will not be paid.
- All applicants will be required to complete the move within 12 months from the date of approval of their application.

Maximum Assistance

- £3,000 for tenant transfers, £8,000 for move into an owner-occupied property.

5.2.5 Home Repair Assistance

This discretionary assistance, available subject to budget availability of the council, is intended to ensure persons on low income can undertake essential repairs or improvements to their home. It is available to homeowners and tenants with a repairing responsibly that do not have sufficient financial resources to maintain their homes in a safe, health enabling condition free of serious defects or hazards. The assistance is repayable on sale, transfer or disposal of the property and does not accrue interest charges.

Eligible Applicants

- Owner occupiers or private tenants with a repairing responsibility, having savings of less than £16,000 and in receipt of one or more of the following means-tested benefits:- Income Support, Guaranteed Pension Credit, Income-based Employment Support Allowance (ESA), Income-based Job Seekers Allowance (JSA), Working Tax Credit, Universal Credit, Housing/Council Tax Support (not including single person or disabled person discount), or
- Where the household income is less than £31k, or
- Assessment of income and expenditure shows they would not reasonably be expected to repay a loan for the works needed within a 2 year period. Assessment by council or it's agent.

Qualifying Criteria

- The property is the applicant's permanent and legal residence.
- The property needs essential repairs as determined by the Housing Act 2004 to address Category 1 or significant Category 2 hazards as determined under the Housing Health & Safety Rating System, in order to make the property safe, warm, weatherproof and healthy for the occupants
- No assistance will be granted in respect of properties built or converted less than 10 years prior to the application date.

Conditions

- Only one application for assistance will be considered up to a maximum of £20,000 within any 3 year period. Where exceptional circumstances exist this condition may be relaxed at the discretion of the relevant Head of Service.
- Assistance is repayable in full to the council on sale, transfer or other disposal of the property. A Local Land Charge will be placed on the property for this purpose.
- The applicant must have lived at the property for a minimum of 12 months immediately prior to the application date as his/her sole permanent residence.
- The approved works must be completed within 12 months of the date of approval.
- The scope of work should aim to tackle all the identified category 1 or significant category 2 hazards unless there are reasonable grounds to limit the works.
- Where the works are in respect of common parts or group repair assistance will only be considered to a reasonable sum or proportion of costs reflecting the applicant's liability.

Maximum Assistance

- £20,000 (within 3 year period)

6. GENERAL TERMS AND CONDITIONS

Any person who makes an application for Assistance must;

(i) Be over 18 years of age at the date of the application

(ii) Live in the dwelling as his/her only main residence and

(iii) Have an owners interest in the dwelling (other than by virtue of being a Registered Social Landlord under Part 1 of the Housing Act 1996 or being eligible for such registration) or be a tenant or licensee of the dwelling, alone or jointly with others but not being a member of the landlords family, with a tenancy or licence permitting occupation of the dwelling for a minimum period of 12 months after approval of the Assistance, and

(iv) Have the power or duty to carry out the works and where appropriate have the owner's consent in writing to carrying out the works, and
(v) Satisfy such test(s) of resources as the council, or statute, may from time to time have in place
(vi) Not be ineligible, by virtue of the Housing Grants, construction and Regeneration Act 1996, regulations made under the Act or any other enactment
(vii) Homeowners have the primary responsibility for ensuring their homes are properly maintained and in the first instance should pursue private finance. We may assist eligible, vulnerable homeowners to make sure they have the opportunity for achieving the correct property standards.

Where an owner occupier has given a signed undertaking to occupy a property as his/her principle residence after completion of the assisted works for a period of time, and if they cease to do so during that time, they will repay on demand to the council the total amount of Assistance paid out.

Where a landlord (or owner) has given a signed undertaking that the property will be available for letting for a period specified after completion of the assisted works, and if the landlord ceases to make the relevant property available for letting during the specified period then the landlord will repay on demand to the council the total amount of Assistance paid out.

Where the council has the right to demand repayment but extenuating circumstances exist, the council may determine to waive the right to repayment or to demand a sum less than the full amount of Assistance paid out.

7. SUPERVISION OF WORKS

In the absence of any agent agreement with the council or its appointed agent, the responsibility for supervision of the works rests with the applicant or with any suitably qualified and indemnified building professional or agent acting on the applicant's behalf and not with the council.

All work must be undertaken;

a) In accordance with manufacturers recommendations and best practice.
b) In accordance with and to the satisfaction of the council.
c) In accordance with building, planning and installation regulations where applicable and Health and Safety regulations.

Payment of grant/assistance will be made, in whole or by part payments, on receipt of contractors invoice following satisfactory completion of the eligible work as determined by the council's Officer or its appointed agent.

8. PAYMENT OF ASSISTANCE

The Assistance will only be paid if;

(i) The assisted works are completed within 12 months from the date of the approval unless the delay was caused by the council or its appointed agent.
(ii) The assisted works are carried out in accordance with the specifications set out in the formal approval or as varied with the prior agreement of the council or its appointed agent.
(iii) The assisted works are carried out to the satisfaction of the council or its appointed agent and the applicant.
(iv) The council or its appointed agent are provided with an invoice, demand or receipt for payment in an acceptable format.

Invoices must be addressed to the applicant c/o the council or its appointed agent and must contain sufficient detail for the council to identify in full, the works carried out, the price charges and any variations previously agreed with the council or its appointed agent, and must not be provided by the applicant or a member of his/her family.

The payment of the Assistance to the contractor may be made via the applicant, or, where requested within the original application, paid directly to the contractor engaged by the applicant.

The Assistance may be paid in one lump-sum on satisfactory completion of the works or by staged payments as the work proceeds. Stage payments (Interim payments) will only be made where the council or its appointed agent, is satisfied that the value of work completed exceeds the value claimed. A maximum of three stage payments and final payment will be considered.

The council or its appointed agent will not enter into any form of contract with a builder or contractor, and, in the absence of any agent agreement with the applicant, it is a matter for the applicant to agree any contract with the builder or contractor. Whilst the council's Standing Orders on procurement do not directly apply as no contract exists with the council, the principles of the Standing Orders will be referred to for determining the administration of procedures regarding the obtaining of quotes, etc.

The provision of assistance other than Mandatory Disabled Facilities Grants is subject to the availability of funding. All applications will be considered based on the identified needs and circumstances of the applicant or household.

Assistance may be offered in a variety of forms including, but not restricted to, financial assistance, advice, provision of materials, carrying out of works, and loans. Advice offered may include Housing Options advice to ensure the most appropriate option for the applicant or household is considered and may include advice on housing rights, benefits entitlement, repairs or improvements, energy efficiency, re-housing or signposting to other agencies or services.

The council may enter into partnership or contractual arrangements with other organisations or agencies in order to deliver assistance in an effective and timely manner, such as a Home Improvement Agency or Energy Advice Service. The Home Improvement Agency is engaged to provide support to applicants throughout the process of seeking assistance and this may include identification of options, specifications, documentation, engagement of contractors, works supervision and monitoring through to completion.

Where assistance is provided the eligible costs will include necessary associated costs such as Building and Planning Fees, Architect and other professional fees and Home Improvement Agency/Energy Advice Service fees.

The provision of mandatory grants and discretionary financial assistance will be subject to internal and external auditing to ensure adequate procedures are in place and followed and that there is appropriate use of public funds.

9. WHERE ASSISTANCE WILL BE RESTRICTED

The following will not be eligible for assistance:

1. Where ownership of the property is disputed.
2. Where the owner(s) has a statutory duty to carry out the necessary works and it is reasonable in the circumstances for them to do so.
3. The Council will not consider an application for assistance in respect of premises built or converted less than 10 years prior to the date of the application, except where the application is for a Disabled Facilities Grant.
4. No assistance will be given in respect of properties owned by Statutory Authorities or trusts. This includes properties owned by Registered Social Landlord, NHS Trusts and Police Authorities, except in the case of a Disabled Facilities Grant (Mandatory or Discretionary), Dementia Dwellings Grant,
5. Where the residence is not regarded as permanent.
6. No assistance will normally be given for work started before formal approval of an application, except that:
   (i) The council may in exceptional circumstances exempt an application from this condition for example where a defect may present a serious risk to health and safety.
   (ii) The council may, with consent of the applicant, treat the application as varied so exclude any works that have been started before approval.
7. Grant assistance will not normally be provided for works covered by insurance. Where, before a grant for assistance is approved it is found that an applicant can make an insurance claim, the insurance company will be requested to confirm in writing the level of their liability, if any. The level of assistance will be reduced by an amount equivalent to the insurance company’s liability. Where assistance is approved, a condition will be imposed requiring the applicant to pursue any relevant claim against an insurance company or third party for;

a) Claims for personal injuries where the works are required under a Mandatory Disabled Facilities Grant.
b) Claims on the applicant's property insurance or on a third party where the application where the application is in respect of works for which financial assistance has been given and to repay the financial assistance provided out of the proceeds of such a claim.

8. The council will assess whether the scope of the works are reasonable and eligible, in particular having regard to the age, condition and structural layout of the property.
9. The council will determine whether prices provided by contractors meet value for money. In determining this, the Officer will give consideration to similar jobs priced within the last year. The Officer may liaise with the relevant body or contractor to check the specification and any estimates, as part of the procurement procedure.
10. In the event that the Officer believes the price for contracts are too high and identifies an appropriate price for this work (which is lower) they will advise the client that the total eligible assistance will be the lower amount. The client is under no obligation to use the lower priced contractor but must be aware the council will only make a grant or assistance payment up to the value of the lower price.
11. In the case of an application for Disabled Facilities Grant where the client chooses to pursue a different scheme of work's or an enhanced scheme of works over and above the standard specification the client will be advised the Council will only provide assistance to the value of the scheme of works the Officer has determined would otherwise satisfy the basic primary requirement(s) identified by the report of the Occupational Therapy Service, subject to the Officer being satisfied the clients preferred scheme will also satisfy the primary requirements.
12. The council may refuse any application for assistance lacking the required information or documentation.
13. Where the client deviates from the scheme of work(s) submitted and subsequently approved by the council without prior consultation with, or agreement of, the Officer the council may rescind the approval or refuse to make any further payment of assistance. The council may also seek to recover any interim assistance payments previously made against the approved scheme.
14. If the applicant is an owner of the dwelling in respect of which Assistance has been approved and ceases to be the owner before the works are completed the applicant must repay to the council on demand the total amount of Assistance that has been paid.
15. Where a grant condition imposes a liability to repay the Assistance, or a part thereof, the condition will be registered by the council as a Local Land Charge.
16. Where Assistance has been approved the works must be completed within 12 months of the approval date, except where an extension of time, not exceeding 6 months has been agreed by the council. Where no extension is agreed the

council may rescind the approval or refuse to make any further payment of assistance. The council may also seek to recover any interim assistance payments previously made against the approved scheme.

17. In the case of common parts of a dwelling the council will only consider assistance for the reasonable sum or proportion of the applicant's liability. The applicant must prove a repairing liability for the common parts.
18. The council may, where financial or operational demands dictate, defer payment of a Disabled Facilities Grant for a period not exceeding 12 months. Any deferment will be detailed in the approval notice.
19. The provision of Assistance is allowed for caravans and houseboats used as a main residence, subject to meeting other eligibility requirements. Holiday residencies, caravans on holiday sites or sites with restricted occupancy, second homes (as defined by council Revenues criteria), properties without a certificate of lawful residential occupation and sheds, outbuildings or appurtenances will not qualify for Assistance.
20. The council recognises that this policy cannot cover every likely situation and there may be persons who genuinely are in need of some form of urgent support that are precluded from accessing Assistance due to a specific aspect. In these situations the council may consider offering assistance in exceptional circumstances, in particular where support would help the council meet its strategic objectives, as determined by the relevant officer.

10. SECURITY AND REPAYMENT OF ASSISTANCE

Where a grant condition imposes a liability to repay the Assistance, or a part thereof, the condition will be registered by the council as a Local Land Charge.

Any grant approval document will set out what amount of money will be placed as a local land charge for the applicant to confirm their acceptance. If significant separate works are identified, a review and revised approval will be issued for the applicant to agree to.

The council will recover grant/assistance monies in full if the relevant conditions of the assistance are not met. Where not already a requirement of the specific terms of the assistance granted, a local/legal land charge may be entered against the property for the purpose of debt recovery.

If an application is approved but it subsequently appears to the council that the applicant (or one of two or more joint applicants) was not, at the time the application was approved, entitled to receive the assistance approved, then no payment, or further payments, of assistance will be made and the council may seek to recover immediately any payments made together with interest accruing from the date of payment.

The council may, at its discretion determine to require repayment of a lesser sum than the full amount of Assistance.

Any repayment of grant or land charge associated with a grant of financial assistance under this policy will be recycled to provide financial assistance under the terms of this or successor policies.

11. DEATH OF THE APPLICANT

If the applicant should die before the Assistance is approved, the application will be treated as withdrawn.

If the applicant should die after approval of the Assistance or whilst the approved works are in progress, the council may, at its discretion agree to completion or making good of the works and pay the Assistance in full, or an appropriate proportion of the approved sum relative to the works completed.

Where an applicant receiving Disabled Facilities Grant assistance dies following completion of the works but prior to the expiry of the ten year local land charge the council will seek repayment of the sum on charge from the applicant's estate if a disposal by sale, transfer or other change in ownership or tenure takes place.

12. ADDITIONAL CONDITIONS

The council or its appointed agent reserves the right to impose additional conditions when making a grant/assistance approval. These may include but are not restricted to:

(i) A contribution to the cost of the assisted works by the applicant.
(ii) The right to nominate tenants to housing accommodation available for rent.
(iii) Housing accommodation being maintained in repair after completion of the assisted works.
(iv) The right of the council or its appointed agent to recover specialised equipment when no longer needed.

13. DECISIONS, NOTIFICATIONS AND REDETERMINATIONS

The council or its appointed Agent will notify the applicant in writing when their application has been approved or refused. The decision will be notified as soon as reasonably practical and, in any event, no later than six months after receipt of a full and valid application.

If the application is approved, the notification will specify the eligible works, the value of the assistance and the builder/contractor who will execute the works. In the case of a Disabled Facilities Grant the council may, where financial or operational demands dictate, defer payment of the assistance for a period not exceeding 12 months. Any deferment will be detailed within the grant approval notice.

The council or it's Agent will maintain a document that sets out in details what works are considered eligible or not for a DFG by the council. This document will be made available to any applicant or other person upon request. The council will work with other Worcestershire authorities to ensure as far as possible consistency on eligible works.

For complex cases such as extension and cases likely to be above the mandatory DFG threshold of £30k, the council's agent will arrange a meeting with the Council and relevant professionals to inform the council to determine the most appropriate course of action to meet the discretionary DFG criteria. If the application for Assistance is refused, the council or its Appointed Agent will give the reasons for the refusal and confirm the procedure for appealing the decision.

Where Assistance has been approved and the council or following consultation with its appointed Agent are satisfied that through circumstances beyond the control of the applicant which could not have reasonably been foreseen, the cost of the assisted works has either increased or decreased, the council may, at their discretion re-determine the assistance given and notify the applicant accordingly by issue of a re-approval notice.

Works requested beyond the scope of the mandatory DFG or agreed schedule may be undertaken directly with the contractor at the applicant's own expense. Any such works will not be assisted by the council or it's agent.

14. REVIEW OF THE COUNCIL'S DECISION

Any person having made a valid application for Mandatory Disabled Facilities Grant or Discretionary Assistance may request a review of the decision not to consider or to refuse an application.

A request for review of must be submitted to the council/or appointed agent (where delegated decision) with 21 days of the date of the decision letter. The request must be in writing. A review of the decision will be undertaken by the council's relevant Head of Service and the decision will be notified to the applicant in writing. If the person remains dissatisfied with the review decision they have the right to approach the Local Government Ombudsman.

Any departure from Policy will only be considered where the applicant can demonstrate both wholly exceptional circumstances to justify such a departure but also that the applicant does not have the means by which they could reasonably be expected to otherwise fund and undertake the work.

Complaints about service delivery rather than Policy must be made in writing to the council appointed Agent who will investigate the complaint in accordance with their Complaints Procedure which is available on request.

15. ADDITIONAL CAPITAL FUNDING SCHEMES

Capital funds for housing assistance may be used for projects which meet the strategic housing objectives. These may include but are not limited to:

- Energy efficiency measures
- Assistance to landlords
- Empty properties
- New build adaptations

To be undertaken by agreement of the relevant Head of Service with the relevant member/portfolio holder. Details can be obtained from the Private Sector Housing Team upon request.

16. Governance, Delivery and Monitoring

16.1 Service Delivery

Redditch Borough Council delivers its Disabled Facilities Grant and discretionary housing assistance functions through the Worcestershire Home Adaptations Service (WHAS), hosted by Wyre Forest District Council under a formal Collaboration Agreement. WHAS provides the operational administration and delivery of mandatory Disabled Facilities Grants, discretionary assistance and associated home adaptation services on behalf of the participating authorities.

16.2 Council Responsibilities

Whilst operational delivery is undertaken by the shared Home Adaptations Service, Redditch Borough Council remains responsible for: -

- adopting and reviewing this Housing Assistance Policy;
- setting local discretionary assistance;
- approving funding and budgets;
- ensuring compliance with statutory duties and financial governance; and
- exercising any functions reserved under each Council's Constitution and Scheme of Delegation.

16.3 Decision Making

Grant applications will be determined in accordance with:

- the Housing Grants, Construction and Regeneration Act 1996;
- the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002;
- this Housing Assistance Policy; and
- the Councils' Schemes of Delegation.

Applications outside delegated authority or involving exceptional circumstances may be referred to the appropriate senior officer. Decisions shall be made under the Council's Scheme of Delegation and in accordance with this Policy. Applications outside delegated authority or involving exceptional circumstances may be referred to the appropriate senior officer or committee, as applicable.

16.4 Monitoring and Policy Compliance

The shared Home Adaptations Service will monitor delivery of this Policy through regular management oversight, performance reporting and quality assurance.

Performance monitoring will include, where appropriate:

- grant approvals and expenditure;
- delivery timescales;
- budget monitoring;
- customer satisfaction;
- compliance with statutory and policy requirements;
- quality assurance and case audits;
- complaints and lessons learned; and
- performance against agreed service indicators.

Performance and compliance will be monitored through the governance arrangements established under the Collaboration Agreement and reported to the appropriate governance bodies. Where monitoring identifies non-compliance or opportunities for improvement, appropriate corrective action will be implemented and monitored.

16.5 Review

This Policy will be reviewed periodically to reflect changes in legislation, Government guidance, available funding, operational requirements and learning arising from performance monitoring or audit. Minor administrative or operational amendments that do not alter the intent of this Policy may be approved under delegated authority where permitted by the Council's Constitution. The Council reserves the right to review individual decisions and undertake periodic audits of grant applications to ensure consistency, transparency and compliance with this Policy.

Version Control

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<tr><td colspan="2">Description</td><td colspan="3">Private Sector Housing Assistance Policy</td></tr>
<tr><td colspan="2">Created by</td><td colspan="3">Miss Katie Sharp-Fisher
Private Sector Housing Manager</td></tr>
<tr><td colspan="2">Date created</td><td colspan="3">June 2026</td></tr>
<tr><td colspan="2">Maintained by</td><td colspan="3">Private Sector Housing</td></tr>
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 Agenda Item 5

REDDITCH BOROUGH COUNCIL

Executive **28th July 2026**

Food Waste Collections Implementation

<table>
<tr><td colspan="2">Relevant Portfolio Holder</td><td>Councillor Brandon Clayton</td></tr>
<tr><td colspan="2">Portfolio Holder Consulted</td><td>Yes</td></tr>
<tr><td colspan="2">Relevant Assistant Director</td><td>Simon Parry</td></tr>
<tr><td>Report Author:
Matthew Austin</td><td colspan="2">Job Title: Environmental Services Manager
Contact email: matthew.austin@bromsgroveandredditch.gov.uk
Contact Tel: 01527 548206</td></tr>
<tr><td colspan="2">Wards Affected</td><td>All</td></tr>
<tr><td colspan="2">Ward Councillor(s) consulted</td><td>No</td></tr>
<tr><td colspan="2">Relevant Council Priority</td><td>Green, Clean & Safe</td></tr>
<tr><td colspan="3">Key Decision</td></tr>
<tr><td colspan="3">If you have any questions about this report, please contact the report author in advance of the meeting.</td></tr>
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RECOMMENDATIONS

1.1. The Executive **NOTE** the progress made on food waste collection implementation.

1.2. The Executive **RESOLVE** that Authority be granted to the Assistant Director for Regeneration and Property Services to negotiate and finalise the terms of the lease for land identified to operate food waste collections from.

1.3. The Executive **RECOMMEND** that:

1.4. An allocation of additional ongoing revenue of £376,311 for the expansion of the food waste collection service from 2027/28 is considered as part of the Medium-Term Financial Plan, with any decision deferred until the full financial implications are assessed alongside wider funding priorities through the budget process.

2. BACKGROUND

2.1. The Government has set a new statutory duty under the Environment Act 2021 to introduce a dedicated separate weekly collection of food waste from all households by 31st March 2026.

2.2. As the Council does not currently operate such a service, this will require additional resources to operate, and due to the current size restrictions of the Councils' depots, the Council is unable to add these to our existing arrangements without significant investment in additional land as well as an expansion of the Councils' Operators Licence with the Traffic Commissioner and Driver and Vehicle Standards Agency (DVSA).

2.3. For this reason, the decision was taken in January 2025 to externalise the Food Waste collection service, and plans prepared to carry out a joint tender between Bromsgrove District Council, Redditch Borough Council, and Wyre Forest District Council for an external organisation to provide this service on the Councils' behalf, utilising expected "new burdens" funding that had been promised from Central Government as part of the legislation being enacted.

2.4. Capital funding was provided by Central Government to support the purchase of vehicles and containers to operate the service with. Further revenue funding was promised under the "new burdens" principle, although confirmation of the value of this funding was delayed repeatedly, and the tender process was eventually started without the confirmation of revenue funding from Central Government due to the approaching statutory deadline. Funding was put in place within the Medium-Term Financial Plan (MTFP) to offset any potential shortfall that might arise from disparities in government funding models and the Councils' true costs.

2.5. In December 2025 it was identified that the promised revenue funding had instead been rolled into the general settlement fund for the Councils', with no identifiable allocation for the operation of food waste collections. This left a significant annual funding gap for provision of the service.

2.6. In light of this, Wyre Forest District Council (WFDC) has taken the decision not to implement Food Waste Collections until such a time as Government funding is provided, or Local Government Reorganisation (LGR) has been completed, and the new Unitary Authority can review this decision.

2.7. With insufficient funding in the Medium-Term Financial Plan, and the withdrawal of Wyre Forest District Council from the tender process, it was not possible to progress with award of the contract under procurement rules.

2.8. As a result of this, the Council is currently not compliant with its statutory duty.

2.9. Many other Local Authorities have publicly declared that they are unable to meet this duty as a result of not receiving expected additional funding for the provision of food waste collections, and are reviewing how they can comply with this legal duty.

2.10. In total, 25% of Local Authorities have not implemented food waste collections by the required start date, and a number of Authorities have declared that until additional funding is provided to implement food waste, they will not be implementing this service, whilst others have announced delays in implementation, and/or a switch to a phased implementation to balance their financial and legal responsibilities.

2.11. A review of options for internal delivery has been undertaken to allow implementation of the service utilising the funds currently available within the MTFP in 2026/27, and this report presents details on the proposed implementation of a partial food waste collection service utilising the current funding built into the MTFP for ratification, and also details the additional revenue funding required in 2027/28 to support expansion of this service to achieve full compliance with our statutory duty.

2.12. This approach now replaces the previous route approval by Council in January 2025 for the outsourcing of the Domestic Food Waste Collection Service in favour of launching an in-house collection service as set out within this report.

3. OPERATIONAL ISSUES

3.1. Aside from the identified funding shortfall, the primary limiting factor on launching an in-house food waste collection service is having the physical space to operate a service from.

3.2. Having reviewed all Council owned land across Bromsgrove District and Redditch Borough Councils' portfolios, only one site belonging to RBC was identified as viable from a space and legal usage perspective, but this site had a limit on its usage that would require a significant payment linked to its Capital Value to allow it to be repurposed.

3.3. Having explored this option, this has been ruled out as not being cost effective prior to LGR.

3.4. Having engaged the services of a local land agent, we have identified a limited number of commercially available sites available for lease on the open market, although no single site met our needs to deliver the service.

3.5. As such, two sites in close proximity to each other have been identified that collectively meet our needs, and Officers are making arrangements to lease these on a 5-year term with a break clause after 3 years to support flexibility alongside the timescales for LGR.

3.6. This site will be operated as a joint operational depot for the provision of Food Waste Collections across both Bromsgrove District and Redditch Borough in order to reduce the individual costs to each Authority of operating a depot and managing the service. This will also give opportunities for further operational efficiencies and increased resilience of the service in line with the Councils' existing joint services to residents.

3.7. Specialist food waste collection vehicles have been ordered to support provision of the Food Waste collection service to all residents, and are scheduled for manufacture and delivery by December 2026. The vehicles were ordered in expectation of a full roll-out of the service to all properties as part of the service tender process.

3.8. Food Waste Caddies have been ordered, with an expected delivery date in September 2026 for storage in advance of distribution to households ready for the commencement of collections.

3.9. When implementing a new food waste collection service, there are a number of variables relating to the "participation rate" and the "set out rate", which is related to how many residents use the service when it is available, and how regularly they may use it. This will impact on the volume of waste collected and the level of resource needed to provide the service.

3.10. Research carried out by WRAP (Waste and Resources Action Programme) suggests that an average performing food waste collection service will achieve a participation rate of 35%-55% with the set-out rate 10-15% lower than this (not all households take part every week).

3.11. The Councils' have had modelling carried out previously with external consultants *Circulogic*, as well as the government assessment of need that underpinned the Capital funding provided, and have used this alongside detailed route planning using our local knowledge to identify staffing requirements to deliver this service.

3.12. Food waste collections will be implemented in line with existing collection days across both Council areas to ensure ease of engagement by residents with the new service, and help improve the likely participation rates as well as simplify associated communication about services.

3.13. To support engagement with the service, it is planned to provide one roll of food waste caddy liners to all households when the service is introduced. These are bags that fit inside the 7ltr kitchen caddy to help keep them clean and facilitate transfer to the collection caddy for disposal, which is the reason most often cited for not using food waste collection services elsewhere.

3.14. Provision of these liners has been demonstrated by the Waste and Resources Action Programme (WRAP[1]) to increase uptake in the food waste service, and reduce odour associated with the service.

3.15. Although these are not included in the capital funding allocation from the Department of Environment, Food and Rural Affairs (DEFRA), the cost of providing the initial supply and on-going replacements to support residents' engagement with the service has been built into the service models, and will only be supplied on request to residents. This will ensure costs are proportionate to the number of households using the service in order to minimise the cost of this and secure the benefit of diverting food waste from the residual waste stream.

3.16. Whilst this is an investment in the service, it is expected to support higher participation in the service and increase the environmental benefits of operating the service by addressing the main concerns regarding hygiene of kitchen caddies and associated odour. This will especially support residents in communal and higher density housing areas by addressing the most often cited areas of uncertainty, and removing the barrier of residents feeling they need to invest in bags themselves.

3.17. In light of the financial limitations on how much of the service the Councils' can deliver in the 2026/27 and 2027/28 financial year with current budgets, Officers are currently working towards a two-phase implementation of the service. Phase One is planned to start in Quarter 4 2026/2027, with delivery to a proportion of local residents with a staggered rollout during January, February and March that will allow the Councils to ensure security of the new service and address any issues as they arise.

3.18. Overview of planned service implementation:

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[1] WRAP are a major UK-based environmental charity and global climate action NGO. They are best known for running campaigns like **Love Food Hate Waste** and orchestrating industry initiatives to increase recycling and reduce waste.

	Start Date	Redditch Borough Council
Phase 1	Q4 2026/27	2 Collection Rounds implemented (Approx. 50% households to receive service.)
Phase 2	Subject to additional funding	2 Additional Collection Rounds to be implemented to support 100% service provision.

3.19. Resident engagement with the new service will be monitored and allow for potential expansion of the service within the phase 1 resources during the first quarter of 2027/28. A reprofiling of the resources required for implementing Phase 2 may then also be possible.

3.20. Revenue funding has been provided by Central Government to support communicating the new service to residents. This funding will be used to provide an information pack to each household along with their caddies, as well as wider messaging through social media and via partner organisations such as Parish Councils and Housing providers.

3.21. Communal sites, and registered Social Landlords make up approximately 5% of households within the Council's area, and have specific challenges in managing waste. These often need a greater level of support to avoid a negative impact when introducing new services, as well as higher rates of waste contamination and lack of engagement with services.

3.22. As a result, it is planned to omit these sites from Phase 1 and plan for the more complex communal sites to be phased in as part of Phase 2 in the third and 4th quarter of the 2027/28 financial year, alongside more targeted resident engagement and education to support this as part of improving the Council's wider performance on recycling services.

3.23. Phase 2 implementation will require additional recruitment of staff and delivery of caddies to residents prior to service commencement.

3.24. Assuming that funding is approved for 2027/28 as part of the budget setting process, the full implementation would be complete by September 2027 utilising a phased implementation as planned for Phase 1.

3.25. Faster implementation of both Phase 1 and 2 could be achieved utilising a full launch to all properties in parallel instead of a phased rollout, but this would significantly increase the risk of reputational harm and additional costs to address any issues, and so is not recommended, especially given the relatively small improvement in timescales that this would achieve (estimated at 8 weeks variance).

4. FINANCIAL IMPLICATIONS

4.1 In 2024/25, the Council received Capital funding totalling £766,498 through the Government's New Burdens Fund to support the implementation of food waste collections and fund the cost of vehicles and containers.

4.2 The Capital funding received is expected to fully meet the financial cost of containers and caddies required to operate the service to all residents. This is expected to be spent in full within the 2026/27 financial year as part of mobilisation for the new service, with unused assets to be stored securely for future use.

4.3 An annual revenue budget of £500,000 was allocated to the provision of Domestic Food Waste Collections from 2026/27 within the MTFP at Council on 27th January 2025, in the expectation that additional funding would be received from Central Government to support this "new burden".

4.4 The annual revenue cost of operating a full service that meets our statutory duties to provide a dedicated weekly food waste collection to every household is estimated at £876,311.

4.5 The table below summarises the modelled cost breakdown for the implementation of a food waste collection service to every household, and highlights the shortfall against the current approved funding within the MTFP.

4.6

	RBC
Staffing	£696,008
Maintenance	£80,000
Fuel	£42,755
Depot Operating Costs[2]	£14,548
Depot Lease Costs	£35,000

[2] Estimate on Business Rates and Utilities.

Liners	£8,000
Total	**£876,311**
Variance to Current Budget	**£376,311**

4.7 As such, a partial implementation of the food waste collection service can be implemented in 2026/27, in line with approved funding contained within the budget.

4.8 Under these proposals, the service will support approximately 66%/50% of households to receive a food waste collection service in 2026/27 and 2027/28 based on current funding within the MTFP.

4.9 To extend the service to support every household in the Council's area and fully deliver against the Council's statutory duty under the Environment Act 2021, will require additional ongoing funding of £376,311 be added to the MTFP[3].

4.10 Whilst there is no additional funding factored into the MTFP to offset this funding shortfall, the Council is receiving payments from the Extended Producer Responsibility scheme (EPR)[4], which started in 2025-26 providing local authorities with quarterly payments which "should be used to cover the net efficient costs your local authority incurs in the efficient management of household packaging waste"[5].

4.11 In 2025/26 this funding was used to fund the existing dry recycling domestic waste collection service, and allow funds allocated from the MTFP for Waste collection to be used elsewhere within both authorities.

4.12 The MTFP has allocated Council funding for the provision of existing Domestic Waste collections in 2026/27 and 2027/28, and will receive further funding under the EPR scheme for 2026/27 of £1,402,082.83.

4.13 Whilst funding for 2027/28 has not been confirmed at this point, the Council has recently received details of proposed updates to the funding calculation to factor in additional recycling materials[6] to the cost

[3] Staffing costs have been calculated based on 3% pay award within the MTFP for 2027/28.
[4] Effectively a tax on packaging manufacturers to offset the costs of collecting and managing that waste by Local Authorities. Managed by a scheme administrator (PackUK) who share funds based on net efficient costs of collecting household packaging waste.
[5] https://www.gov.uk/guidance/payments-to-local-authorities-under-extended-producer-responsibility-for-packaging

[6] Foil and Plastic Tubes

calculations that are now collected by our services as part of the Simpler Recycling requirements within the Environment Act 2021.

4.14 This funding is linked to the manufacture of recyclable packaging and will only fluctuate in line with the volume of packaging produced by the private sector. It is expected to remain a consistent funding stream moving forwards, although will be linked to our recycling quality in future, and could see deductions of up to 20% for poor performance from 2028. Full details of how this metric will be applied have not yet been provided.

4.15 £100,000 of this funding has already been allocated to support communication and engagement with residents on recycling quality related to the Council's existing green wheeled bin services, but the remaining funds could be utilised to release existing funding within the MTFP to meet the shortfall from 2027/28 onwards.

4.16 Whilst food caddies have been funded by Central Government for the initial launch of the service, and will provide an initial stock for replacement of lost/damaged caddies once the service has started, there will be a need for a future Capital Replacement budget to fund these.

4.17 This will be submitted as a budget bid at a later date once the Council has reviewed the volume of replacements required during Phase 1 implementation, so that the bid can truly reflect expected costs.

5. LEGAL IMPLICATIONS

5.1. The Environment Act 2021 sets out the legislative framework for Simpler Recycling which was launched in October 2023. The Council already meets many of the requirements, but is currently non-compliant regarding its statutory duties to provide a dedicated weekly food waste service to all households from April 2026.

5.2. The requirements under the Environment Act 2021 state that Waste Collection Authorities (WCA's) must collect segregated food waste at least once per week from 31 March 2026, with no qualification made for technical or economic practicability or the extent of any environmental benefit.

5.3. The Council has no statutory exemption via secondary legislation and is currently in breach of its obligations under the Environmental Protection Act 1990, as amended by the Environment Act 2021.

5.4. The statutory scheme does not provide for DEFRA and/or the Environment Agency as the frontline regulator to sanction WCAs directly for failure to comply with mandatory food waste collection requirements, and there is no provision for the prosecution of WCAs for non-compliance, leaving Judicial Review as the primary legislative risk.

5.5. The onus in this situation is on the authority to demonstrate it has taken all reasonable steps to perform the statutory duty, as Local Authorities cannot choose to be non-compliant with statutory legislation.

5.6. A Council cannot use a lack of funds as a justification to break the law, even if it causes severe financial strain, and this principle is well documented in case law.

5.7. This report details the mitigation of this risk, and a proposed path to achieve full compliance at the earliest opportunity, which would be 2027/28 subject to the date of funding approval and associated recruitment that would be required to deliver Phase 2 of the service.

6. OTHER - IMPLICATIONS

6.1. Local Government Reorganisation

6.1.1. Proposals to implement a phased introduction of domestic food waste collections will ensure financial stability, and secure the capital assets to support a full collection service for our current residents.

6.1.2. Whilst it is hoped that the service will be able to identify sufficient productivity and efficiency savings to implement a full service before LGR has been completed, any unutilised assets such as vehicles and caddies will transfer to the new Unitary Authority that will be created.

6.1.3. As part of LGR, it is expected that opportunities to combine resources to support more efficient services will be considered. There may be additional sites identified to support operational services beyond those the Council have access to currently.

6.1.4. Should a North Worcestershire Unitary Council be adopted, the funds received by Wyre Forest District Council from Central Government are expected to transfer across to the new Unitary Authority, and will most likely support investment and expansion of the existing Bromsgrove and Redditch Service alongside further route optimisation to make full use of existing Council depots to operate efficient services.

6.1.5. Should a single combined Worcestershire model be adopted, funds received and not yet assigned to a dedicated food waste service in

Wychavon District will support expansion of any existing schemes, as well as provide access to their Pershore depot. This may support provision of services to residents without the need for leasing of private land to operate a food waste collection service from.

6.2. Relevant Council Priority

6.2.1. Environment/Green, Clean & Safe

6.3. Climate Change Implications

6.3.1. Food waste collections contribute to carbon reduction by diverting biodegradable waste from incineration and supporting anaerobic digestion processes which provide biogas and biomethane. These are used to generate electricity as well as support the national gas grid as a sustainable source of energy within the circular economy.

6.3.2. Waste composition analysis carried out in 2022 on a sample of residual waste bins showed that residents in Redditch Borough produced an average of 2.07kg per household per week. The average across Worcestershire was 2.17kg. This is on a par with a national average of 3KG per week publicised by WRAP.

6.3.3. It is therefore expected that if 50% of households each presented their food waste for collection, the Council could expect to collect approximately 1000 tonnes per year.

6.3.4. This will divert this waste from incineration within the existing residual waste service, to processing by anaerobic digestion which produces more sustainable energy generation as well as bio-digestate to return nutrients to the environment as part of the circular economy.

6.3.5. Diverting food waste from incineration to anaerobic digestion typically delivers a carbon saving of around 60–70 kg CO_2e per tonne[7], which would result in a Carbon saving of 65 tonnes based on a 50% take-up of the service.

6.4. <u>Community Impact</u>

6.4.1. Implementing a food waste collection service is expected to deliver benefits to residents by reducing the carbon impact of their household waste on the environment.

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[7] based on WRAP's conversion factors for waste treatment options (CarbonWARM2)

6.4.2. By collecting food waste on a weekly basis, it will improve hygiene and support public health by removing putrescible waste more frequently than the existing fortnightly collection service within the residual waste stream.

6.4.3. A dedicated food waste collection can help residents identify avoidable food waste, and influence changes in behaviour and/or shopping habits. This reduces the volume of waste produced and also typically saves money on household food bills.

6.5. **Equalities and Diversity Implications**

6.5.1. People with disabilities may require assistance in presenting their food waste caddy for collection. This will be provided as part of our existing assisted collection scheme, and will be publicised alongside the introduction of a new collection scheme as part of the information provided directly to every household when the caddies are delivered.

6.5.2. There could potentially be a negative impact on people from particular ethnic groups whose first language is not English and any subsequent misunderstandings about the correct food waste disposal instructions. Imagery will be used to help simplify the message as much as possible, and further assessment will be needed to identify the scale of this, and consider how to address these concerns through planned waste education and engagement with residents.

6.5.3. A full Equalities Impact Assessment will be carried out prior to the launch of the new service in order to identify any additional elements and implement mitigation measures to support this.

7. **RISK MANAGEMENT**

7.1. Lack of a suitable site to operate a service

7.1.1. Domestic Food Waste service cannot be operated without additional land and a formal extension to the Council's Operator's Licence.

7.1.2. Land has been identified and contract arrangements being progressed to secure and safeguard proposed timescales.

7.2. Operator's Licence requirements for operating a HGV fleet

7.2.1. The Council have now appointed a second Operators Licence Holder as part of the shared services with Redditch Borough Council, which increases the oversight capacity regarding the number of vehicles that the Councils can operate.

7.2.2. Whilst there is limited physical space to support increasing our capacity on existing sites, this increased oversight capacity will allow the Council to demonstrate how a satellite site can be operated as an extension to the existing Operator’s licence.

7.2.3. Officers have commenced discussions with the Traffic Commissioner’s office and DVSA to vary the existing licences, and/or set up a new licence as required for a satellite site. This typically can be approved within 6-8 weeks, although more complex arrangements can take up to 12 weeks.

7.3. Planning permission delays

7.3.1. The Planning Team will be consulted regarding proposed sites for a new satellite depot as part of the Council’s mobilisation process to ensure compliance with all planning requirements.

7.3.2. Should Planning permission be required to support a change of use or specific works to make changes to a proposed depot site, these will be mitigated through early submission and pre-application engagement with the Planning Team as per standard processes.

7.4. Vehicle delivery delays

7.4.1. Vehicles have been ordered and are currently scheduled for delivery in December 2026. This can vary if there are delays in the manufacturing process.

7.4.2. Close coordination with the manufacturer will seek to ensure that any delays are identified at the earliest stage possible, and opportunities explored with the manufacturer and hire companies for the provision of alternate vehicles to allow services to commence as planned.

7.4.3. Any costs associated with putting interim arrangements in place will be considered against available budgets to ensure the service remains viable given the high financial cost and risk associated with minimum lease periods.

7.4.4. Contingency plans will form part of the mobilisation plan to ensure that staff can be redeployed or used to support other related waste and recycling duties that support education and awareness of recycling quality and waste minimisation should this not be achievable, and the start date need to be delayed.

7.5. Food Waste Caddy procurement and delivery delays.

7.5.1. Food Caddies are available through procurement frameworks, and quoted timescales support delivery in readiness for us to distribute to residents during Quarter 3 of 2026/27 in advance of service commencement in Quarter 4 2026/27. Current timescales support a 3–4-week buffer to accommodate any potential delays in manufacture, although experience supports this as a low-risk issue.

7.6. Low take up of the service

7.6.1. Food Caddies will be delivered with supporting information as a welcome pack regarding use of the service and the associated benefits. This will be supported by a wider Communications Plan based on dedicated resources developed by the Waste and Resources Action Programme (WRAP) to support Local Authorities in implementing Food Waste Collections across the UK.

7.6.2. Any underutilised capacity within the service will be able to support more targeted engagement in initial launch areas, and then be utilised to support expansion of the service.

7.6.3. Collection Data will be monitored to track participation and associated tonnages to target messaging and resources proactively to support usage of the service.

7.6.4. This data will also support wider service planning regarding the future of household collections for residents. Coupled with waste composition analysis of the residual waste stream, this will provide evidence to support consideration of ways to pressurise the waste stream to encourage more residents to make use of the service in low performing areas.

7.7. Inability to secure disposal at modelled disposal point

7.7.1. Route planning has been based upon access to the Severn Trent Green Power Site, which has not been contractually secured by Worcestershire County Council (WCC).

7.7.2. Once a decision has been confirmed on the scale of services to be implemented, this should give security to support WCC in completing the contract. Close communication during the mobilisation period will ensure that any changes to the disposal point can be factored in, and services adjusted where appropriate. This may impact on the number of properties the service can collect from in a week with the proposed resource, requiring additional staff/vehicles/salary costs to support the additional travelling time for disposal.

7.8. Pace of implementation and expansion to meet the Council's full statutory duties

7.8.1. Implementation of food waste collection services will be managed and monitored using a structured mobilisation plan as set out in Appendix 1. This will be regularly updated to reflect any amendments or delays, and reviewed by the Waste Project Board to ensure timescales are managed and achieve the successful delivery of services.

7.9. Legal Sanctions

7.9.1. The Council has no statutory exemption from its statutory duty to provide food waste collections to all households, and is currently in breach of its obligations under the Environmental Protection Act 1990, as amended by the Environment Act 2021.

7.9.2. The statutory scheme does not provide for DEFRA and/or the Environment Agency as the frontline regulator to sanction WCAs directly for failure to comply with mandatory food waste collection requirements, and there is no provision for the prosecution of WCAs for non-compliance, leaving Judicial Review as the primary legislative risk.

7.9.3. Mitigation to date has been open dialogue with DEFRA regarding the impact of the withdrawal of promised Government revenue funding for the implementation of the service and the challenges facing implementation of the new service in this context.

7.9.4. Having a clear plan and timescale to launch a full service at the earliest demonstrable opportunity will help demonstrate reasonability in meeting our statutory responsibilities.

8. REPORT SIGN OFF

Department	**Name and Job Title**	**Date**
Portfolio Holder	Cllr Brandon Clayton	22/6/26

Lead Director / Assistant Director	Guy Revans - Director Simon Parry – AD Environmental Services & Housing Property	19/6/26 23/6/26
Financial Services	James Walton – Director of Finance (S151) Paul Earley – Financial Services Manager Maqsood Ahmed – Finance Business Partner	29/6/26 23/6/26 23/6/26
Legal Services	Claire Felton	30/6/26
Climate Change Team (if climate change implications apply)	Matt Eccles	18/6/26

Executive 28 July 2026

Report MTFP SCENE SETTING 2027/28

Relevant Portfolio Holder		Councillor Craig Warhurst, Portfolio Holder for Finance and Governance
Portfolio Holder Consulted		Yes
Relevant Assistant Director		Debra Goodall
Report Author	Job Title: Debra Goodall, Assistant Director of Finance and Customer Services Contact email: debra.goodall@bromsgroveandredditch.gov.uk Contact Tel:	
Wards Affected		ALL
Ward Councillor(s) consulted		No
Relevant Council Priority		
Key Decision NO – Information only		
If you have any questions about this report, please contact the report author in advance of the meeting.		

1. RECOMMENDATIONS

The Executive RESOLVE that:-

1) **The budget process outlined in this report is followed for the 2027/28 annual budget and the Medium Term Financial Plan (2027/28 to 2030/31) subject to the impact of Local Government Reorganisation and vesting day on 1 April 2028.**

2) **The current pressures of £2.338m as set out in paragraph 2.12 are noted for consideration as part of the budget process for 2027/28.**

2. BACKGROUND

2.1 The next budget to be set will be the 2027/28 to 2030/21 Medium Term Financial Plan (MTFP). This budget is the second year of a three-year settlement from Government running from 2026/27 to 2028/29.

2.2 The report will set out
- The budget setting timetable for this Council
- Budget assumptions for the 2027/28 annual budget
- Present risks, issues and concerns that will need to be addressed in the budget
- The impact of the three-year Local Government Finance Settlement (2026/27 – 2028/29) which has a number of import

implications for the Council's financial planning and Medium Term Financial Plan.
- Impact of Local Government Reorganisation on the Medium Term Financial Plan

Proposed Budget Timetable

2.3 The following is the proposed budget timetable for 2027/28:

2026	
10 Jun to Jul	Budget Review Meetings held with Assistant Directors
22 Jun	MTFP Scene Setting Report to Senior Leadership Team (SLT)
14 July	MTFP Scene Setting Report considered at Executive Briefing
24 July	MTFP Scene Setting Report considered at Budget Scrutiny
28 July	MTFP Scene Setting Report approved at Executive
24 Aug	MTFP Stage 1 including provisional budget and fees and charges to SLT
13 Sept	MTFP Stage 1 including provisional budget and fees and charges approved at Executive Briefing
8 Oct	Budget Scrutiny / Overview and Scrutiny Committee review MTFP Stage 1including provisional budget and fees and charges
13 Oct	MTFP Stage 1 including Provisional Budget and Fees and Charges approved for consultation by Executive
Oct/Nov	Chancellor's budget statement (date not yet announced)
23 Nov	MTFP Stage 1 Provisional Budget (including WRS and Fees and Charges) following Consultation Responses - updates to SLT
8 Dec	MTFP Stage 1 Provisional Budget (including WRS and Fees and Charges) following Consultation Responses reviewed by Executive Briefing
17 Dec	Updated provisional Local Government Settlement expected (tbc)
2027	
7 Jan	MTFP Stage 1 Provisional Budget (including WRS and Fees and Charges) reviewed by Budget Scrutiny
2 Jan	MTFP Stage 1 Provisional Budget (including WRS and Fees and Charges) reviewed by Executive
tbc	Budget approved by SLT
tbc	Budget considered by Executive
tbc	Budget reviewed by Budget Scrutiny

tbc	Local Government Finance Settlement confirmed
tbc	Budget reviewed by Overview and Scrutiny Committee
tbc	MTFP Stage 2 (including Capital Strategy, Investment Strategy and Treasury Management Strategy) approved by Executive
tbc	Budget approved by Executive
tbc	Budget and Council Tax Resolution approved by Council

Budget assumptions for the 2027/28 annual budget

2.4 The base assumptions to be used in developing the budget are set out in the following paragraphs.

2.5 Pay award for next year will be budgeted at 2% in line with HMT inflationary targets.

2.6 There will also be an additional 1% cost of living increment built in as contingency in the case of a higher than budgeted pay settlement.

2.7 Controllable fees and charges will be uplifted by the maximum amount permittable for each area. This will be a minimum of 2% - services will need to review and set their Fees and Charges accordingly.

2.8 Council Tax – it is assumed that Council tax will be increased in line with Government assumptions on Core Spending Power (CSP) which will mean increases just below the referendum limit overall years of the MTFP. It is expected that the referendum limit for district councils will be at the greater of £5 in cash terms or less than 3%.

2.9 Unavoidable growth from contract inflation and new burden pressures will be included in the first iteration of the budget.

2.10 Where supplementary estimates during the current year (2026/27) have been agreed by Council, and where these have an impact on future base budgets, these will be captured and listed as unavoidable growth previously agreed and included in base budgets.

Current risks, issues and concerns to be addressed in the budget

2.11 Meetings were held between the s151 Officer, Deputy s151 Officer, Assistant Directors and relevant Finance Business Partners to assess the robustness of the Council’s revenue and capital budget position on a service by service basis. The key outputs from these meetings are included at Appendix 1 and proposed approaches to managing the key pressures is set out below.

2.12 The following are pressures that will need to be considered in the formulation of this year's budget and as part of the in-year 2026/27 position:

Pressure	**Impact £'000**
The actual pay for 2026/27 award was 3.3% - 0.3% above the assumption built in at budget setting	38
There are currently base budget efficiencies and savings that have not been delivered	2,001
Shortfall on Town Hall income	246
Members are entitled to join the LGPS from May 2026. This was not budgeted for until 2027/28 (this is the maximum estimated cost if all Members join)	53
Total	**2,338**

Impact of the Second Year of the Provisional Local Government Settlement (2027/28)

2.13 The 2027/28 financial year represents the second year of the Government's three-year Local Government Finance Settlement. The implications of this are outlined in the table below:

Reduced funding certainty beyond 2028/29	Whilst the three-year settlement provides a degree of short-term stability, it does not extend beyond 2028/29. For Redditch Borough Council, the changes reflect the application of the new needs-based funding formula which did not impact adversely on the Council. The Council does, however, receive £0.362m of Recovery Grant as this is not guaranteed post 2028/29, the Council will need a plan to mitigate this gap.
Funding assumptions are fixed but still include risks	The second year broadly assumes:

	• Continuation of baseline funding. This includes continuation of no new additional core funding uplift beyond inflation for district councils. When combined with ongoing service pressures and demand, this places continued pressure on Redditch's revenue budget and reinforces the need for prudent financial planning. • Stability of Core Spending Power assumptions • Continuation of Council Tax Flexibility. District Council retain the ability to increase council tax within referendum limits. For Redditch, this means that ongoing financial sustainability remains reliant on maximising allowable council tax increases alongside income generation and savings, as no additional local tax-raising powers have been introduced. However, these remain subject to national policy changes including: • Revisions to grant allocations • Changes to New Homes Bonus or other legacy streams • New Burdens funding may not fully meet costs
Inflation and cost pressures not fully reflected in settlement funding	The settlement does not fully compensate for: • Pay Inflation (settlement for 2026/27 has been agreed at 3.3%) • Contract inflation and increases in fuel costs • As a result, real-term funding reductions are expected and will require ongoing efficiencies.

Impact of Local Government Reorganisation

2.14 The **English Devolution White Paper**, published in late 2024, sets out a roadmap for local government reorganisation. This includes the creation of **Strategic Authorities** and a move towards **universal coverage** of devolved governance structures across England. Councils in two-tier areas and smaller unitaries are expected to engage in reorganisation discussions, with elections for new governance models anticipated in May 2027. Work has taken place to produce a 'two unitary' bid to Government, with the outcome expected to be announced in July 2026.

2.15 The Medium Term Financial Plan covers the period 2027/28 – 2030/31. This coincides with the timetable for Local Government Reorganisation, with vesting day expected to be 1 April 2028.

2.16 This creates uncertainties around funding allocations from this date and whether they will transfer directly to the successor authority. Consideration will also need to be given to the treatment of reserves, balances and ongoing commitments and how they will be transferred over to the new organisation.

3. FINANCIAL IMPLICATIONS

3.1 The Financial Implications are outlined in the main body of this report.

4. LEGAL IMPLICATIONS

4.1 The Council is required to set a balanced budget each year. Prudent use of reserves to smooth the impact on the local taxpayer is permitted.

5. OTHER - IMPLICATIONS

Local Government Reorganisation

5.1 The Medium Term Financial Plan period runs from 2027/28 to 2030/31. If vesting day happens on 1 April 2028, consideration needs to be given to the financial position after this date and the impact on any successor authority.

Relevant Council Priority

5.2 Financial resilience and good governance underpin the council's ability to meet all of its priorities.

Climate Change Implications

5.3 None directly as a result of this report.

Equalities and Diversity Implications

5.4 No adverse impacts as a result of the content of this report

6. RISK MANAGEMENT

6.1 The financial position of the Council is included in the corporate risk register for the Council.

7. COMMUNITY IMPLICATIONS

7.1 There are no Community implications as a result of this report.

7. APPENDICES and BACKGROUND PAPERS

Appendix 1 – Budget Review

Appendix 1 – Budget Review

All Assistant Directors have input into a budget review to assess the sustainability of the Council's underlying financial position. The following represent key findings which will be addressed as part of the MTFP and Budget Processes:

Budget Process

Across most areas of the Council there is a consistent desire for a clear, agreed, and transparent budget baseline. Assistant Directors are often unable to confidently articulate what their budget is, how it has changed from prior years, or what assumptions (inflation, growth, savings, income) underpin it. Budgets are described as historic, fragmented, and to date have not formally been signed off, meaning there is no single version of the truth. This creates a fundamental risk to accountability, as services cannot be held to deliver against a baseline they do not fully understand or recognise. The priority is to establish a standardised, organisation wide budget framework, based on simple, accessible summaries for each area, clear year-on-year reconciliation, and a formal sign-off process to confirm ownership and understanding. This will be completed over the summer period.

The budget process will need to incorporate workforce, budget management and income issues (identified below) and this may necessitate a revised in-year budget strategy alongside a more formulaic review of the 2027/28 budget and Medium Term Financial Plan.

Workforce and Staffing

Workforce costs are a major and unstable driver of financial performance, with repeated evidence of reliance on agency staff, recruitment delays, and unresolved structural issues in staffing models. At the same time, savings assumptions are being met through vacancy turnover rather than planned action, creating a false sense of financial control. This combination drives both cost volatility and operational risk, with services either overpaying (via agency) or under resourced, or possibly both. Without intervention, this will continue to undermine both service delivery and financial sustainability. Next steps will require active workforce planning aligned to budget strategy, including reducing agency reliance, improving recruitment timelines, and identifying structural changes to staffing establishments that deliver permanent and sustainable savings.

Budget Management

There are clear difficulties in how budgets are actively managed once set, including unclear cross subsidies, outdated recharge mechanisms, inconsistent use of reserves, and limited visibility of contract and funding risks. Implications may include services subsidising others without explicit agreement, historic cost splits that no longer reflect demand, and reserves being held without a clear deployment strategy. This creates a situation where underlying financial issues are hidden rather than addressed, increasing long term risk. The proposed approach is to move toward active and transparent financial management, where service costs are fully understood, subsidies are explicit and agreed, recharges are regularly reviewed and evidenced, and reserves are strategically planned to support transformation and risk mitigation.

Income

Income assumptions across several services are misaligned with reality, often due to historic targets not being updated for changes in demand, pricing decisions, or external factors. In some cases, decisions or revisions (e.g. fee reductions) have not been fully reflected in budgets, which will create persistent structural deficits. This reduces the credibility of budgets and creates ongoing in year pressures that may not be fully resolved operationally. The necessary approach will be to establish a robust income strategy, where income targets are reset to reflect current conditions, regularly reviewed, and clearly linked to policy decisions, with a structured approach to addressing gaps through pricing, demand management, or service redesign.

Finance Systems

While appropriate and robust financial data exists, it is often not readily accessible or usable by budget holders. The TechOne system is widely seen as difficult to use, leading to heavy reliance on finance teams to produce spreadsheets and interpret information. This is inefficient and introduces human error risk and reduces the capacity of the finance team to advise and add value. Capacity and capability levels vary, and training is not embedded. This limits transparency, slows decision making, and reduces accountability at a service level. The response will be to develop a fit-for-purpose reporting and systems environment, focused on simple dashboards, consistent outputs, and improved usability. Alongside this, a structured training programme would enable budget holders to independently access and interrogate their financial information.

Alignment

Across the organisation, there is evidence that known financial issues are not always being addressed due to communication, capacity, or constrained decision making, possibly linked to timing within the financial cycle. Opportunities to reset budgets earlier in the year are missed, and reporting cycles (e.g. quarter one not reaching committee until months later) reduce the ability to act in a timely way. This results in a reactive rather than proactive approach, with structural issues persisting. There is a clear need for earlier, evidence based decision making, supported by improved forward planning, clearer escalation routes for unresolved issues, and better alignment between financial reporting cycles and strategic decision points. A revised, in year budget strategy would seek to address many of these current issues and create the conditions for stronger alignment in the future.

REDDITCH BOROUGH COUNCIL

Executive **28th July 2026**

Treasury Management Outturn Report 2025/26

Relevant Portfolio Holder	Councillor Craig Warhurst – Portfolio Holder for Finance and Governance
Portfolio Holder Consulted	Yes
Relevant Head of Service	Debra Goodall
Report Authors	Assistant Director of Finance and Customer Services Debra.Goodall@bromsgroveandredditch.gov.uk
Wards Affected	All Wards
Ward Councillor(s) consulted	No
Relevant Strategic Purpose(s)	All
Key Decision	
If you have any questions about this report, please contact the report author in advance of the meeting.	

1. SUMMARY

The purpose of this report is to set out the annual outturn for 2025/26 on the Council's Capital and Treasury Management Strategies, including all prudential indicators.

2. RECOMMENDATIONS

The Executive Committee is asked to:

1) **Recommend the Council's Treasury performance for the financial year 25/26.**
2) **Recommend the position in relation to the Council's Prudential indicators.**

3. BACKGROUND

Introduction

3.1 The Authority has adopted the Chartered Institute of Public Finance and Accountancy's *Treasury Management in the Public Services: Code of Practice* (the CIPFA Code) which requires the Authority to approve, as a minimum, treasury management semi-annual and annual outturn reports.

3.2 This report includes the requirement in the 2021 Code, mandatory from 1st April 2023, of reporting the treasury management prudential indicators. The non-treasury prudential indicators are incorporated in the Authority's normal quarterly revenue report.

3.3 The Authority's treasury management strategy for 2025/26 was approved in February 2025. The Authority has invested and borrowed substantial sums of money and is therefore exposed to financial risks including the loss of invested funds and the revenue effect of changing interest rates. The successful identification, monitoring and control of risk remains central to the Authority's treasury management strategy.

External Context

3.4 **Economic background:** The financial year was largely dominated by two periods of significant uncertainty and volatility. The first being the US trade tariff 'Liberation Day' in April 2025 and the second was the US/Israel war with Iran at the end of February 2026.

3.5 After the initial fallout from US trade tariffs, the following months saw some improvements as equity markets made gains and bond yields eased modestly. However, in the UK this trend in bond yields reversed somewhat as an uncertain economic outlook together with concerns around the government's fiscal position and autumn Budget saw 'term premia' rise as investors demanded a higher return for holding gilts.

3.6 The Budget itself was more muted than had been expected. Despite a weak economic outlook, this helped UK markets perform better with gilt yields trending downwards, inflation easing, and expectations for cuts in Bank of England (BoE) Bank Rate increasing.

3.7 The end of February 2026 saw the start of the war between US/Israel and Iran. The conflict caused oil and other commodity prices to rise sharply as the shipping lanes in the region became effectively closed, restricting global oil supply. At the end of the period, the economic outlook remained highly uncertain in terms of its impact on inflation as well as countries' fiscal and monetary policy conditions around the globe.

3.8 Prior to the start of the war, headline UK consumer price inflation (CPI) inflation had generally been trending downwards, albeit the 3% in February 2026 was unchanged from January. Core CPI also stayed put at 3.1%. Inflation was expected to fall further over the coming months to the BoE's 2% target, but the war changed this. Inflation is now expected to rise again, but how quickly and by how much depends on the duration of the war and how long commodity prices are elevated.

3.9 The Office for National Statistics (ONS) reported the UK economy expanded by 0.1% in Q4 2025. This followed previous modest gains of 0.2% in Q2 and by 0.1% in Q3. Of the subsequent monthly figures, the ONS estimated that GDP showed no growth in January 2026. As this is from before the war started the impact on growth will not be seen formally in the data for a couple more months.

3.10 While the most recent labour market figures were slightly better than expected, the general trend has been one of persistent weakness. In the three months to January 2026, the unemployment rate rose to 5.2% (from 5.1%), while the employment rate held at 75.1%. Despite inflation being expected to rise in the coming months, labour market conditions remain loose and so any upward pressure on wages from general inflation is likely to be tempered by the weaker labour market environment.

3.11 After cutting Bank Rate to 3.75% in December 2025, the BoE's Monetary Policy Committee (MPC) voted 5-4 to hold rates in February 2026 and then unanimously to do so again in March. Until the war started, financial markets were expecting Bank Rate to be cut to 3.5% at the March meeting. However, the conflict in the Middle East quickly changed this. The MPC noted the risks to both inflation and growth and indicated they could move rates either up or down depending on the conditions. Financial markets quickly responded to this by pricing in rate hikes.

3.12 Following the March MPC meeting, Arlingclose, the authority's treasury adviser, revised its central interest rate view and now predicts Bank Rate will be held at 3.75%. However, the conflict makes the outlook for rates highly uncertain. In the short-term the risks are to the upside with the chance of higher Bank Rate should the MPC decide it wishes to quickly quash potential second-round effects from higher inflation. Further out, if Bank Rate is hiked quickly, the pace and magnitude of subsequent cuts could take it far lower than was previously anticipated as policymakers add significant stimulus to a much weaker economic growth outlook.

3.13 The US Federal Reserve had been cutting rates over the period, reducing Fed Funds Rate target range by 0.25% at its December meeting to 3.50%-3.75%. At the three subsequent meetings, the rate was held at the same range. Policymakers noted that while inflation was elevated, economic activity had been expanding but the war with Iran made the path of monetary policy highly uncertain. Despite this, the Fed still suggested that further rate cuts were likely in 2026 and 2027.

3.14 The European Central Bank (ECB) has kept its key interest rates on hold since June 2025, maintaining the deposit rate at 2.0% and main refinancing rate at 2.15%. At its March 2026 meeting, the ECB noted the war in the Middle East had significantly increased uncertainty, creating upside risks for inflation and downside risks for growth, leading it to revise up its forecasts accordingly.

3.15 **Financial markets:** After declining sharply early in the financial year following the announcement of US tariffs, sentiment in financial markets had improved but equity and bond markets remained volatile throughout. However, the latter part of the period was dominated by the US/Israel war with Iran, which saw equity markets fall sharply, and bond yields rise as concerns over the inflationary impact from sharply higher oil and other commodity prices outweighed the flight-to-quality into government bonds often seen in conflicts.

3.16 Equity markets had been registering gains after the declines during the April sell-off, but the war reversed this and markets saw another sharp drawdown. Both the FTSE 100 and 250 fell by around 10% over the month from the start of the conflict to the end of the financial year.

3.17 The period saw significant volatility in gilt yields. The 10-year UK benchmark gilt yield started the year at 4.65% and ended at 4.86%. However, over this time the 10-year yield hit a low of 4.23% and a high of 4.95% in the space of a month. It was a similar picture for the 20-year gilt which started at 5.18% and ended at 5.45% with a low and high of 4.92% and 5.55% respectively. The Sterling Overnight Rate (SONIA) averaged 4.01% over the 12 months to 31st March.

3.18 **Credit review:** Arlingclose maintained its recommended maximum unsecured duration limit on most of the banks on its counterparty list at 6 months. The other banks remain on 100 days.

3.19 Earlier in the period, Fitch upgraded NatWest Group and related entities to AA- from A+ and placed Clydesdale Bank's long-term A- rating on Rating Watch Positive. Fitch later upgraded Clydesdale Bank and HSBC, but downgraded Lancashire CC and Close Brothers.

3.20 Moody's affirmed OP Corporate's rating at Aa3 In May 2025. Later in the period, Moody's upgraded Transport for London, Allied Irish Banks, Bank of Ireland, Toronto-Dominion Bank, DZ Bank, Nordea and HSBC and downgraded Close Brothers. In the last quarter of 2025 S&P upgraded Clydesdale Bank, Allied Irish Banks and Bank of Ireland, and assigned Warrington Council a BBB+ rating.

3.21 After spiking in April 2025 following the US trade tariff announcements, UK credit default swap (CDS) prices had trended down before picking up modestly in October and November. After declining again in December and into the new calendar year, they rose sharply once again when the war in the Middle East started. They were still elevated at the end of the period, but prices for all banks on Arlingclose's counterparty list remained within limits deemed satisfactory for maintaining credit advice at current durations.

3.22 Overall, European banks' CDS prices have generally been flatter and lower compared to the UK, as have Singaporean and Australian lenders while some Canadian bank CDS prices have remained elevated since the beginning of the period in part due to ongoing trade tensions with the US.

3.23 Financial market volatility is expected to remain, and CDS levels will be monitored for signs of ongoing credit stress. As ever, the institutions and durations on the Authority's counterparty list recommended by Arlingclose remain under constant review.

Local Context

3.24 On 31st March 2025, the Authority had net borrowing of £28.06m arising from its revenue and capital income and expenditure. The underlying need to borrow for capital purposes is measured by the Capital Financing Requirement (CFR), while balance sheet resources are the underlying resources available for investment. These factors are summarised in Table 1 below.

Table 1: Balance Sheet Summary

	31.3.25 Actual £m	**31.3.26 Actual £m**
General Fund & Regeneration CFR	25.24	43.05
HRA CFR	126.80	126.80
Total CFR	**152.04**	**169.85**
External borrowing**	103.93	115.93
Internal borrowing	48.11	53.92
Less: Usable reserves	-18.10	-20.96
Less: Working capital	-4.90	-4.90
Net borrowing	**25.11**	**28.06**

** shows only loans to which the Authority is committed and excludes optional refinancing

3.25 The treasury management position at 31st March and the change during the year is shown in Table 2 below.

Table 2: Treasury Management Summary

	31.3.25 Balance £m	Movement £m	31.3.26 Balance £m	31.3.26 Rate %
Long-term borrowing				
- PWLB	-98.93	0.00	-98.93	3.31%
- LOBOs				
- Other	-5.00	0.00	-5.00	4.71%
Short-term borrowing	0.00	-12.00	-12.00	5.25%
Total borrowing	**-103.93**	**-12.00**	**-115.93**	
Long-term investments				
Short-term investments	4.20	-4.20	0.00	5.00%
Cash and cash equivalents				
Total investments	**4.20**	**-4.20**	**0.00**	
Net borrowing	**-99.73**	**-16.20**	**-115.93**	

Borrowing Strategy and Activity

3.26 As outlined in the treasury strategy, the Authority's chief objective when borrowing has been to strike an appropriate risk balance between securing lower interest costs and achieving cost certainty over the period for which funds are required, with flexibility to renegotiate loans should the Authority's long-term plans change being a secondary objective. The Authority's borrowing strategy continues to address the key issue of affordability without compromising the longer-term stability of the debt portfolio.

3.27 Gilt yields slightly decreased over most of the period; reflecting expectations of lower interest rates, a tepid economy and to some extent an improvement in the UK governments fiscal position following tax rises in the autumn budget. Subsequent to the war in the Middle East however, gilt yields saw a rapid rise to above the yield at the beginning of the financial year.

3.28 The PWLB certainty rate for 10-year maturity loans was 5.38% at the beginning of the period and 5.72% at the end. The lowest available 10-year maturity certainty rate was 5.13% and the highest was 5.88%. Rates for 20-year maturity loans ranged from 5.71% to 6.37% during the period, and 50-year maturity loans from 5.46% to 6.24%. The cost of short-term borrowing from other local authorities has been similar to or a little above

Base Rate for most of the period, with interest rates between 4.0% and 4.5%. However, as is commonly seen, rates rose higher towards the end of the financial year, with rates of 5.0% - 7.0% being seen.

3.29 CIPFA's 2021 Prudential Code is clear that local authorities must not borrow to invest primarily for financial return and that it is not prudent for local authorities to make any investment or spending decision that will increase the capital financing requirement and so may lead to new borrowing, unless directly and primarily related to the functions of the Authority. PWLB loans are no longer available to local authorities planning to buy investment assets primarily for yield unless these loans are for refinancing purposes. The Authority has no new plans to borrow to invest primarily for financial return.

3.30 **Loans Portfolio:** At 31st March the Authority held £115.93m of loans, as part of its strategy for funding previous and current years' capital programmes. Outstanding loans on 31st March 2026 are summarised in Table 3 below.

Table 3: Borrowing Position

	31.3.25 Balance £m	Net Movement £m	31.3.26 Balance £m	31.3.26 Weighted Average Rate %	31.3.26 Weighted Average Maturity (years)
Public Works Loan Board	98,93		98,93	3.31%	14
Banks (LOBO)					
Banks (fixed term)	5.00		5.00	4.71%	25
Local authorities (long-term)					
Local authorities (short-term)		12.00	12.00	5.25%	0.25
Total borrowing	103.93	**12.00**	**115.93**		

Treasury Investment Activity

3.31 The CIPFA Treasury Management in the Public Services Code of Practice and Cross-Sectoral Guidance Notes (revised in 2021) defines treasury management investments as investments that arise from the organisation's cash flows or treasury risk management activity that ultimately represents balances that need to be invested until the cash is required for use in the course of business.

3.32 The Authority does not hold any invested funds, representing income received in advance of expenditure plus balances and reserves held. During the period, the Authority's investment balances ranged between £0.3 and £12.0 million due to timing differences between income and expenditure. The investment position is shown in table 4 below.

Table 4: Treasury Investment Position

	31.3.25	Net	31.3.26	31.3.26
	Balance	Movement	Balance	Weighted Average Maturity
	£'000	£'000	£'000	days
Banks & building societies (secured deposits)				
Covered bonds (secured)				
Government				
Local authorities and other govt entities				
Corporate bonds and loans				
Money Market Funds	6.50	-6.50	**0.00**	**24**
Total investments	**6.50**	**-6.50**	**0.00**	

3.33 Both the CIPFA Code and government guidance require the Authority to invest its funds prudently, and to have regard to the security and liquidity of its treasury investments before seeking the optimum rate of return, or yield. The Authority's objective when investing money is to strike an appropriate balance between risk and return, minimising the risk of incurring losses from defaults and the risk of receiving unsuitably low investment income.

3.34 As demonstrated by the liability benchmark in this report, the Authority expects to be a long-term investor and treasury investments therefore include both short-term low risk instruments to manage day-to-day cash flows and longer-term instruments where limited additional risk is accepted in return for higher investment income to support local public services.

3.35 Bank Rate reduced from 4.50% to 4.25% in May 2025, followed by a further reduction to 4.00% in August 2025 and to 3.75% in December 2025. Short term interest rates have largely followed these levels. The rates on DMADF deposits ranged between 3.9% and

4.45% and money market rates between 3.4% and 4.2%.

Non-Treasury Investments

3.36 The definition of investments in the Treasury Management Code now covers all the financial assets of the Authority as well as other non-financial assets which the Authority holds primarily for financial return. Investments that do not meet the definition of treasury management investments (i.e. management of surplus cash) are categorised as either for service purposes (made explicitly to further service objectives) and or for commercial purposes (made primarily for financial return).

3.37 Investment Guidance issued by the Department for Levelling Up Housing and Communities (DLUHC) and Welsh Government also includes within the definition of investments all such assets held partially or wholly for financial return.

Treasury Performance

3.38 The Authority measures the financial performance of its treasury management activities both in terms of its impact on the revenue budget and its relationship to benchmark interest rates, as shown in table 5 below.

Table 5: Performance

	Actual £m	Budget £m	Over/ under
PWLB Maturity Loan 1	**15.00**		
PWLB Maturity Loan 2	**25.00**		
PWLB Maturity Loan 3	**40.00**		
PWLB Maturity Loan 4	**18.93**		
Barclays Loan	**5.00**		
Local Authority Loans	**12.00**		
Total borrowing	**115.93**		
PFI and Finance leases			
Total debt	115.93	175.00	-59.07
Short-term Investments	0.00	10.00	-10.00
Total treasury investments	**0.00**	**10.00**	-10.00

MRP Regulations

3.39 On 10th April 2024 amended legislation and revised statutory guidance were published on Minimum Revenue Provision (MRP). The majority of the changes take effect from the 2025/26 financial year, although there is a requirement that for capital loans given on or after 7th May 2024 sufficient MRP must be charged so that the outstanding Capital Financing Requirement (CFR) in respect of the loan is no higher than the principal outstanding less the Expected Credit Loss (ECL) charge for that loan.

3.40 The regulations also require that local authorities cannot exclude any amount of their CFR from their MRP calculation unless by an exception set out in law. Capital receipts cannot be used to directly replace, in whole or part, the prudent charge to revenue for MRP (there are specific exceptions for capital loans and leased assets).

Compliance

3.41 The Director of Finance and Section 151 officer reports that all treasury management activities undertaken during the year complied fully with the principles in the Treasury Management Code and the Authority's approved Treasury Management Strategy. Compliance with specific investment limits is demonstrated in table 6 below.

Table 6: Investment Limits

	2025/26 Maximum	**31.3.26 Actual**	**Complied?** Yes/No
Any single organisation, except the UK Government	£4m each	£0m	Yes
UK Central Government	Unlimited	£0m	Yes
Unsecured investments with banks and building societies	£2.5m in total	£0m	Yes
Loans to unrated corporates	£1m in total	£0m	Yes
Money Market Funds	£20m in total	£0m	Yes
Foreign countries	£5m per country	£0m	Yes
Real Estate Investment Trusts	£2.5m in total	£0m	Yes

3.42 Compliance with the Authorised Limit and Operational Boundary for external debt is demonstrated in table 7 below.

Table 7: Debt and the Authorised Limit and Operational Boundary

	2025/26 Maximum	**31.3.26 Actual**	**2025/26 Operational Boundary**	**2025/26 Authorised Limit**	**Complied?** Yes/No
Borrowing	175.00	115.93	170.00	180.00	Yes
PFI and Finance Leases	1.50	0	1.50	1.50	Yes
Total debt	**176.50**	**115.93**	**171.50**	**181.50**	

3.43 Since the operational boundary is a management tool for in-year monitoring it is not significant if the operational boundary is breached on occasions due to variations in cash flow, and this is not counted as a compliance failure

Treasury Management Prudential Indicators

3.44 As required by the 2021 CIPFA Treasury Management Code, the Authority monitors and measures the following treasury management prudential indicators.

Liability Benchmark

3.45 This indicator compares the Authority's actual existing borrowing against a liability benchmark that has been calculated to show the lowest risk level of borrowing. The liability benchmark is an important tool to help establish whether the Council is likely to be a long-term borrower or long-term investor in the future and so shape its strategic focus and decision making. It represents an estimate of the cumulative amount of external borrowing the Council must hold to fund its current capital and revenue plans while keeping treasury investments at the minimum level of £2m required to manage day-to-day cash flow.

	31.3.25 Actual	**31.3.26 Actual**	**31.3.27 Forecast**	**31.3.28 Forecast**
Loans CFR	149.26	169.85	158.21	160.58
Less: Balance sheet resources	-21.80	-29.12	-26.18	-24.86
Net loans requirement	127.46	140.73	132.09	135.72
Plus: Liquidity allowance	0.20	0.20	0.20	0.20
Liability benchmark	**127.66**	**140.93**	**132.29**	**135.92**
Existing borrowing	**103.93**	**115.93**	**110.93**	**120.93**

3.46 Following on from the medium-term forecast above, the long-term liability benchmark assumes capital expenditure funded by borrowing of £11.10m, minimum revenue provision on new capital expenditure based on a 40 year asset life and income, expenditure and reserves all increasing by inflation of 2% p.a. This is shown in the chart below together with the maturity profile of the Authority's existing borrowing.

Maturity Structure of Borrowing

3.47 This indicator is set to control the Authority's exposure to refinancing risk. The upper and lower limits on the maturity structure of all borrowing were:

	Upper Limit	Lower Limit	31.3.26 Actual	Complied?
Under 12 months	50%	0%	0%	Yes
12 months and within 24 months	50%	0%	0%	Yes
24 months and within 5 years	50%	0%	0%	Yes
5 years and within 10 years	50%	0%	0%	Yes
10 years and above	100%	0%	0%	Yes

3.48 Time periods start on the first day of each financial year. The maturity date of borrowing is the earliest date on which the lender can demand repayment.

Long-term Treasury Management Investments

3.49 The purpose of this indicator is to control the Authority's exposure to the risk of incurring losses by seeking early repayment of its investments. The prudential limits on the long-term treasury management limits are:

	2025/26	2026/27	2027/28
Limit on principal invested beyond year end	£1.0m	£0.5m	£0m
Actual principal invested beyond year end	0	0	0
Complied?	Yes	Yes	Yes

3.50 Long-term investments with no fixed maturity date include strategic pooled funds, real estate investment trusts and directly held equity but exclude money market funds and bank accounts with no fixed maturity date as these are considered short-term.

Additional indicators

Security**:**

3.51 The Authority has adopted a voluntary measure of its exposure to credit risk by monitoring the value-weighted average credit rating of its investment portfolio. This is calculated by applying a score to each investment (AAA=1, AA+=2, etc.) and taking the arithmetic average, weighted by the size of each investment. Unrated investments are assigned a score based on their perceived risk.

	2025/26 Target	31.3.26 Actual	Complied?
Portfolio average credit rating	A	-	Yes

Liquidity:

3.52 The Authority has adopted a voluntary measure of its exposure to liquidity risk by monitoring the amount of cash available to meet unexpected payments within a rolling three-month period, without additional borrowing.

	2025/26 Target	31.3.26 Actual	Complied?
Total cash available within 3 months	£2.5m	£2.5m	Yes
Total sum borrowed in past 3 months without prior notice	Nil	Nil	Yes

Interest Rate Exposures:

3.53 This indicator is set to control the Authority's exposure to interest rate risk.

Interest rate risk indicator	2025/26 Target	31.3.26 Actual	Complied?
Upper limit on one-year revenue impact of a 1% rise in interest rates	500,000	0	Yes
Upper limit on one-year revenue impact of a 1% fall in interest rates	500,000	0	Yes

3.54 For context, the changes in interest rates during the year were:

	1/4/25	31/3/26
Bank Rate	4.50%	3.75%
1-year PWLB certainty rate, maturity loans	4.82%	5.04%
5-year PWLB certainty rate, maturity loans	4.94%	5.28%
10-year PWLB certainty rate, maturity loans	5.38%	5.72%
20-year PWLB certainty rate, maturity loans	5.88%	6.23%
50-year PWLB certainty rate, maturity loans	5.63%	6.04%

3.55 The impact of a change in interest rates is calculated on the assumption that maturing loans and investment will be replaced at new market rates.

4. IMPLICATIONS

Legal Implications

4.1 A number of statutes governing the provision of services covered by this report contain express powers or duties to charge for services. Where an express power to charge does not exist the Council has the power under Section 111 of the Local Government Act 1972 to charge where the activity is incidental or conducive to or calculated to facilitate the Councils statutory function.

Service / Operational Implications

4.2 Monitoring is undertaken to ensure that income targets are achieved, with Treasury Management activities taking place on a daily basis.

Equalities and Diversity Implications

4.3 The only impact of treasury transactions is in respect of ethical investment linked to the Councils investment counterparties. Presently the Council has a limited counterparty list based on financial risk to the Authority.

Local Government Reorganisation

4.4 The level of debt and investments the Council holds will transfer over to the new unitary on vesting day.

Relevant Council Priority

4.5 Financial resilience and good governance underpin the council's ability to meet all of its priorities.

Climate Change Implications

4.6 None directly as a result of this report.

5. RISK MANAGEMENT

5.1 There is always significant risk in relation to treasury transactions, this is why Councils appoint Treasury advisors, which in the case of Redditch is Arlingclose. In addition, there is the requirement in this area to provide an Annual Strategy report containing indicators/limits that must be met, a quarterly update and closure report all of which must be reported to full Council.

6. COMMUNITY IMPLICATIONS

There are no Community implications as a result of this report.

7. APPENDICES

None

7. BACKGROUND PAPERS

MTFP 2025/26 – February 2025 which contains the years Capital Strategy, Treasury Management Strategy and MRP Policy.

AUTHOR OF REPORT

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REDDITCH BOROUGH COUNCIL

Executive **28 July 2026**

Financial Outturn Report 2025/26

Relevant Portfolio Holder		Councillor Craig Warhurst
Portfolio Holder Consulted		Yes
Relevant Head of Service		Debra Goodall
Report Authors	Assistant Director of Finance and Customer Services Debra.Goodall@bromsgroveandredditch.gov.uk Business Improvement Manager H.Mole@bromsgroveandredditch.gov.uk	
Wards Affected		All Wards
Ward Councillor(s) consulted		No
Relevant Strategic Purpose(s)		All
Key Decision		
If you have any questions about this report, please contact the report author in advance of the meeting.		

1. SUMMARY

1.1. The purpose of this report is to set out the Council's Revenue and Capital Outturn position for the financial year April 2025 to March 2026. The Outturn Report is a management report that complements the quarterly financial monitoring reports, produced in a consistent format to aid review.

2. RECOMMENDATIONS

Executive is asked to RESOLVE:

2.1 To note the updated procurements position set out in Appendix D, with any new items over £0.200m to be included on the forward plan.

Executive is asked to RECOMMEND to Council:

2.2 The 2025/26 revenue outturn position is an overspend of £0.579m which will be funded by an allocation from the General Fund Balance.

2.3 The Ward Budget allocation for 2025/26 of £54,000 had approved allocations at £46,900 as at 31 March 2026, resulting in £7,100 which is transferred to General Fund reserves.

2.4 The General Fund Balance of £7.364m (as at 1 April 2025) being reduced to £6.792m as a result of the £0.579m overspend and the £0.007m net transfer from Ward Budget Reserves using the approach previously agreed with members

2.5 The outturn position in respect of the GF Earmarked Reserves is £20.957m and HRA Earmarked Reserves is £9.160m as at 31 March 2026.

2.6 The 2025/26 capital outturn position is £8.154m spend against a total estimated programme of £31.847m. The net balance of £23.693m will be carried forward and included for review within the 2026/27 capital programme.

2.7 HRA net operating expenditure is £0.397m, broadly in line with the revised budget, and is break even after a small variance in planned use of balances at year end. Capital Expenditure is net £1.326m more than budget and the balance be carried forward and included in the 2026/27 HRA capital programme.

3. KEY ISSUES

Financial Implications

3.1 This report sets out the draft financial outturn revenue and capital performance of the Council for 2025/26 against budget.

3.2 The £13.475m full year revenue budget included in the table below is the budget that was approved by Council in February 2026.

3.3 The Finance team have undertaken a review of the 2025/26 accounts since year end including:

- Accruals and prepayments,
- Recharges have been made to and from the Housing Revenue Account (HRA),
- Grants are applied to known expenditure and remaining balances are carried forward,
- Reserves are applied to known expenditure,
- Shared service recharges between Redditch Borough and Bromsgrove District Councils where a shared service arrangement exists and
- Transfers between the Collection Fund and the General Fund.

Revenue Position

3.4 The revenue outturn position is a £0.579m overspend as shown in Table 3 below. This shows a negative net £0.179m movement since the position reported at Q3. The movement from Q3 to Outturn is summarised in Table 4 and paragraph 3.5. Two key, year-end amendments that contribute to this movement were staff capitalisation and VAT adjustments; these are shown in tables 1 and 2 below.

A salary capitalisation exercise is completed at the end of year to identify staffing costs that should be correctly charged to the capital programme. In future years, an estimate of potential capitalisation will be built into projected spend as part of the quarterly monitoring. As at 31 March 2026, the Council recharged a proportion of time spent (salary) against the capital projects undertaken during the year (reducing revenue spend and increasing charges to the capital programme) as follows:

REDDITCH BOROUGH COUNCIL

Executive **28 July 2026**

Table 1 – Staff Capitalisation

RBC services	Net amount
Community and Housing Services	-16,665.00
Finance & Customer Services	-60,847.00
Environmental Services	-58,430.00
Regeneration & Property Services	-64,058.00
Grand Total (reduced revenue expenditure)	**-200,000.00**

There was also an impact on outturn following the submission of adjustments relating to monthly VAT returns as shown in the following table:

Table 2 – VAT Correction

RBC services	Net amount
Business Transformation & Organisation Development	8,189.95
Community and Housing Services	13,830.58
Corporate Services	2,139.16
Environmental Services	30,968.74
Finance and Customer Services	49,280.33
Regulatory Client	5,229.21
Rubicon Client	634.86
Legal and Democratic Services	3.973.40
Regeneration & Property Services	12,009.87
Planning and Leisure Services	83,212.33
Grand Total (increased revenue expenditure)	**209,468.43**

The subsequent Outturn position is as per Table 3 below:

Table 3 Overall Outturn Position

REDDITCH BOROUGH COUNCIL

Executive **28 July 2026**

Financial and Customer Services	2025-26 Approved Budget	2025-26 Revised Budget	2025-26 Actual Spend	2025-26 Variance	Projected Variance Q3	Change in variance
Business Transformation and Organisational Development	2,127,379	1,858,457	1,940,551	82,094	66,211	15,883
Community and Housing GF Services	2,911,457	2,121,737	2,340,996	219,258	396,470	(177,212)
Corporate Services	-4,322,576	-2,294,379	-2,965,759	(671,380)	232,148	(903,528)
Environmental Services	3,327,695	3,175,199	4,199,787	1,024,588	615,381	409,207
Financial and Customer Services	3,151,803	2,986,657	4,556,119	1,569,462	688,175	881,287
Legal & Democratic services	1,213,796	1,084,233	1,138,922	54,689	(19,465)	74,154
Planning, Regeneration and Leisure Services	1,272,841	980,173	912,629	(67,544)	(290,999)	223,455
Regeneration & Property	2,213,443	1,983,761	2,369,892	386,131	210,251	175,880
Regulatory Client	711,638	711,638	703,860	(7,778)	21,019	(28,797)
Rubicon Client	867,481	867,481	993,322	125,841	129,391	(3,550)
Starting Well	0		0	0	0	0
Grand Total	**13,474,957**	**13,474,957**	**16,190,317**	**2,715,360**	**2,048,582**	**666,778**

	2025-26 Approved Budget	2025-26 Revised Budget	2025-26 Actual Spend	2025-26 Variance	Projected Variance Q3	Projected Variance Q3
Corporate Financing	(13,474,957)	(13,474,957)	(15,610,851)	(2,135,894)	(1,648,634)	(487,260)
	(13,474,957)	**(13,474,957)**	**(15,610,851)**	**(2,135,894)**	**(1,648,634)**	**(487,260)**

TOTALS	**0**	**0**	**579,466**	**579,466**	**399,948**	**179,518**

3.5 The overall variance of £579,466 results from an overspend of £2.715m against service spending, offset by an underspend of £2.136m from corporate financing due to additional s31 grant funding of £1.596m and increased investment interest income received of £0.540m. Against a budget of £13.475m, the service overspend represents a variance of 20.2%. The service spending moved from Q3 £2.049m to £2.715m at year end, a negative movement of £0.666m due to the net impacts of the capitalisation recharge (-£0.200m), VAT correction (+£0.209m) noted above plus an increase in spending of £0.657m at year end. The movement between Q3 and Outturn is summarised in the following table:

Table 4 Movement from Quarter 3 to Outturn

	Service Expenditure (£)	Corporate Financing (£)	Net position (£)
Position at Q3	**2,048,582**	**-1,648,634**	**399,948**
Capitalisation of Salary Costs (Q4)	-200,000	0	-200,000
Impact of VAT Error Correction Notice in year	209,468	0	209,468
Variances to Q3 projections at Q4 (see supplementary tables below)	657,310	-487,260	170,050
Position at Outturn	**2,715,360**	**-2,135,894**	**579,466**

Business Transformation & Organisational Development overspend

Supplementary Table 3a

Key Variances	Variance (£'000)	Explanation
ICT	+137	£80k for server costs and £57k for other ICT purchases.
Apprenticeship Levy	+20	Corporate contributions to the apprenticeship levy were 20k over-committed in the year. There was a pressure bid put in 25/26 to increase the budget to avoid overspend in the 26/27 financial year.
Training	-50	Savings within the training budget of £50k due to cost being split between both authorities reducing pressure on Redditch. HR savings on salaries of £20k and other small savings of £5k split across services
Salaries	-20	Savings on salaries across Business Transformation & Organisational Development of £20k
VAT Impact (Table 2)	+8	Minor VAT adjustments
Other Variances	-13	Other small savings of £5k split across services
Outturn Position	**82**	

Community and Housing GF Services overspend

Supplementary Table 3b

Key Variances	Variance (£'000)	Explanation
Dial a Ride	+104	There has been a £104k overspend within Dial-a-Ride arising from the Council's decision to reduce fares income by 50%, together with higher maintenance costs associated with the ageing vehicle fleet. These costs are ongoing and will be reviewed as part of the MTFP for 2027/28.
Housing	+92	Unachieved efficiency savings target of £36k and costs write off costs relating to housing of £56k, Both of these are one off.
Shopmobility	+125	Shopmobility has incurred an overspend of £70k following its relocation to new premises, including

		higher electricity, service charge and advertising costs. This was compounded by reduced income leading to an overspend of £55k, as customer numbers have not returned to pre-COVID levels, reflecting a national trend. These costs are ongoing and will be reviewed as part of the MTFP for 2027/28.
Homelessness Prevention	-57	Saving in Homelessness Prevention due to £57k less grants and contributions paid because of falling demand
VAT Impact (Table 2)	+14	£6k relating to domestic Abuse Services and £5k relating to Community Transport contracts which were both deemed to be subject to VAT and other minor VAT adjustments.
CCTV	-45	£45k savings within CCTV on Salary Allowances and Furnishings.
Other Variances	-14	Minor savings amounting to £14k
Outturn Position	**219**	

Corporate Services underspend

Supplementary Table 3c

Key Variances	Variance (£'000)	Explanation
Vacancy Management, Inflation and Utilities	-575	Within Corporate Services there is a £575k over achievement on vacancy management, corporate efficiencies other savings in inflation and utility budgets across the whole Council. These savings are one off.
Bad Debt Provsison	-227	There was a one off reduction of bad debt provision of increasing the underspend by £227k
Grants	+108	One-off repayment of COVID grant of £108k to Government, to reach a final settlement position
VAT	+13	A HMRC fine of £13k relating to VAT
Pension Costs	+26	Lump Sum Pension Deficit payment of £26k relating to pensions
VAT Impact (Table 2)	+2	Minor VAT adjustments.
Other Variances	-18	Minor savings amounting to £18k
Outturn Position	**-671**	

Environmental Services overspend

Supplementary Table 3d

Key Variances	Variance (£'000)	Explanation
Fleet	+343	Expenditure on our Fleet within the Environmental Services overspent, with costs exceeding budget by £343k. The ageing refuse fleet generated additional maintenance costs and required hire vehicles when vehicles were off the road for repairs, but this has now been addressed with the receipt of new refuse vehicles that went into service during Q4 and have already reduced our maintenance bill. Alongside the ongoing wider replacement of fleet across the Place Teams and other services, this will continue to reduce demand on the workshop and associated costs from outsourcing maintenance. However, lack of capacity in our workshop due to staffing pressures and difficulties recruiting or sourcing trained HGV mechanics through Agencies resulted in significant outsourcing of repairs and routine maintenance at inflated costs. This will remain a pressure in 2026/27; however, two new development roles are being created to train in-house mechanics, strengthening future capacity and supporting both financial and operational sustainability.
Bereavement Services	+511	Bereavement Services is reporting a £375k income shortfall, as the income budget is above the level the service can currently achieve, a growing issue over several years. This has been compounded by ONS death rate data showing the lowest level for five years. Further pressures include a £53k increase in business rates and an £83k rise in cremator servicing and maintenance costs. The 2026/27 Medium Term Financial Plan includes

		ongoing additional provision of £50k for business rates and £43k for cremator maintenance. The service is also seeking to mitigate income pressures through the introduction of a new pet cremation service in 2026/27 and the development of enhanced memorial options. The overarching position will be reviewed in 2026/27 and reset, as appropriate, for the 2027/28 financial year.
Hedge Cutting	+93	The Hedge Cutting Service has incurred £93k in agency costs, reflecting the continued outsourcing of this service over the last five years. The 2026/27 MTFP includes £90k of additional ongoing funding to meet this cost.
Tree Service	+90	The Tree Service has also incurred one-off legal costs of £90k relating to a tree subsidence case.
VAT Impact (Table 2)	+32	£22.8k relating to the annual grass cutting contract (this may be subject to reversal) and £8k relating to Bereavement Services which were classed as VATable by our VAT advisors and other minor VAT adjustments.
Other Variances	-45	There were some minor underspends of 45k across the service.
Outturn Position	**1,024**	

Financial and Customer Services overspend

Supplementary Table 3e

Key Variances	Variance (£'000)	Explanation
Housing Subsidy Loss	+1,197	A review of the Housing Subsidy budgets was carried out in year and this identified a shortfall against the grant expected of £1.197m.
Agency Costs	+354	There is a nationwide staffing shortage of qualified finance personnel and there were costs of £354k on Agency staff due to cover for vacancies. A review of the structure with an aim to

		recruit any interim posts on a permanent basis.
VAT Reconciliation exercise	+175	Additional spend of £175k was incurred due to PS Tax as part of the support for the completion of the VAT returns to HMRC.
Insurance	-180	£180k saving on insurance costs.
VAT Impact (Table 2)	+49	Several minor VAT Adjustments across the service
Other Variances	-26	Other minor variations totalling £26k
Outturn Position	**1,569**	

Legal, Democratic and Elections Services overspend

Supplementary Table 3f

Key Variances	Variance (£'000)	Explanation
Efficiency Savings	+20	Variance results from unmet efficiency saving of £20k.
Professional Advice	+8	External legal advice on recruitment & procurement
Land Charges	+13	There was a shortfall in income from land charge searches in 25/26, a budget bid was submitted for this difference.
Software Licence	+21	£21k overspend in Electoral Services due to the licence for the Civica system, a budget pressure was submitted for 26/27.
VAT Impact (Table 2)	+4	Minor VAT adjustments.
Other Variances	-11	Savings split across different areas.
Outturn Position	**55**	

Planning and Leisure Services underspend

Supplementary Table 3g

Key Variances	Variance (£'000)	Explanation
Development Control	-116	There has been additional Development Control income of £116k due to high value planning applications received
	-19	Arts and Development income £19k due to additional grant received in year..

VAT Impact (Table 2)	+83	£73k relating to planning fees (will be reversed as should not be VATable) and other minor VAT adjustments.
Other Variances	-16	Other various small overspends within Parks and Events.
Outturn Position	**-68**	

Regeneration and Property Services overspend

Supplementary Table 3h

Key Variances	Variance (£'000)	Explanation
Parking Enforcement	+59	There are costs relating to Wychavon District Council of £59k for Parking enforcement officers, this has been addressed by a budget bid for 26/27.
Fire Alarm System	+165	As reported earlier in the year, there are costs relating to the replacement of a fire alarm system in the Town Hall amounting to £165k, which is also a one-off cost in year.
Greenlands	+4	The service has pressures relating to building and maintenance cost for Greenlands of £36k and other minor works cost overruns of £21k. This was offset by insurance claim income of £53k.
Income	+2	Market income shortfalls and costs of £9k and a full review of the Market is expected. Additional roundabout sponsorship income of £7k,
Economic Development	+16	There are other Economic Development pressures of £16k.
Property Rental	+92	Shortfall in rental income of £92k across several properties.
Efficiency Savings	+60	Efficiency savings proposed to be delivered through vacancy management.
Insurance	+64	One-off additional insurance claim costs of £64k. A reserve has been set up to meet the insurance costs going forward.
Vacancy Management Savings	-64	£64k in vacancy management savings across services and projects

VAT Impact (Table 2)	+12	Minor VAT adjustments.
Other Variances	-24	Various other savings
Outturn Position	**386**	

Regulatory Client underspend

Supplementary Table 3i

Key Variances	Variance (£'000)	Explanation
Efficiency Savings	-11	Efficiency savings of £11k
VAT Impact (Table 2)	+5	Minor VAT adjustments.
Other Variances	-2	Various other savings
Outturn Position	**-8**	

Rubicon Client overspend

Supplementary Table 3j

Key Variances	Variance (£'000)	Explanation
Insurance	+40	Increased Maintenance and Insurance costs of £40k due to Rubicon client not having an insurance budget for buildings,
Efficiency Savings	+15	Efficiency savings of £15k that will not be met.
VAT Returns	+57	There was a £57k fine from HMRC relating to VAT returns.
VAT Impact (Table 2)	+1	Minor VAT adjustments.
Other Variances	+13	Additional overspends of £13k split across the service.
Outturn Position		

Corporate Financing underspend

Supplementary Table 3k

Key Variances	Variance (£'000)	Explanation
Grant	-1,596	Additional Section 31 Grant Income
Interest Income	-540	Investment Income received
Outturn Position	**-2,136**	

Capital Position

3.7 A capital programme for 2025/26 of £8.082m was approved by Council in February 2025.

3.8 Many of these schemes were already in partial delivery in the 2025/26 financial year. Net unspent budget was carried from 2024/25 to supplement the 2025/26 capital programme as shown in table 5 below. A review of the Capital Programme in 2026/27 will be undertaken to review all projects, budgets, funding historic coding conventions and spend since project inception.

Table 5 Capital Programme 2024/25 to 2029/30

Year	Original Budget (£)	Carried Forward from previous year (£)	Revised Budget (£)
2025/26	8,082,320	23,765,697	31,847,017
2026/27	5,254,963	23,692,985	28,947,948
2027/28	2,315,118		
2028/29	2,064,490		
2029/30	2,321,958		

3.9 Included in this funding the Council also have the following Grant Funded Schemes which are being delivered in 2025/26:

The Town Deal schemes – the Innovation Centre and Public Realm improvements which are funded via £15.6m of Government Funding.

- For the Innovation Centre
  - Speller-Metcalfe have been appointed as the design and build contractor up to Stage 4 design with an option to extend into delivering the development in full. Stage 4 design work is now complete and work packages have been used to competitively source quotes from sub-contractors.
  - Final cost position is very close to being agreed with Speller-Metcalfe in line with the available construction budget.
  - MHCLG have confirmed the deadline to spend Town Deal funding has been extended until end of March 2028, providing additional time if needed.
  - Planning permission was granted on December 11th. We are now working through pre-commencement and other conditions as needed.

- The final business case for GBS LEP funding was signed off by Birmingham City Council (BCC) on 20 January 2026. The grant funding agreement for £2.425m has been returned to BCC for sealing.

- For the Public Realm Scheme
  - All works to Unicorn Hill and Church Green West have been completed. The new traffic regulation order (TRO) came into place on the 14 August. Public comms around the new TROs have been circulated on social media and local papers. Additional public realm works have been paused so that remaining Town Deal funding can be utilised for the Innovation Centre.

- In December 2024, the Government announced that the UK Shared Prosperity Fund (UKSPF) would be extended by 6 months. No additional funding has been provided but the deadline for spending 2025/26 allocation of £818,536 (of which £152,000 is capital) is 30/9/26.

3.10 The outturn spend on capital as at 31 March 2026 was £8.154m against a revised capital budget of £31.847m. Details of spend and variances are provided in Appendix A. The net underspend of £23.693m will be carried forward to 2026/27. Within this figure certain schemes have overspent by £2.426m offsetting a larger underspend of £26.119m across remaining schemes. A review of the capital programme in 2026/27 will be completed to ensure the revised programme is fully funded.

Housing Revenue Account

3.11 The table below details the financial position for the Housing Revenue Account (HRA) for the financial year April 2025 – March 26. The major variances are due to the following:

- Dwelling Rents – a higher than anticipated purchase of properties under the Right to Buy scheme has reduced the income level. This was due a backlog of approvals.
- Repairs and Maintenance – The service faced a £0.3m overspend, largely due to mounting budget pressures, including higher material costs and increased fleet maintenance expenses. Although the initial phase of fleet replacement commenced near the end of the financial year and will extend through 2026/27, these costs have played a significant role in the overall overspend. Despite considerable recruitment efforts within the Service, several positions remained unfilled. To compensate for these vacancies, agency staff were engaged, including additional personnel responsible for completing work to reduce the value of outsourced works to contractors.
- Supervision and Management – the variance is predominantly due to vacant posts as a consequence of a service review within Housing Services. A new structure will be implemented and recruitment campaign instigated.

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Table 6 Housing Revenue Account

HOUSING REVENUE ACCOUNT (HRA)								
REVENUE 2025/26 FINAL OUTTURN								
		2025/26 Original Budget £'000	2025/26 Working Budget £'000	2025/26 Budget Apr -Mar £'000	2025/26 Actual + comm Apr -Mar £'000	2025/26 Variance Apr -Mar £'000	2025/26 Projected Outturn £'000	2025/26 Projected Variance £'000
INCOME								
Dwelling Rents	DR	-28,169	-28,169	-28,169	-27,907	262	-27,907	262
Non-Dwelling Rents	NDR	-534	-534	-534	-507	27	-507	27
Tenants' Charges for Services & Facilities	CSF	-695	-795	-795	-827	-31	-827	-31
Contributions towards Expenditure	CTE	-155	-155	-155	-178	-23	-178	-23
								0
Total Income		**-29,553**	**-29,653**	**-29,653**	**-29,418**	**235**	**-29,418**	**235**
EXPENDITURE								
Repairs & Maintenance	R&M	7,844	8,011	8,011	8,317	306	8,317	306
Supervision & Management	S&M	9,249	9,387	9,387	8,750	-637	8,750	-637
Rent, Rates, Taxes & Other Charges	RRT	576	576	576	872	296	872	296
Provision for Bad Debts	BDP	517	519	519	221	-298	221	-298
Depreciation & Impairment of Fixed Assets	DEP	7,296	7,296	7,296	7,471	175	7,471	175
Interest Payable & Debt Management Costs	INT	4,179	4,179	4,179	4,183	4	4,183	4
Total Expenditure		**29,662**	**29,968**	**29,968**	**29,815**	**-154**	**29,815**	**-154**
Net cost of Services		**109**	**315**	**315**	**397**	**82**	**397**	82
Net Operating Expenditure		**109**	**315**	**315**	**397**	**82**	**397**	**82**
		0	0					
Interest Receivable	IR	-211	-211	-211	-76	136	-76	136
Revenue Contribution to Capital Outlay	RCCC	0	0	0	0	0	0	0
Planned use of Balances	UB	103	-104	-104	321	425	-321	-217
Transfer to Earmarked Reserves	TER	0		0	0	0	0	0

Table 7 HRA Capital Programme

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Project Various	Project Description	2025/26 Full Year Budget £	2025/26 Outturn £	2025/26 Variance £
100050	Housing 1-4-1 Purchases/Build	3,000,000	2,342,227	(657,773)
100053	Asbestos General	125,000	147,246	22,246
100054	Structural Repairs	15,000	165,004	150,004
100055	Electrical Upgrade	200,000	367,665	167,665
100056	Boiler Replacement	720,000	662,131	(57,869)
100058	Window Replacement	500,000	431,339	(68,661)
100059	Disabled Adaptations	500,000	313,114	(186,886)
100060	Environmental Enhancement	100,000	28,877	(71,123)
100061	FRA Works	-	2,140	2,140
100062	Stock Condition Survey	150,000	68,600	(81,400)
100063	Housing Management System		228,586	228,586
100066	Capitalised Salaries	750,000	749,848	(152)
100067	Door Entry/CCTV	350,000	288,846	(61,154)
100068	HRA Hard Wire S	200,000	126,583	(73,417)
100074	Balcony Replacement	300,000	302,474	2,474
100081	HRA Fire Safety	-	-	
100083	HRA Compartmentation	1,500,000	1,038,877	(461,123)
100084	Major Voids Works	1,000,000	3,087,321	2,087,321
100098	HRA-Energy Efficiency	1,000,000	2,193,055	1,193,055
100115	HRA Stock Remodelling	275,000	127,164	(147,836)
100116	HRA Estates Garages	300,000	11,000	(289,000)
110001	Internal Refurbishment	3,000,000	2,291,190	(708,810)
110003	High Trees Project	800,000	1,076,853	276,853
110004	Disrepair Cases	100,000	888,922	788,922
110005	External Refurbishment	500,000	196,441	(303,559)
110006	Community Safety	-	-	0
110042	Lift Replacement	150,000	153,317	3,317
110045	Vehicle Replacement	900,000	472,136	(427,864)
		16,435,000	**17,760,955**	**1,325,955**

3.12 Across the HRA Capital Investment Programme issues have arisen that require variances to the budget lines for the following reasons.

Housing 1-4-1 Purchases – These occur on a reactive basis and as such budget estimating can be difficult, in the current year we have identified £2.4m of Persimmon properties together with buybacks.

Structural Repairs – Throughout the year, several properties were identified as requiring significant structural repairs. While some issues arose through routine repairs and maintenance requests, others only became apparent after problems had emerged, requiring a reactive response.

Electrical Upgrades - A growing number of properties identified through stock condition surveys required electrical rewiring to maintain compliance with current regulations and safeguard residents. Completing these upgrades was essential to meeting statutory requirements while supporting resident safety and well-being.

Disabled Adaptations - There was an underspend because improvement works, including level access showers, were delivered by the internal Aids and Adaptations teams, reducing the need to outsource work to contractors. Some backlog – larger jobs going to contractor

Fire Compartmentation - There were delays in completing projects and buildings within the programme due to contractor performance issues. These works were completed at the start of 2026/27. To provide additional capacity and accelerate the programme of improvements during 2026/27, an additional contractor has been procured.

Energy Efficiency - The Council has been successful in securing significant external funding through Warm Homes: Social Housing Fund Wave 2.1 and Wave 3 to improve the energy efficiency of its council housing stock. These programmes provide an important opportunity to invest in measures that will enhance the quality, sustainability, and performance of existing homes while helping residents reduce energy consumption and household fuel costs. The funding will support energy efficiency improvements to eligible properties, including insulation, heating, and ventilation upgrades. These works will improve the energy performance of council homes, reduce carbon emissions, and support the Council's climate objectives. Although contractor performance issues delayed the completion of works under Warm Homes: Social Housing Fund Wave 2.1, good progress has been made under Wave 3, with delivery continuing positively. The programme of improvements will continue over the coming years, with the Council working closely with delivery partners to maximise the benefits of the funding and achieve the greatest possible impact for residents and local communities. A potential risk remains around the timing of grant funding receipts, as the Council is required to fund completed works upfront before submitting claims for reimbursement.

High Trees - Following the removal of the roof covering, unforeseen structural issues were identified relating to the integrity of the balcony support beams, requiring additional investigation and remedial works. The project has now been completed successfully.

Housing Management System – Residual costs as the end of the project is imminent. Additionally, there are Keyfax costs of £56k.

Major Voids Works – Over the past year, the acquisition of 20 additional properties through the Buy Back process has led to a significant increase in the number of void properties requiring extensive upgrades to meet the Decent Homes Standard. In response, a comprehensive review is underway to assess both the number of affected properties and the scope of works required, with the aim of achieving a better alignment between project demands and available budgets. The Council's Housing Growth Programme has also changed its approach. Rather than prioritising Buy Back acquisitions, the focus has shifted towards purchasing new-build properties and developing new homes on council-owned land. This revised strategy is intended to streamline delivery and support more sustainable growth of the housing stock.

Disrepair Cases – The Council regularly receives disrepair claims from solicitors acting on behalf of council housing tenants. In response, detailed property inspections and surveys are carried out to identify defects and maintenance issues requiring attention. The Council is then responsible for undertaking the necessary remedial works to ensure properties meet the required standards of safety, compliance, and habitability. Due to the legal nature of disrepair claims, the Council must work within strict statutory and court-imposed timescales. Resources are therefore prioritised to ensure identified works are completed promptly, reducing risks to residents, meeting legal obligations, and minimising the potential for additional costs resulting from delays. Carried out works to meet decent homes standard – identified issues need to modernise improve rather than going back twice.

Vehicle Replacement - During the latter stages of the financial year, the first phase of the replacement housing fleet was received. This programme will continue throughout 2026/27, with the remaining vehicles being replaced.

General Fund Earmarked Reserves

3.13 The level of earmarked reserves held by the Council at the beginning of the 2025/26 financial year was reported to Council in February 2025 as part of the 2025/26 – 2027/28 Medium Term Financial Plan (MTFP). This is shown at Appendix B and was £17.763m as at 31 March 2025 (and therefore as at 1 April 2025) after adjustments in year for the actual 2024/25 Outturn position (which was only estimated based on Q3 monitoring information at the time of the MTFP). All reserves were reviewed for their requirement in 2025/26 and additional reserves were set up. At the 31 March 2026 the net position has improved, and the Council currently holds £20.967m of Earmarked Reserves for the 2026/27 financial year. Details are provided in Appendix B.

General Fund Balance

3.14 The adjusted opening General Fund Balance as at the 1 April 2025 was £7.364m. The closing balance, after taking account of the overspend identified in this report, will reduce to £6.792m as shown in Table 6 below.

Table 8 General Fund Balance

GENERAL FUND	£m
Opening Balance	**7.364**
Movement in Year	
Ward Budgets underspend 2025/26	0.007
Year End Outturn	(0.579)
Closing Balance	**6.792**

Financial Performance

3.15 Council Tax collection rate data for the financial year 2025/26 is set out in the following tables. Overall, collection at 96.5% was 0.5% below in year target of 97.0% although collection continues after year-end.

Nationally, Council Tax collection rates have fallen compared to 2024/25 and since their post pandemic high in 2022/23. Average Collection rates nationally were 95.6% and for Shire Districts were 97%.

Figure 1 Council Tax Collection Rate (April to March 2025/26)

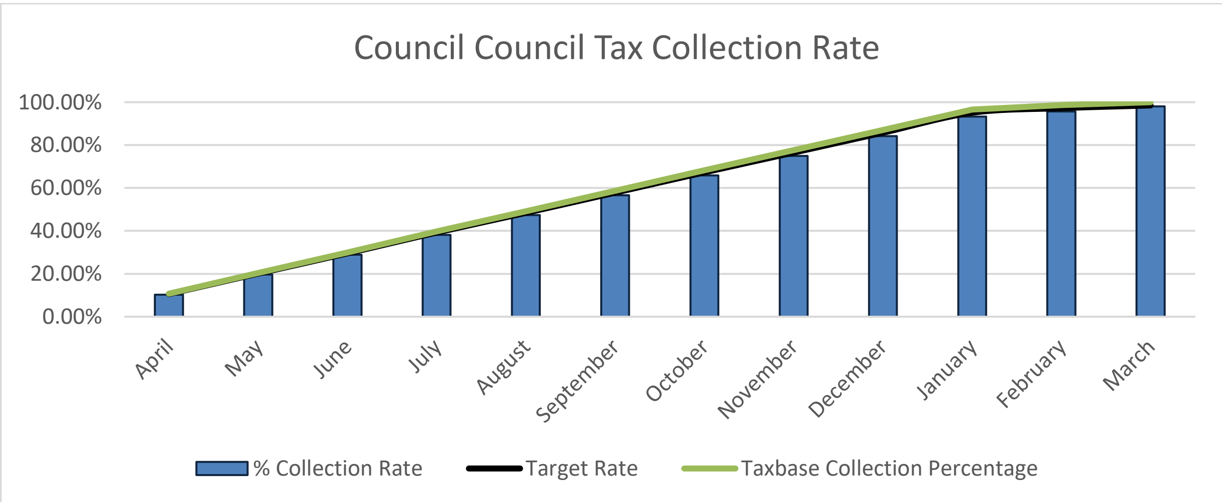


Figure 2 Monthly Council Tax Variance to Target (April to March 2025/26)

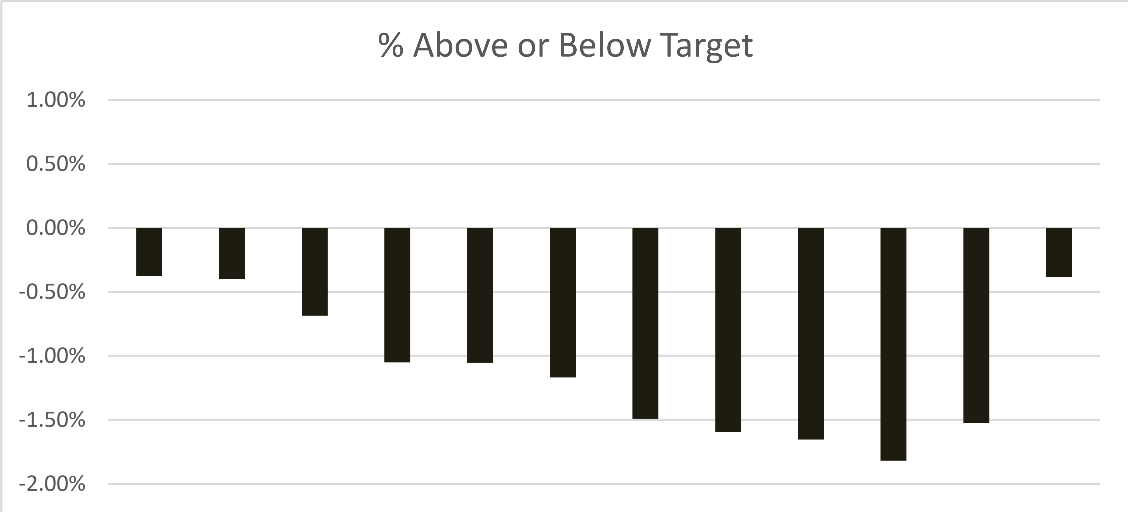
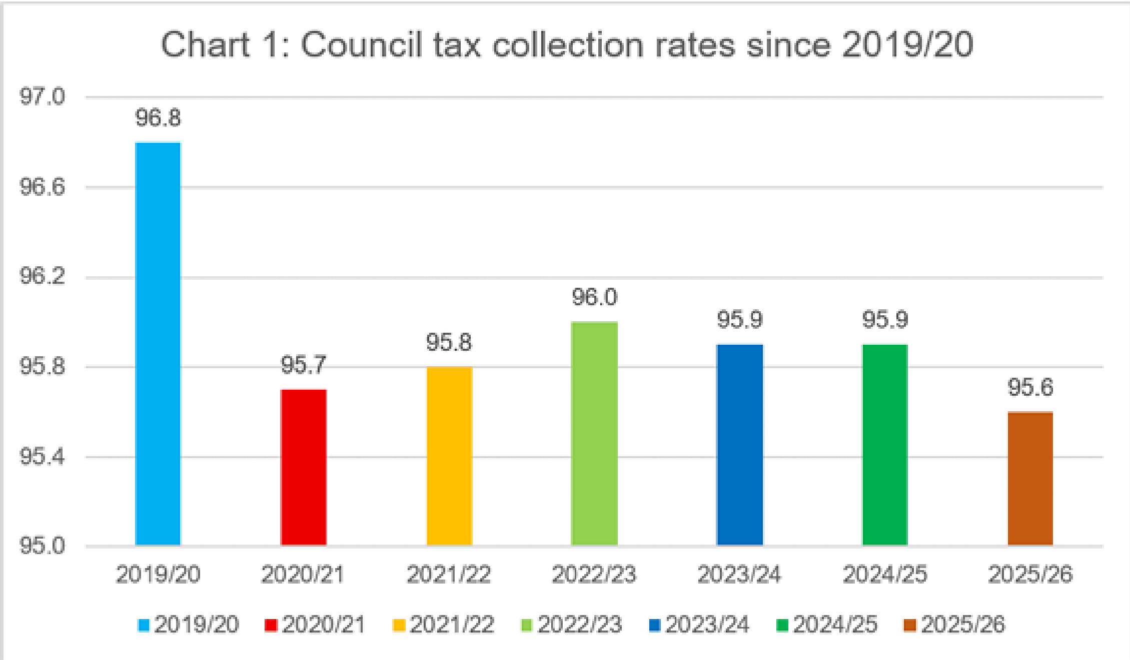


Figure 3 National Council Tax Collection Rates



3.16 Non-Domestic Rates collection rate data for the financial year 2025/26 is set out in the following tables. Overall, collection at 93.6% 3.6% below the in-year target of 97.2%. Collection rates for non-domestic rates are below target due to a complex rating dispute relating to the application of liquidation expenses for empty retail premises. The council is taking legal advice on the eligibility for exemption and the recoverability of the disputed amounts and continues to negotiate with legal representatives for the owners of the relevant premises.

Nationally, Non-Domestic Rates collection rates have fallen compared to 2024/25, their post pandemic high. Average Collection rates nationally were 96.8% and for Shire Districts were 97.3%.

Figure 4 Non-Domestic Rates Collection Rate (April to March 2025/26)

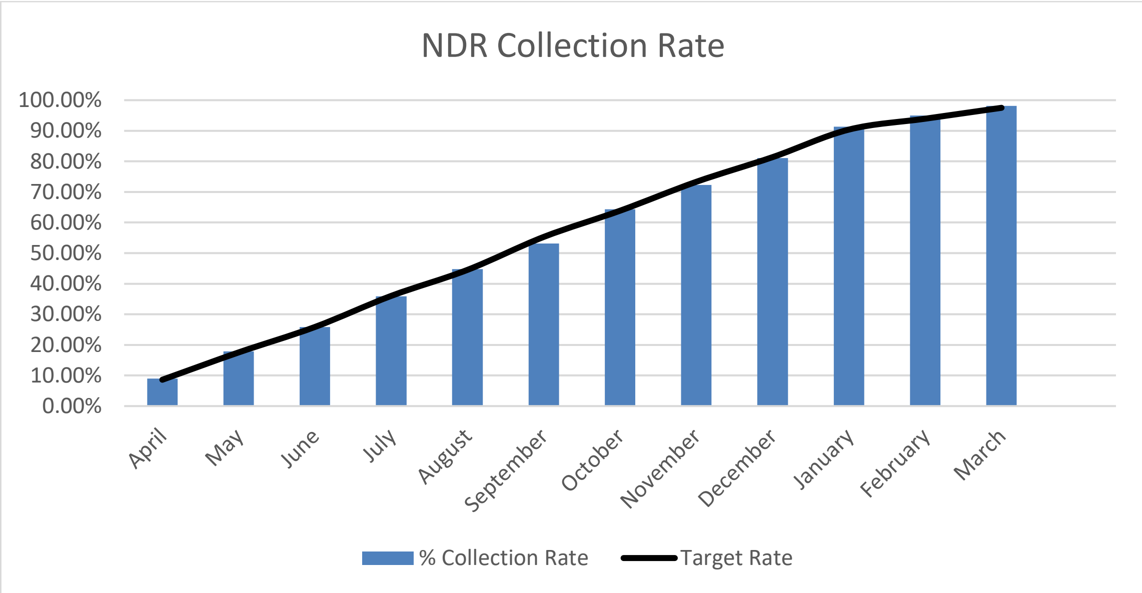


Figure 5 Monthly Non-Domestic Rates Variance to target (April to March 2025/26)

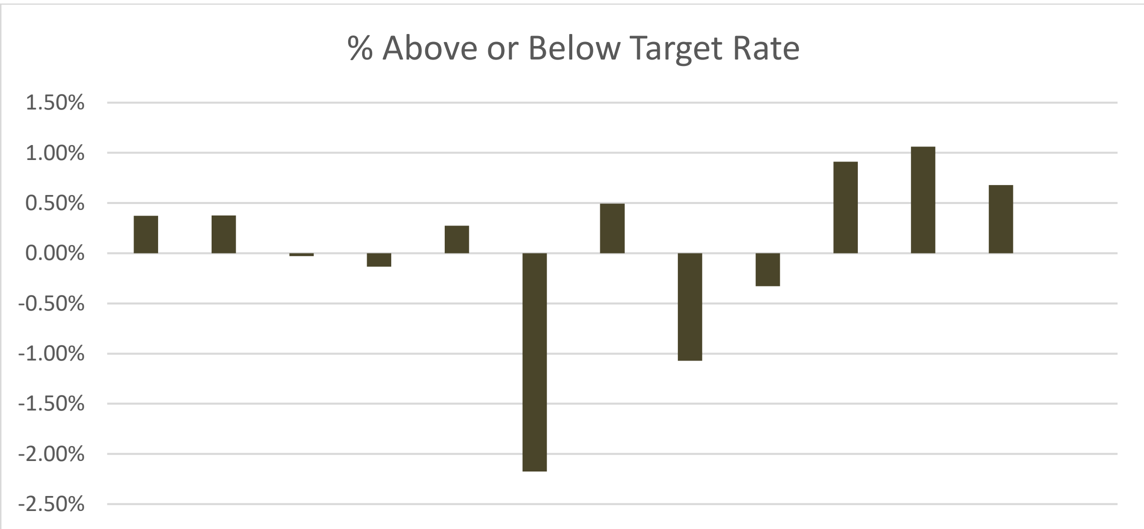
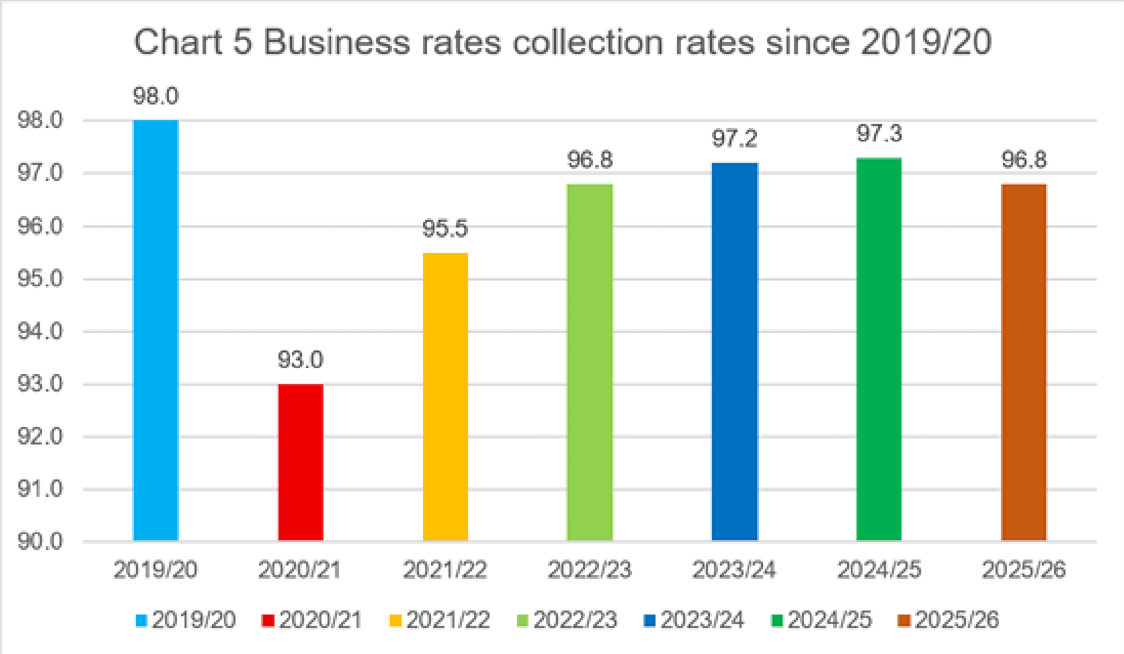


Figure 6 National Business Rates Collection Rates



4. **Legal Implications**

4.1 **Local Government Reorganisation**

The level of debt and investments the Council holds will transfer over to the new unitary on vesting day.

5. **Strategic Purpose Implications**

Relevant Strategic Purpose

5.1 The Strategic purposes are included in the Council's corporate plan and guides the Council's approach to budget making ensuring we focus on the issues and what are most important for the borough and our communities. Our Financial monitoring and strategies are integrated within all of our Strategic Purposes.

Climate Change Implications

5.2 The green thread runs through the Council plan. The Financial monitoring report has implications on climate change and these will be addressed and reviewed when relevant by climate change officers to ensure the correct procedures have been followed to ensure any impacts on climate change are fully understood.

6. **Other Implications**

Customer / Equalities and Diversity Implications

6.1 None as a direct result of this report.

Operational Implications

6.2 Managers meet with finance officers to consider the current financial position and to ensure actions are in place to mitigate any overspends.

7. RISK MANAGEMENT

7.1 Items identified in the Financial Outturn report for 2025/26 link to several Corporate Risks as listed below. Many of the Council's Corporate Risks have an indirect link to the council's financial position. The mitigations to these risks are set out in the Risk Report, of which the Quarter 4 Report was reported to Audit, Governance and Standards Committee on 11 June 2026:

- COR002 - Financial Resilience of the Council and ability to manage financial shocks
- COR026 - Risk of Cash Flow Strain

7.2 In future monitoring reports, financial risk will be reviewed with regular reporting against direct and indirect financial risk drivers.

8. APPENDICES

Appendix A – Capital Outturn
Appendix B – Reserves Position
Appendix C – Ward Budgets
Appendix D – Procurement Pipeline

AUTHOR OF REPORT

Name: Debra Goodall – Assistant Director of Finance and Customer Services (Deputy S151)
E Mail: Debra.Goodall@bromsgroveandredditch.gov.uk

Agenda Item 8

REDDITCH BOROUGH COUNCIL

Executive **28 July 2026**

Appendix A -Capital Outturn

Capital Project	Description	2025/26 Total (Original) (£)	Carried Forward from 24/25 (£)	2025/26 Total (Incl C/Fs) (£)	2025/26 Spend (£)	Variance (£)
	Large Schemes - Towns Fund					
200053	Innovation Centre	1,000,000	6,091,046	7,091,046	70,126	7,020,920
200053	Innovation Centre	1,948,000	0	1,948,000		1,948,000
100133	Digital Manufacturing & Innovation Centre Digital Manufacturing & Innovation Centre	0	-159,306	-159,306		-159,306
200054	Library	0	2,320,634	2,320,634		2,320,634
200055	Public Realm	0	3,777,926	3,777,926		3,777,926
200055	Public Realm	0	439,000	439,000		439,000
100108	Town Hall Redevelopment		5,123,121	5,123,121	2,574,212	2,548,909
						0
	Schemes Agreed to Continue in Tranche 1					0
100004	Car Park Maintenance	150,000	62,672	212,672	66,600	146,072
110036	Footpaths	75,000	-27,736	47,264	70,855	-23,591
100007	Disabled Facilities Grant	1,185,745	146,595	1,332,340	209,470	1,122,870
100008	Energy & Efficiency Installs.	0	209,345	209,345		209,345
100009	GF Asbestos	0	75,467	75,467	20,058	55,409
100014	Improved Parking Scheme (includes locality funding)	0	400,000	400,000		400,000
100026	Morton Stanley Play, Sport and Open Space Improvements (General)	0	1,500	1,500	99	1,401
100032	Public Building	250,000	-110,676	139,324	445,150	-305,826
100035	Fleet Replacement new line	0	1,960,669	1,960,669	2,919,965	-959,296
100037	Removal of 5 weirs through Arrow Valley Park	0	414,000	414,000		414,000
100040	Sports Contributions to support improvements to Outdoor facilities at Terry Field	0	3,000	3,000		3,000
100043	Wheelie Bin purchase	100,000	110,635	210,635	104,919	105,716
100044	New Digital Service	0	-119,732	-119,732		-119,732
100088	Improvement Holly trees children's centre	0	6,000	6,000		6,000
100089	Greener Homes	0	-8,925	-8,925		-8,925
100010	Grassland Mitigation measures- recreating and monitoring grassland habitats in MS and AVCP	5,864	5,863	11,727		11,727
100011	Hedgerow Mitigation measures by restoration and hedge laying with associated fencing and gates at AVP SHM and AVP	0	21,500	21,500	10,565	10,935
100012	HMO Grants	25,000	61,500	86,500		86,500
100013	Home Repairs Assistance	40,000	120,000	160,000		160,000
100018	Improvement to original Pump Track at AVCP	0	56,364	56,364		56,364
100045	Replacing 3 fuel pumps and upgrading tank monitoring equipment	0	25,000	25,000		25,000
110018	Cisco Network Update	47,339	5,934	53,273		53,273
110019	Server Replacement Est(Exact known Q2 2022)	18,500	177,500	196,000	136,276	59,724
110020	Laptop Refresh	5,000	32,775	37,775	4,909	32,866
100140	Cyber Security Updates	25,000	25,000	50,000		50,000

REDDITCH BOROUGH COUNCIL

Executive **28 July 2026**

Capital Project	Description	2025/26 Total (Original) (£)	Carried Forward from 24/25 (£)	2025/26 Total (Incl C/Fs) (£)	2025/26 Spend (£)	Variance (£)
100141	Morgan Stanley Footpaths	0	16,500	16,500		16,500
110021	New Cemetery Provision- Ipsley road	195,000	440,963	635,963		635,963
100127	Provide the Crossgate Depot site with a new and Compliant Deisel Fuel	0	56,000	56,000		56,000
100097	Widen access road to Arrow Valley Country park	0	-9,074	-9,074		-9,074
100136	Lifeline Improvements	0	120,000	120,000		120,000
100144	PRS Housing ICT System	0	30,000	30,000		30,000
100119	Play Areas - Surface Replacement	10,000	-89,994	-79,994	11,515	-91,509
100147	AVCP - Parking Bays near Visitor Centre	0	12,000	12,000		12,000
100121	AVCP - Car Park Extension 25 Spaces	0	-15,745	-15,745		-15,745
100148	Increased Building Maintenance Costs	150,000	150,000	300,000	37,081	262,919
100134	Arrow Valley Car Park	0	63,840	63,840		63,840
100135	Arrow Valley park Visitor Centre Improvements	0	193,251	193,251	780,441	-587,190
100143	Fleet Costs	26,000	585,000	611,000		611,000
100137	Final Play Area Changes	191,477	244,099	435,576	160,700	274,876
100139	Movement of ICT Cyber Capital Works Forward	0	-50,000	-50,000		-50,000
100142	Hedge and Shrub Removal	40,000	40,000	80,000		80,000
110007	Forge Mill and Bordesley Open Space Improvements	0	5,859	5,859		5,859
110009	MUGA at Greenlands Sports Pitches. 2018/169/FUL Land off Green Lane	0	43,078	43,078		43,078
110012	Play Area improvements at Birchfield Road,/Headless Cross Rec Ground. 17/00737/FUL	0	7,575	7,575		7,575
110013	Play area (£34,583.39), Open space (£12,001.36) and Sport (£8,516) improvements at Mayfield's	0	1,172	1,172		1,172
100001	Arrow Valley Country Park - Play, Open Space and Sports Improvements.	0	-4,500	-4,500		-4,500
100146	Play Area Changes - Pre Audit	0	382,000	382,000		382,000

Capital Project	Description	2025/26 Total (Original) (£)	Carried Forward from 24/25 (£)	2025/26 Total (Incl C/Fs) (£)	2025/26 Spend (£)	Variance (£)
100146	Play Audit funding	191,447	263,386	454,833		454,833
100020	Improvement to Sports Pitches infrastructure in Morton Stanley Park	0	23,002	23,002		23,002
100112	Fire compartmentation works in Corporate buildings	250,000	-9,843	240,157	331,091	-90,934
110044	New Food Waste Collection - DEFRA Funding	766,498	19,457	785,955		785,955
	Abavus Software Integration	30,000	0	30,000		30,000
	Abavus Licensing	10,200	0	10,200		10,200
	Update Town Hall Fire Wall	16,250	0	16,250		16,250
	Replacement Track - Abbey Stadium	300,000	0	300,000		300,000
	Energy Performance Certificate Requirements	100,000	0	100,000		100,000
	Abbey Stadium Roof Replacement	250,000	0	250,000		250,000
	Abbey Stadium - refurbish indoor Changing Rooms and Totients	300,000	0	300,000		300,000
	Forge Mill - New outdoor Kiosk and Toilet	90,000	0	90,000		90,000
	PitcherOak, refurbish Male Changing and rebuild 2nd Green	90,000	0	90,000		90,000
	Salary Capitalisation	200,000	0	200,000	200,000	0
	Grand Totals	**8,082,320**	**23,764,697**	**31,847,017**	**8,154,032**	**23,692,985**

Appendix B - Earmarked Reserves

	Balance at 31/3/25	Transfers in 2025/26	Transfers out 2025/26	Balance at 31/3/26	Transfers in 2026/27	Transfers out 2026/27	Balance at 31/3/27	Transfers in 2027/28	Transfers out 2027/28	Balance at 31/3/28
General Fund	7,364	7	(579)	6,792	60		6,852			6,852
General Fund Earmarked Reserves:										
Business Improvement District	209			209			209			209
Business Rates Retention Scheme	4,560		(202)	4,358			4,358			4,358
Community Development	74			74			74			74
Community Safety	211	450		661			661			661
Corporate Services	2,594		(1,937)	657			657			657
Council Tax Benefit	605			605			605			605
Covid-19 (Collection Fund)	55		(55)	0			0			0
Covid-19 (General)	2,435		(2,435)	0			0			0
Customer Services	183			183			183			183
Economic Growth	841			841			841			841
Electoral Services	63			63			63			63
Environmental Vehicles	29		(29)	0			0			0
EPR Funding Allocation	0	2,062		2,062			2,062			2,062
Equipment replacement	25			25			25			25
Essential Living Fund	135			135			135			135
Financial Services	460			460			460			460
General Risk reserve	45		(45)	0			0			0
Gypsy and Traveller Assessment	67		(67)	0			0			0
Hardship Fund	0	80		80			80			
Homelessness	12			12			12			12
Homelessness Prevention	519			519			519			519
Housing Benefit Implementation	270	38		308			308			308
Land Charges	9			9			9			9
Land Drainage	129			129			129			129
Local Plan Fund	0	539		539			539			539
Mortgage Rescue Scheme	24		(24)	0			0			0
Parks & Open spaces	8		(8)	0			0			0
Pensions	201		(201)	0			0			0
Planning Services	272		(272)	0			0			0
Redditch Town Hall Fire Alarm	0	165		165			165			165
Regeneration & Property	602	176	(68)	710			710			710
Restarts Grant	2,924		(2,924)	0			0			0
Starting Well	0	178		178			178			178
Town Centre	7		(7)	0			0			0
Transformational Growth	123		(123)	0			0			0
Ukrainian Support	0	232		232			232			232
Universal Credit	56		(38)	18			18			18
Ward Budgets	0	180	(60)	120		(60)	60			60
Warmer Homes	16			16			16			16
New Reserves - MTFP 2026										
Health and Safety Capital Works	0	603		603			603			603
Town Hall Works Reserve	0	1,000		1,000			1,000			1,000
Library Work - Town Hall Write Off	0	667		667			667			667
Planning Reserve for planning applications	0	100		100			100			100
Insurance costs for non-adopted roads	0	100		100			100			100
Risk and Resilience Reserve	0	2,500		2,500			2,500			2,500
LGR Reserve	0	1,000		1,000			1,000			1,000
Community Investment Fund	0	1,600		1,600			1,600			1,600
Legal Costs for Skerry, Boultons Lane	0	19		19			19			19
Total General Fund Earmarked Reserves	17,763	11,689	(8,495)	20,957	0	(60)	20,897	0	0	20,817
HRA										
Housing Capital	9,160			9,160			9,160			9,160
Total General Fund Earmarked Reserves	26,923	11,689	(8,495)	30,117	0	(60)	30,057	0	0	29,977

REDDITCH BOROUGH COUNCIL

Executive **28 July 2026**

Appendix C – Ward Budgets

Activity	Spend (£)	Balance (£)
Cllr Joe Baker	2,000.00	0.00
Cllr Juliet Barker-Smith	1,950.00	50.00
Cllr Juma Begum	1,700.00	300.00
Cllr William Boyd	1,450.00	550.00
Cllr Brandon Clayton	2,000.00	0.00
Cllr Claire Davies	1,700.00	300.00
Cllr Matthew Dormer	1,500.00	500.00
Cllr James Fardoe	750.00	1,250.00
Cllr Andy Fry	2,000.00	0.00
Cllr Bill Hartnett	2,000.00	0.00
Cllr Sharon Harvey	1,950.00	50.00
Cllr Chris Holtz	1,750.00	250.00
Cllr Joanna Kane	2,000.00	0.00
Cllr Sid Khan	0.00	2,000.00
Cllr Wanda King	2,000.00	0.00
Cllr Alan Mason	2,000.00	0.00
Cllr Sachin Mathur	2,000.00	0.00
Cllr Gemma Monaco	2,000.00	0.00
Cllr David Munro	1,900.00	100.00
Cllr Rita Rogers	1,500.00	500.00
Cllr Gary Slim	2,000.00	0.00
Cllr Jen Snape	2,000.00	0.00
Cllr Jane Spilsbury	1,550.00	450.00
Cllr Monica Stringfellow	2,000.00	0.00
Cllr Craig Warhurst	2,000.00	0.00
Cllr Ian Woodall	2,000.00	0.00
Cllr Paul Wren	1,200.00	800.00
TOTAL	**46,900.00**	**7,100.00**

The Wards budget was approved by Council for three years from 2025/26 (£2,000 per ward (£54,000) in total) plus £6,000 per annum administration costs = £60,000 per year and therefore £180,000 to 2027/28). Total costs charged to the Wards Reserve for 2025/26 are £60,000 incorporating the £46,900 spend in the table above, the £7,100 underspend and the £6,000 administration cost.

Appendix D – Procurement Pipeline

Title	Council	Contract Description	Department	Value	Current Contract Expiry Date	Procurement Start Date	Contract Start Date	Contract Length (years)	Extension
Abbey Stadium Changing Room Refurbishment	Redditch	Refurbishment contract - works	Properties	500k		16/03/26	20/04/26	0.5	No
Arrow Valley Sewer	Redditch	Design and installation works of new sewer required at AVVC (I thought already added onto the pipeline but I can't view this). Waiver agreed and submitted 26.11.25	Properties	365k		26/11/25	15/12/25	1	N/A
Building Consultancy Services	Redditch	Consultancy Services including but not limited to Architectural, Structural Surveys, Cost Planning, Fire Risk Assessments and Stock Condition Surveys.	Housing Capital	1,400k		01/07/26	01/07/26	3 years plus 1	Yes
Cyclical painting "Internal and External areas" including repairs	Redditch	Internal and external decoration to council housing assets, including repairs.	Housing Property Services - Capital Team	625k		01/07/26	01/10/26	3 +1 +1	N/A
Disrepair Legal Services	Redditch	Legal services required for the incoming Disrepair claims	Housing Capital	750k	19/05/26	20/04/26	01/05/26	2	Yes
Domestic Servicing, Maintenance and Responsive Repairs for Renewable Heating Systems	Redditch	This contract covers the Domestic Servicing, Maintenance and Responsive Repairs including the provision for ad-hoc installation works as specified by the council Year 1 Â£100,000 + Year 2 Â£100,000 = Â£200,000 lifetime value	Property Services	200k		10/04/26	11/05/26	1 Year + 1 Year	Yes
HOUSING - Commercial Heating Systems RM	Redditch	EEM0026 LOT2: Commercial Heating Systems Servicing, Maintenance, Repairs and Installations (Within Housing Property Services, Redditch Borough Council housing stock only)	Property Services	200k	27/05/26	10/04/26	27/05/26	1 Year + 1 Year	Yes
Housing Development Programme Packages 1 & 2	Redditch	To direct award a developer for the Housing Development Programme Packages 1 and 2 through PFH framework, with break clauses at key stages.	Community Services	12,500k		01/08/26	01/08/26	3	Yes

Internal Refurbishment - Kitchens and Bathrooms	Redditch	Planned refurbishment of Kitchens, Bathrooms including rewires and Boilers and associated works	Housing Capital	4,800k		01/07/26	01/11/26	3	No
Kitchen Supply Contract	Redditch	The supply of Kitchen materials	Housing Capital	400k		18/05/26	01/06/26	3 + 1	Yes
Microsoft Licensing	Redditch	Microsoft Licensing for Azure, Windows and Office365 etc	Business Transformation	438k	30/06/26	13/02/26	01/07/26	3	N/A
Scaffold Contract	Redditch	To supply and install scaffolding to enable works to RBC Housing	Housing Capital	2,400k		18/05/26	01/08/26	3	No
Storage Contract	Redditch	Supply and installation of storage facilities i.e Bins, bike, scooters	Housing Capital	600k		01/06/26	01/07/26	2	No
Supply and Installation of Aluminium Security Doors, including servicing and repairs	Redditch	Supply and Installation of Aluminium Security Doors, including servicing, repairs and associated works to new and existing security doors specified by Redditch Borough Council	Property Services	1,750k	29/06/26	29/05/26	30/06/26	2 + 1 + 1 + 1	Yes
Supply of Building Materials & Associated Services	Redditch	Supply of building materials & associated services	Environmental Services	5,000k	30/09/26	03/03/26	01/07/26	3 years	Yes
Supply of glazing	Redditch	Glazing and Associated Materials	Environmental Services	300k		03/03/26	11/05/26	3	Yes
Supply of ironmongery	Redditch	Supply of ironmongery	Environmental Services	450k		03/03/26	01/06/26	3	Yes
TOTAL				**32.678m**					

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Redditch Borough Council
Working together for our communities

Overview and Scrutiny Committee

Monday, 8th June, 2026

MINUTES

Present:

Councillor Nicola Lloyd (Chair), Councillor Roger Bennett (Vice-Chair) and Councillors Joe Baker, Sharon Harvey, Joanna Kane, David Meredith, Rita Rogers and Jane Spilsbury

Officers:

Guy Revans, Rachel Egan, Judith Willis, Neil Batt, Amanda Delahunty and Della McCarthy

Democratic Services Officers:

M Sliwinski

1. APOLOGIES AND NAMED SUBSTITUTES

There were no apologies for absence.

2. DECLARATIONS OF INTEREST AND OF PARTY WHIP

Councillor Sharon Harvey declared an other disclosable interest in respect of Minute Item No. 6 – Construction of Redditch Innovation Centre – Pre-Decision Scrutiny – due to the fact that she was named in that report as the ward member consulted for that report. She remained present for the debate for that item and to vote thereon.

3. MINUTES

The minutes of the meeting of Overview and Scrutiny Committee held on 16th March 2026 were submitted for Members' consideration.

RESOLVED that

Overview and Scrutiny

Committee

Monday, 8th June, 2026

the minutes of the meeting of Overview and Scrutiny Committee held on 16th March 2026 be approved as a true and correct record and signed by the Chair.

4. PUBLIC SPEAKING

There were no public speakers registered to speak at this meeting.

5. EXCLUSION OF THE PUBLIC AND PRESS

[With the agreement of the Chair and the Committee, the order of the agenda was changed and this item 14 on the published agenda was considered as item 5 at the meeting – and recorded as Minute No. 5].

RESOLVED that

Under S.100 (A) (4) of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matters on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12 (A) of the said Act, as amended:

Minute Item No. 6 – Construction of Redditch Innovation Centre – Pre-Decision Scrutiny.

6. CONSTRUCTION OF REDDITCH INNOVATION CENTRE - PRE-DECISION SCRUTINY

[With the agreement of the Chair and the Committee, the order of the agenda was changed and this item 15 on the published agenda was considered as item 6 at the meeting – and recorded as Minute No. 6].

The Regeneration Project Manager presented a report on the Construction of Redditch Innovation Centre.

In relation to timescales, it was reported that construction was due to commence in Summer 2026 and that there was an anticipated seventy-week construction period with building works due to be completed by the end of 2027.

Speller-Metcalfe had been appointed to work alongside the Design team to complete the stage four designs for the Innovation Centre.

Overview and Scrutiny Committee

Monday, 8th June, 2026

Members were informed that extensive value engineering had been undertaken.

Following presentation of the report, Members held a detailed discussion regarding the project at its current stage and costings.

A typographical error was noted in respect of the report sign-off, which listed the previous Portfolio Holder rather than the current Portfolio Holder as having sign-off for this report.

In respect of recommendation three of the report, an amendment was proposed to add that the relevant Portfolio Holder would also be consulted in entering into the necessary contracts and legal agreements required to implement the other two recommendations. This amendment was seconded and on being put to the vote agreed by the Committee.

The Committee endorsed recommendations one and two of the report as printed.

RECOMMENDED that

1) **The Council utilise all available underspend from within the Town Deal programme for construction of the Innovation Centre.**

2) **The Council accept the £2,425,000 Enterprise Zone funding from Birmingham City Council for the construction of the Innovation Centre and incorporate it into the Council's Capital Programme.**

3) **Subject to the agreement of recommendations 1 and 2, authority be delegated to the Assistant Director of Regeneration and Property Services, in consultation with the Section 151 Officer, and in consultation with the relevant Portfolio Holder, to enter into the necessary contracts and legal agreements required to implement the recommendations within this report.**

(During consideration of this item, Members discussed matters that necessitated the disclosure of exempt information. It was therefore agreed to move to exclude the press and public prior to any debate on the grounds that information would be revealed relating to the financial and business affairs of any particular person (including the authority holding that information)).

Overview and Scrutiny
Committee

Monday, 8th June, 2026

7. REDDITCH PARTNERSHIP - ANNUAL REPORT UPDATE

The Redditch and Bromsgrove Partnership Manager introduced the report and in doing so noted that Redditch Partnership was the Local Strategic Partnership (LSP) for the Redditch area and aimed to bring together representatives from a wide variety of agencies across the public, private and voluntary and community sectors to enable partnership working for the benefit of residents locally.

It was explained that the makeup of the Redditch Partnership had changed in recent years for a number of reasons, including changes around health with the introduction of Integrated Care Systems (ICS), which were formalised in 2022. As part of those changes District Collaboratives were formed, including Redditch District Collaborative

The Redditch and Bromsgrove Partnership Manager provided an overview of the structure and work of the Redditch Partnership and Redditch District Collaborative (RDC) in addition to a number of other partnership groups highlighted in the report in which the Council was involved in a co-ordinating or partnership role.

Following the presentation, a Member expressed concerns about the performance of the Redditch Partnership and the RDC. In addition, concerns were raised about the lack of elected member representation on Redditch Partnership or any of the groups mentioned in the report.

A response was provided by Officers that the Worcestershire County Council Health and Wellbeing Board (HWB) provided a Member oversight over the work of the partnership groups across the county. Redditch Borough Council was represented at the HWB by a Member chosen at the Annual Council (Councillor Brandon Clayton was the Council's representative for 2026/27). As the same elected member was also invited to join the Redditch Community Wellbeing Group, it ensured there was a connection between the local Redditch Partnership Group and the Worcestershire-wide health board. It was also confirmed that the relevant Portfolio Holders were also represented on the Redditch Partnership last year and this was hoped to continue.

In response to concerns over the performance metrics and monitoring, it was highlighted that the Redditch Partnership was a completely voluntary, non-statutory partnership, it was difficult to set precise targets as the aim of the Partnership was for voluntary organisations and public sector bodies within Redditch to come together and form connections and partnerships.

It was explained that several years ago the Redditch District Collaborative (RDC) was in a situation where multitude of groups existed that were not connected to one another with the result that a number of different groups of voluntary sector and public partners worked in isolation. Following a review outlined within the report, the number of groups under the umbrella of Redditch Partnership had reduced. Membership of each group was also reviewed and all groups retained had to set out how they linked to the overall Redditch Partnership structure. It was noted that work continued on establishing which organisations were best represented through the RDC.

It was emphasised that collaboration through RDC enabled the different organisations to network and share ideas on how they were delivering their individual programmes and initiatives and how their organisations could collaborate to improve overall outcomes for residents. It was reiterated that as such there was no governance structure to set quantitative targets for the individual organisations that chose to voluntarily collaborate in the arrangement, and especially voluntary sector organisations.

Officers also explained that the various groups and partnerships listed in the report also enabled various agencies to come together and enable multi-agency work that otherwise would not be possible. An example was cited of one of the primary care network (PCN) that was part of the RDC being able to provide drop-ins practices where patients where able to come for health appointments and also receive support on housing and energy matters at the same time: this was an example of developing a holistic approach to health that took account of how financial and housing problems could be tackled to improve overall health outcomes.

It was clarified that the Redditch Partnership itself held no funds to provide to its individual members or any voluntary organisations, it acted entirely as a Partnership that brought different organisations together. Redditch Borough Council provided funding to some of the organisations involved with the work of the partnerships and groups named in these reports, and where such funding was being provided, the organisations would be subject to conditions applicable under the relevant fund/grant that they were receiving from the Council.

Members expressed concern about the complexity of the current arrangements and the concerns that the work of the different groups under the Redditch Partnership and Redditch District Collaborative umbrella could be detached from residents. Some Members expressed the opinion that information on these arrangements should be simplified as to enable elected members to better understand how to refer residents to appropriate help offered by the individual partners.

Members expressed the opinion that more detail was required in the report on the work and aims of each partnership/group named in the report together with applicable examples of work or outcomes that had been achieved. It was requested that case studies of work of the Redditch Mental Health and Housing Group be circulated to Members.

The diagram of the governance arrangements of the different partnerships and groups forming around the Redditch Partnership was also requested by Members.

A report was requested to be provided on the work and impact of the Bromsgrove and Redditch Network (BARN). It was suggested by some Members that this would be best addressed through a report to Performance Scrutiny Working Group.

RESOLVED that

the annual update report be noted.

[Following consideration of this item, the meeting was adjourned from 7.46pm to 7.52pm].

8. SHARED HOMELESSNESS STRATEGY AND ACTION PLAN 2026-2031 - PRE-DECISION SCRUTINY

The Housing Development and Strategy Manager presented a report on the Shared Homelessness Strategy for 2026-2031.

The Committee was informed that Redditch Borough Council had worked in partnership with Bromsgrove District Council, Malvern Hills District Council, Wychavon District Council and Wyre Forest District Council to develop the strategy. It was noted that the Homelessness Act 2002 required all housing authorities to have a homelessness and rough sleeping strategy in place, based on a review of all forms of homelessness within their area. This was alongside compliance with the Homelessness Reduction Act, the Domestic Abuse Act 2021 and the Renters Right Act 2025.

Members were advised that a consultation had been undertaken and that the responses received had been considered and incorporated where appropriate.

In relation to measurable outcomes, the Overview and Scrutiny Committee was informed that the Ministry for Housing, Communities and Local Government (MHCLG) had provided the required metrics for the Local Outcomes Framework. The core outcome measures on which local authorities were assessed were outlined as:

- The rate of households with children in temporary accommodation (per 1,000 households)
- The number of families in Bed & Breakfast accommodation for over six weeks
- The percentage of duties owed where homelessness was prevented or relieved
- The number of people sleeping rough on a single night
- The number of people sleeping rough over the month who were long-term rough sleepers

The financial implications of the strategy were outlined and it was explained that the new Homelessness, Rough Sleeping and Domestic Abuse Grant would provide funding to support delivery. The Committee was advised that a separate report had already been presented to Members detailing spending priorities for the subsequent three years.

In considering the context of Local Government Reorganisation, Members were reassured that the strategy had been developed to be adaptable for incorporation into either one or two unitary authorities, pending the development of a new single strategy based on a fresh homelessness review as required by the Homelessness Code of Guidance.

Members made further comments in relation to these areas:

- New duties on the Council as a result of Renters' Rights Act 2025 – It was reported that additional £60,000 in funding had been awarded through Government funding to the Council's Private Sector Housing Team. This was used to employ additional staff in that team to help with ensuring the Council could meet additional workload and duties arising from Renters' Rights Act 2025.

- Domestic Abuse Victims– It was explained that often in cases of domestic abuse, a victim would be relocated to a confidential refuge accommodation via the Council's sanctuary scheme as it was necessary to escape from the perpetrator. Members observed that in such cases it remained the victim and their children who suffered more disruption by having to move out of their house. It was noted that often this was a necessary step to avoid the perpetrators finding out the location of the victim.
- Officers reported that under the Social Housing Bill (which currently passed the second reading in the House of Lords) social landlords and courts would be able to evict perpetrators of domestic abuse from social housing, without the victim having to leave first. It was noted that currently, landlords could only evict a domestic abuse perpetrator after the victim has already left the home, and in joint tenancies, the only option for the victim was to end the tenancy entirely.
- Care leavers and social housing – Officers explained that the Council worked to strengthen partnership working with the County Council's Children's Services and the Care Leavers Team, which was to prevent homelessness legislation from being used as a pathway to house care leavers following the end of a Looked After Child Placement. Instead, the Council and the County Council worked to ensure more support is provided to care leavers in their transition to adulthood and independent living.
- Housing with respect to veterans, refugees and 'sofa surfers' – It was noted in respect of former armed forces personnel that the Council had a favourable housing allocation policy. It was reiterated that a social housing application had to be submitted before the Council could consider a person's circumstances for social housing. With respect to 'sofa surfers' (i.e. people who stayed informally with friends or family but who had no fixed address), the Council would not normally be able to identify unless a person in such situation presented as homeless to the Council. It was noted in respect of refugees the numbers of refugees who presented as homeless in the County were low.
- Temporary Accommodation properties with disability adaptations – Officers reported that there had been an increase in the numbers of people being discharged from hospital directly to temporary accommodation, who required properties with disability adaptations. Officers were investigating provision of adaptations such as walk-in

showers and ramps in more temporary accommodation and council housing units to cater to the growing demand.

The Committee endorsed the approval of the Strategy.

RECOMMENDED that

the Shared Homelessness and Rough Sleeping Strategy 2026-2031 be approved.

9. Q4 2025-26 HOUSING IMPROVEMENT PLAN UPDATE - PRE-DECISION SCRUTINY

The Assistant Director of Community and Housing Services presented the Quarter 4 Update and 2026/27 Housing Improvement Plan (HIP) report.

The Committee was reminded that, following an inspection in July 2025, the Regulator of Social Housing had identified that Redditch Borough Council required significant improvements in several areas, including repairs, maintenance, fire safety, tenant engagement and stock condition surveys.

The report demonstrated the progress made since that inspection judgement, with eighteen actions having now been completed. It was noted that work had also been undertaken in collaboration with the Regulator across the consumer standards, with relevant actions having now been completed.

The revised HIP aimed to improve gap analysis and ensure that the Council moved towards embedding compliance with the Consumer Standards.

The main issues highlighted for Members' consideration within HIP included the delay experienced in receiving a formal proposal for the independent review the Council's delivery programme for fire safety and the introduction of a tenant portal which was intended to support residents by providing access to self-service options.

It was also noted that the Housing Annual Report for 2025/26 would be shared with tenants and leaseholders by the end of July. As part of this, opportunity would be taken to seek interest from tenants for participation in an array of tenant scrutiny and engagement opportunities.

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The Assistant Director of Community and Housing Services acknowledged that the formatting of the Housing Improvement Plan had been difficult to read due to the small font size and advised that this would be improved in future reports.

Members discussed the report. Comments were made about the Regulator of Social Housing judgment with the opinion expressed by some Members that the Council had responded well following the inspection results published in July 2025, with progress having been made across many of the areas highlighted by the Regulator as needing significant improvement. Members also commented that internal governance arrangements and regular meetings with the Regulator of Social Housing had also helped the Council to progress improvements required.

With respect to the delivery programme for fire safety, it was explained that the major area of the Fire Risk Assessments (FRA) programme and major area of backlog in fire remedial actions, related to the replacement of fire doors. It was clarified that properties in the affected blocks already had fire doors installed but many of these had become non-compliant in the last three years following the publication of the latest fire door regulations and therefore needed to be replaced to comply with the new regulations.

In relation to the ongoing fire safety checks it was noted that this would be reported in full detail under Housing Performance report but it was clarified that an external company undertook fire safety checks in Council tenanted properties and they had experienced staffing resource issue at Q4 resulting in the drop in performance from 100 per cent at Q3 2025/26 to 88 per cent at Q4 2025/26.

Report recommendations were endorsed by the Committee although it was requested by the Chair that any revisions to the Housing Improvement Plan for 2026/27, as recommended in the report for delegated authority to officers, be reported back to Overview and Scrutiny Committee, and that the quarterly Housing Performance reports continue to be scrutinised by Overview and Scrutiny.

RECOMMENDED that

1) **The Housing Improvement Plan Quarter 4 2025/26 Update, which includes actions to address areas for improvement, confirmed as part of the Regulator of Social Housing inspection process, be noted.**

2) **The 2026/27 Housing Improvement Plan, which includes actions to address areas for improvement identified across the Consumer Standards be approved.**

3) **Delegation be given to the Assistant Director Environment & Housing Property and Assistant Director Community and Housing, following consultation with the Housing Portfolio Holder, to revise the 2026/27 Housing Improvement Plan, in response to requirements raised by the Regulator for Social Housing, as part of their Provider Improvement Process, and in response to legislative changes.**

10. Q4 2025-26 HOUSING PERFORMANCE INCORPORATING TENANT SATISFACTION MEASURES RESULTS - PRE-DECISION SCRUTINY

The Assistant Director of Community and Housing Services presented a report on Quarter Four 2025/2026 Housing Performance incorporating Tenant Satisfaction Measures Results.

The Committee was informed that the Regulator of Social Housing had established the 'Tenant Satisfaction Measures' (TSM) which placed a responsibility on all social housing landlords in England to return performance information so that each provider could be assessed for how well they were providing good quality homes and services.

It was reported that performance during Quarter Four had been positive although there were a number of a number of key areas remained below target. This included the repairs completed within target timescales for non-emergency and emergency repairs (measures RP02.1 and RP02.2) where performance had been improving but remained below the required target at 77.6 and 93.1 per cent for non-emergency and emergency repairs respectively. Members were advised that proposals were in place to address this.

Other key areas where performance remained below target included the Homes that do not meet the Decent Homes Standards (measure RP01) and fire safety checks (measure BS02). In relation to anti-social behaviour, it was reported that there had been an increase in hate-related crime; however, this was attributed to improved reporting as such incidents had historically not been recorded under a separate category.

Members were advised that a separate annual housing complaints report was also being reported to the Executive Committee.

In relation to the Tenant Satisfaction Measures, it was noted that the Tenant Perception Survey showed year-on-year improvements with increased tenant satisfaction recorded across the twelve measures. There was a 35 per cent increase in the response rate to the 2025/26 Tenant Perception Survey compared with the previous year.

A Member raised a query regarding gas safety checks, noting that the report referred to 134 tenanted properties where the gas supply had been capped. Officers explained that this figure included a combination of void properties, properties where tenants had refused access for gas safety inspections and properties where tenants had chosen not to have a gas supply. It was highlighted that the Council's Tenancy Team undertook visits to tenanted properties with capped gas supply to understand the reasons for the tenant having a capped gas supply, and take actions if possible to resolve the situation.

In relation to the measures, a question was asked in relation to the action which the Council could take in cases where tenants had damaged the property. It was responded that this area would be addressed through a new recharging policy which would detail how tenants could be charged for any damage. This policy would be presented for Members' consideration.

Members discussed the Total Mobile system implementation. It was noted that the project suffered from issues with initial consultant assigned to work with the Council that were now being resolved. It was explained that the Total Mobile system would automate the scheduling of repair and maintenance jobs and enable an electronic audit trail of job completion. The rollout of the system was now expected in July 2026.

The report recommendations were endorsed by the Committee as printed.

RECOMMENDED that

1) **The Council's Quarter 4 2025/26 Housing Performance in respect of the Tenant Satisfaction Measures (Landlord) are noted.**

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2) **The results of the Tenant Participation Surveys covering 2025/26 are noted.**

11. OVERVIEW AND SCRUTINY WORK PROGRAMME

The Overview and Scrutiny Work Programme was considered, as well as the items and topics suggested by Members at the Overview and Scrutiny Training and Work Programme Event on 2nd June 2026. The document detailing Members' suggested additions to the Overview and Scrutiny work programme, as made at the Work Programme Event, were tabled at the meeting.

The Committee agreed to add the items as set out in the document referred above to the Overview and Scrutiny Work Programme. These items are:

- Introduction of Food Waste Collections
- Town Centre Strategy
- Community Investment Fund
- Housing – Housing Strategy Review
- Community Cohesion and Engagement Strategy
- Parking (parking violations and enforcement)
- Play Strategy (incl. progress within specific wards)
- Mental Health in the Community (including investigation of potential issues such as lack of mental health crisis support)
- Homelessness Strategy – considered at tonight's meeting but to include any future updates
- Post-16 Education including NEETs (Not in Education, Employment, Training)– and following up from the Task Group review that was bei ng undertaken.
- Parks – including specific updates on Arrow Valley Lake and Morton Stanley Park.
- Review of Community / Neighbourhood Warden enforcement powers
- Bromsgrove and Redditch Network (BARN) – information report including on impact of the network

The dates for consideration and the type of scrutiny format for each of these topics would be determined by Members of Overview and Scrutiny and relevant Working Groups in due course.

RESOLVED that

the Overview and Scrutiny Work Programme be updated as per the pre-amble above.

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12. EXECUTIVE COMMITTEE WORK PROGRAMME - SELECTING ITEMS FOR SCRUTINY

Overview and Scrutiny requested that of the items considered for addition under the previous item, for which there would be Executive reports, be added for pre-decision scrutiny at meetings of Overview and Scrutiny Committee. This included the addition of:

- Introduction of Food Waste Collections
- Town Centre Strategy
- Community Investment Fund

to the 27th of July 2026 Overview and Scrutiny meeting agenda.

This is in addition to adding the Executive reports pertaining to updates on the Housing Improvement Plan and Housing Performance as discussed under the relevant agenda items at this meeting.

RESOLVED that

items from the Executive Committee Work Programme be added to the Overview and Scrutiny Work Programme as per the pre-amble above.

13. BUDGET SCRUTINY WORKING GROUP - APPOINTMENTS

The Overview and Scrutiny Committee considered appointing Members to the Budget Scrutiny Working Group. Nominations were proposed and seconded for Councillors Sharon Harvey, Joanna Kane, Nicola Lloyd, Nic Pioli, and Rita Rogers.

On the nominations being put to the vote it was

RESOLVED that

Councillors Sharon Harvey, Joanna Kane, Nicola Lloyd, Nic Pioli, and Rita Rogers be appointed to the Budget Scrutiny Working Group.

14. PERFORMANCE SCRUTINY WORKING GROUP - APPOINTMENTS

The Overview and Scrutiny Committee considered appointing Members to the Performance Scrutiny Working Group. Nominations were proposed and seconded for Councillors Sharon Harvey, Joanna Kane, Nicola Lloyd, Nic Pioli, and Rita Rogers.

On the nominations being put to the vote it was

RESOLVED that

Councillors Sharon Harvey, Joanna Kane, Nicola Lloyd, Nic Pioli, and Rita Rogers be appointed to the Performance Scrutiny Working Group.

15. POST-16 EDUCATION TASK GROUP

Members considered whether the Post-16 Education Task Group should continue in the new municipal year and, if so, to appoint Councillors to sit on the Task Group.

It was highlighted by the Member proposing this Task Group review in 2024, Councillor Jane Spilsbury, that the proposal for the review had as its primary aim, to look at the training and course provision of the local further education college. It was confirmed that the Task Group had discussed the further education college post-16 course and training provision at one of its previous meetings.

It was commented that the Heart of Worcestershire (HoW) College in Redditch had responded well in this respect and had recently expanded its post-16 offer within Redditch as well as enhanced its special educational needs and disabilities (SEND) provision in Redditch. Members further discussed that the Task Group would aim to look at how to reduce the number of young people in the Borough who were ‘Not in Education, Employment or Training’ (NEET).

During the discussion it was agreed that the Task Group should continue with new Councillors and brought to a conclusion in a timely manner. Further, nominations were proposed and seconded for Councillors Sharon Harvey, Nicola Lloyd, Rita Rogers, and Jane Spilsbury to be appointed to the Post-16 Education Task Group. On being put to the vote it was:

RESOLVED that

1) **The Post-16 Education Task Group continue in the 2026/27 municipal year.**

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2) **Councillors Sharon Harvey, Nicola Lloyd, Rita Rogers, and Jane Spilsbury be appointed to the Post-16 Education Task Group.**

The Meeting commenced at 6.30 pm
and closed at 9.00 pm

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Redditch Borough Council
Working together for our communities

Executive Committee

Tuesday, 9th June, 2026

MINUTES

Present:

Councillor Matthew Dormer (Chair), Councillor Craig Warhurst (Vice-Chair) and Councillors Brandon Clayton, Gemma Monaco and Ashley Monk

Officers:

Neil Batt, Jess Bayley-Hill, Amanda Delahunty, Rachel Egan, Jonathan Elger, Georgina Harris, John Leach, Helen Mole, Katie Sharp-Fisher and Judith Willis

Democratic Services Officers:

Eve Davies

1. APOLOGIES

Apologies were received on behalf of Councillor Wanda King.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. LEADER'S ANNOUNCEMENTS

The Leader asked Members to note that at the meeting of the Overview and Scrutiny Committee held on 8th June 2026, Members had pre-scrutinised the following items:

- Minute Item no. 7 - Shared Homelessness Strategy and Action Plan 2026-2031
- Minute Item no. 14 - Quarter 4 Update and 2026/27 Housing Improvement Plan
- Minute Item no. 13 - Q4 2025-26 Housing Performance incorporating Tenant Satisfaction Measures Results
- Minute Item no. 17 - Construction of Redditch Innovation Centre

Following their discussions, the Overview and Scrutiny Committee had endorsed the recommendations contained within the reports.

In addition, amendments to the recommendations for the 'Construction of Redditch Innovation Centre' report had been proposed which were contained within the 'Additional Papers 2' pack.

On behalf of the Executive Committee, the Leader thanked the members of the Overview and Scrutiny Committee for their hard work in pre-scrutinising the reports prior to the Executive Committee's consideration.

4. MINUTES / REFERRALS - OVERVIEW AND SCRUTINY COMMITTEE, EXECUTIVE PANELS ETC.

There were no minutes or referrals from the Overview and Scrutiny Committee or any of the Executive Advisory Panels on this occasion.

5. SHAREHOLDERS COMMITTEE ANNUAL REPORT 2025/26

The Principal Democratic Services Officer presented the Shareholders Committee Annual Report 2025/26.

The Committee was advised that it was a constitutional requirement for the Shareholders Committee, as a sub-committee of Executive Committee, to produce an annual report.

It was noted that a draft version of the report had been considered at a meeting of the Shareholders Committee in April 2026. Feedback had been provided at that meeting, with Members requesting additional information on work delivered by Rubicon Leisure during the previous year in line with the business plan, as well as the inclusion of further images. These amendments had been incorporated into the final version of the report presented.

The Principal Democratic Services Officer explained that, subject to any comments from the Committee, the report would be presented at the next Council meeting by the former Chair of the Shareholders Committee, Councillor Sharon Harvey.

In considering the report, a query was raised regarding the historical structure of the Shareholders Committee, which had previously been a cross-party Committee reporting to Council. Members were advised that, following a review of the governance structure and the seeking of external legal advice, it had been determined that the Shareholders Committee should operate as a sub-committee of the Executive Committee in line with best practice. Reassurance was provided that Group Leaders would continue to be invited to attend Shareholders Committee meetings and participate in debates if they so wished.

RECOMMENDED that

the Shareholders Committee Annual Report 2025/26 be noted.

6. APPOINTMENTS TO THE SHAREHOLDERS COMMITTEE 2026/27

The Principal Democratic Services Officer presented a report on appointments to the Shareholders Committee 2026/27.
The Committee was advised that, as the Shareholders Committee was a sub-committee of the Executive Committee, it was their responsibility to appoint Members to serve on the Committee, including the appointment of a Chair and Vice-Chair. Only members of the Executive Committee could be appointed.

RESOLVED that

1) **The following Councillors be appointed to serve on the Shareholders Committee during the 2026/27 municipal year:**

    - **Councillor Brandon Clayton**
    - **Councillor Matthew Dormer**
    - **Councillor Gemma Monaco**
    - **Councillor Ashley Monk**
    - **Councillor Craig Warhurst**

2) **Councillor Matthew Dormer be appointed as the Chair of the Shareholders Committee in the 2026/27 municipal year; and**

3) **Councillor Gemma Monaco be appointed as the Vice Chair of the Shareholders Committee in the 2026/27 municipal year.**

7. SHARED HOMELESSNESS STRATEGY 2026-2031

The Housing Development and Strategy Manager presented a report on the Shared Homelessness Strategy for 2026-2031.

It was highlighted that an earlier version of the Action Plan had been included in the report in error. Members were advised that the correct version of the Action Plan was also contained within the report and it was clarified which version they were being asked to approve.

The Committee was informed that Redditch Borough Council had worked in partnership with Bromsgrove District Council, Malvern Hills District Council, Wychavon District Council and Wyre Forest District Council to develop the strategy. It was noted that the Homelessness Act 2002 required all housing authorities to have a homelessness and rough sleeping strategy in place, based on a review of all forms of homelessness within their area.

Members were advised that a consultation had been undertaken and that the responses received had been considered and incorporated where appropriate.

In relation to measurable outcomes, the Committee was informed that the Ministry for Housing, Communities and Local Government had provided the required metrics for the Local Outcomes Framework. The core outcome measures were outlined as:

- The rate of households with children in temporary accommodation (per 1,000 households)
- The number of families in Bed & Breakfast accommodation for over six weeks
- The percentage of duties owed where homelessness was prevented or relieved
- The number of people sleeping rough on a single night
- The number of people sleeping rough over the month who were long-term rough sleepers

The financial implications of the strategy were outlined and it was explained that the new Homelessness, Rough Sleeping and Domestic Abuse Grant would provide funding to support delivery. The Committee was advised that a separate report had already been presented to Members detailing spending priorities for the subsequent three years.

It was reiterated that the Council had a statutory duty under the Homelessness Act 2002 to produce a homelessness strategy, alongside compliance with the Homelessness Reduction Act, the Domestic Abuse Act 2021 and the Renters Right Act 2025.

In considering the context of Local Government Reorganisation, Members were reassured that the strategy had been developed to be adaptable for incorporation into either one or two unitary authorities, pending the development of a new single strategy based on a fresh homelessness review as required by the Homelessness Code of Guidance.

An Equality Impact Assessment had been completed, which demonstrated a positive outcome, and it was reported that officers would continue to monitor impacts to ensure no adverse effects arose.

Members were advised that failure to approve the strategy would result in the Council not being legally compliant and could lead to potential increased use of bed and breakfast accommodation, higher levels of rough sleeping within the Borough, and negative impacts on physical and mental health, educational attainment and residents' ability to work.

RECOMMENDED that

The Shared Homelessness and Rough Sleeping Strategy 2026-2031 be approved.

8. QUARTER 4 PERFORMANCE REPORT

The Performance and Improvement Manager presented a report on Quarter Four performance.

The Committee was informed that a stable position had been reported for the quarter. The key highlights were outlined, including that one hundred per cent of major planning applications had been determined, there had been improvements in housing pressures and fly-tipping response rates had remained operationally stable. Areas identified for continued focus included recycling rates and complaints.

The Portfolio Holder for Finance and Governance welcomed the progress made and advised that, moving forward, there would be a greater focus on driving improvement in Council Tax collection and Business Rates. Concerns were raised that, whilst fly-tipping incidents had increased, enforcement activity had decreased, and it was noted that further work was required in relation to enforcement action.

In considering the report, Members also noted that it contained a typographical error, which referred to the previous Portfolio Holder as having been consulted.

RESOLVED that

The overview of Quarter 4 performance for the period January to March 2026 against the Council Plan priorities be noted.

9. ENFORCEMENT AND CIVIL PENALTIES NOTICES POLICY

The Private Sector Housing Manager presented a report on the Enforcement and Civil Penalty Notice Policy.

The Committee was advised that the aim of the policy was to improve housing standards across the Borough by establishing a proportionate and robust approach. It was noted that the policy applied solely to private sector housing and did not extend to housing stock owned by Redditch Borough Council.

Members were informed that the policy aligned with national best practice to ensure consistency with other local authorities across England and covered areas including housing standards, landlord behaviour, illegal eviction and harassment and the regulation of Houses in Multiple Occupation. In line with the Regulator's expectations, the policy took into account risk, harm and tenant vulnerability, as well as evidential standards. The objective was to ensure consistency in officer decision-making, improve housing standards across the Borough and reduce health and safety risks, whilst ensuring that any enforcement action taken was legally robust and defensible.

Following presentation of the report, Members discussed a number of matters in detail:

- Members welcomed the use of civil penalties outlined in the policy.
- Queries were raised regarding capacity and resources for the collection of fines, including whether additional support would be required from the Finance Team. Officers advised that civil penalty processes were already established, as fines had been collected for a number of years, and that the policy extended the scope for issuing penalties. It was confirmed that legislation was in place to address unpaid fines through escalation procedures. Officers clarified that no additional resources were anticipated to be required.
- A typographical error relating to the named Portfolio Holder within the report was identified and noted for correction.
- Concerns were raised regarding the potential impact on the private rented sector, including whether the policy might

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discourage landlords and increase pressure on Council housing stock. Officers advised that this concern had been raised with central Government and reassured Members that enforcement would not be targeted at minor infractions, but rather at landlords who persistently failed to comply with legislation and placed tenants at risk.

- Members expressed concern that the service should not be perceived as being driven by income generation through fines. Officers confirmed that no targets would be set and that the Council would not be financially disadvantaged if no fines were issued. It was reiterated that the purpose of the policy was to ensure landlord compliance and to protect tenants. The Chief Executive added that the intention was to raise housing standards while supporting responsible landlords.
- The process for identifying non-compliant landlords. Officers advised that a national landlord database was being introduced, alongside proactive annual inspections, intelligence gathering and external referrals to identify landlords who were not registered. It was noted that it would be important to promote available support so that residents were aware of how to seek assistance where required.
- Members queried the level of funding expected from central Government. Officers explained that New Burdens Funding had been provided to support preparation for the new legislation, including computer system updates, staff training and administrative changes. It remained unclear whether any further funding would be made available; however, officers advised that income from civil penalties was expected to offset additional costs. It was further noted that, once teams were fully trained, no further funding would be required unless there was a significant and unanticipated increase in workload.

RESOLVED that

1) **The Private Sector Housing Enforcement and Civil Penalty Policy be approved and delegated authority be granted to the Assistant Director Community & Housing Services, following consultation with the Portfolio Holder for Housing, to update the Policy in line with any legislative or government guidance updates.**

RECOMMENDED that

2) The Scheme of Delegations be amended to incorporate: -

a. Enforcement powers under the Renters Rights Act 2025 in accordance with the wording set out in Appendix 2

b. Enforcement powers under the Electrical Safety Standards in the Private Sector (England) Regulations 2020 and under Section 126 and Schedule 9 of the Housing and Planning Act 2016 as set out in Appendix 3

10. ECONOMIC DEVELOPMENT AND REGENERATION SERVICE DELIVERY

The UK Shared Prosperity Fund Manager presented a report on Economic Development and Regeneration Service Delivery.

The Executive Committee was informed that business support and employment initiatives had previously been funded through the UK Shared Prosperity Fund (UKSPF). However, the Council had received its final allocation for 2025/26 and no replacement funding had been forthcoming, resulting in a lack of external funding for economic development activities.

It was reported that the Council held an earmarked reserve for Economic Growth, with a balance of £841,000 as at 31st March 2026. Of this, £300,000 had already been allocated within the budget to continue delivery of the Innovation Lighthouse business support programme, leaving a balance of £541,000 available which could be used to support the continuation of business support and Youth Hub activity in Redditch.

Given the absence of replacement UKSPF funding, officers had been engaging with Worcestershire County Council and the Worcestershire Local Enterprise Partnership (WLEP) to explore options for the continued delivery of services.

Members were advised that officers were of the view that the proposed use of earmarked reserves to fund economic development and regeneration activity through Worcestershire Growth Hub and the Redditch Youth Hub represented good value for money. It was also noted that discussions with WLEP in relation to the Betaden programme were ongoing and subject to negotiation.

Following presentation of the report, Members had detailed discussion on a number of points:

- It was queried how many businesses had accessed the Betaden programme. Officers advised that six businesses had used the service over the previous three years, with five of those businesses registering for the Incubate programme.
- Members questioned whether there were projections for the number of young people who would be supported by the Youth Hub. Officers reported that 493 young people had been supported since its launch in April 2024 and that numbers were expected to increase, particularly as an outreach programme was to be funded. It was noted that youth unemployment was rising, and additional resources were therefore being recommended. Discussion also took place regarding targeting support, with clarification that this related to the level of intervention required to support individuals into employment. Officers would ensure that the intended level of support would be clearly defined within funding agreements and reported back to Members.
- Members welcomed that the funding would be utilised within the Borough to support local residents.

RESOLVED that

1) **Earmarked reserves be released to fund economic development and regeneration activities as follows:**
   a. **Worcestershire Growth Hub - £140,000**
   b. **Redditch Youth Hub - £120,000**

2) **Up to £70,000 of earmarked reserves be released to fund the Betaden programme with authority to agree the final contribution and associated outputs delegated to the Assistant Director for Regeneration and Property Services following consultation with the Leader of the Council.**

11. HOUSING TENANT ENGAGEMENT POLICY

The Neighbourhood and Tenancy Manager presented a report on the Housing Tenant Engagement Policy.

The Committee was advised that the policy was intended for tenants and leaseholders of Redditch Borough Council. It was reported that a restructure within the Housing Team had taken place in the previous year, resulting in the establishment of a Tenant Experience Team. This team would work collaboratively with the wider housing service to facilitate constructive engagement, provide information to tenants and liaise with the Regulator of Social Housing.

Members were informed that the aim of the policy was to increase tenant engagement. This would include enabling tenants to review policies, contribute to the development of strategies, consider the outcomes of significant complaints and participate in meetings. The approach sought to maximise opportunities for tenants to engage with the housing service, with proactive feedback being gathered to inform service improvement.

A focus on transparency and accountability was highlighted. It was noted that, whilst the Council already undertook a range of engagement activities, these had largely been ad hoc. The introduction of the policy would support a more structured approach and enable improved data collection regarding engagement activity and outcomes.

The Committee was informed that the policy represented a starting point for the development of a broader engagement strategy, which engaged tenants would help to shape. It was noted that tenant engagement was a regulatory requirement; however, the Council was also committed to this approach as a means of driving service improvement and positive change.

The Portfolio Holder for Environment and Local Services commented that the policy represented a positive step forward in strengthening tenant engagement.

The Chair requested that officers ensure efforts were made to engage with a representative cross-section of residents from across the Borough.

RECOMMENDED that

1) The Tenant Engagement Policy be approved and delegated authority be given to the Assistant Director Community & Housing Services, following consultation with the Portfolio Holder for Housing, to update the Policy in line with any recommendations arising from consultation with tenants and legislative or government guidance updates.

12. ANNUAL HOUSING COMPLAINTS PERFORMANCE AND SERVICE IMPROVEMENT REPORT

The Neighbourhood and Tenancy Manager presented the Annual Housing Complaints Performance and Service Improvement Report.

Members' attention was drawn to the self-assessment form submitted to the Housing Ombudsman, which was used to assess the Council's progress. It was explained that approval was being sought to amend the Complaints Policy in response to feedback received from the Housing Ombudsman.

The Committee was advised that all local authorities registered as providers of social housing were required to be members of the Housing Ombudsman Scheme and to maintain robust complaints handling systems. The Annual Complaints Performance and Service Improvement Report was a mandatory requirement to demonstrate compliance with the Housing Ombudsman's Complaint Handling Code. Officers emphasised the importance of being open and transparent with both tenants and the Housing Ombudsman, providing an honest self-assessment to ensure fairness, consistency and the appropriate handling of complaints.

Members were informed that officers were continually reviewing practices and embedding learning from complaint outcomes to improve service delivery. It was acknowledged that, where issues arose, these would be addressed to prevent recurrence. The Neighbourhood and Tenancy Manager noted that complaints could be viewed positively as they provided valuable feedback to inform service improvements.

The report outlined the number of complaints received during 2025/26 and provided a breakdown of these cases. It was noted that response times had improved, although further improvement was required. The report also detailed the learning outcomes from serious complaints and it was emphasised that complaints handling should operate in conjunction with tenant engagement activity.

Following presentation of the report, Members discussed a number of points:

- Concerns were raised regarding increases in several key complaint indicators, including Stage One complaints received, complaints escalated to Stage Two, Stage One complaints upheld and Housing Ombudsman requests. Officers advised that improvements had been made to the Council's website to support residents in submitting complaints and additional information on the complaints process was being included in correspondence. It was clarified that these changes had made it easier for tenants to raise complaints. It was also noted that there was now a clearer understanding of the distinction between service requests and formal complaints.

- A query was raised regarding benchmarking with other local authorities. Members requested information on the national median for Stage One complaints. Officers advised that this information would be provided following the meeting.
- The nature of complaints received was discussed. Members were informed that the highest proportion of complaints related to repairs and maintenance, followed by issues concerning anti-social behaviour and nuisance.

RESOLVED that

1) The Annual Housing Complaints and Service Improvement Report be approved;

2) The Housing Ombudsman Complaint Handling Code Self Assessment be approved; and

3) The Housing Complaints Policy be approved and;

NOTED that

4) The reports referred to at resolutions 1 to 3 above, be published on the Council's website.

13. QUARTER 4 2025/2026 HOUSING PERFORMANCE INCORPORATING TENANT SATISFACTION MEASURES RESULTS

The Assistant Director of Community and Housing Services presented a report on Quarter Four 2025/2026 Housing Performance incorporating Tenant Satisfaction Measures Results.

The Committee was informed that the Regulator of Social Housing had established the 'Tenant Satisfaction Measures' (TSM) which placed a responsibility on all social housing landlords in England to return performance information so that each provider could be assessed for how well they were providing good quality homes and services.

It was reported that performance during Quarter Four had been positive although a number of key areas remained below target. The highest volume of complaints continued to relate to repairs and maintenance. While performance in this area was improving, it remained below the required target at 77 per cent, Members were advised that proposals were in place to address this.

Key statistics were highlighted, including safety compliance, with fire safety checks at 88 per cent. In relation to anti-social behaviour, it was reported that there had been an increase in hate-related crime; however, this was attributed to improved reporting as such incidents had historically not been recorded.

The TSM demonstrated year-on-year improvement, which was reflected in increased tenant confidence.

A Member raised a query regarding gas safety checks, noting that the report referred to 134 tenanted properties where the gas supply had been capped. Officers explained that this figure included a combination of void properties, properties where tenants had refused access for gas safety inspections and properties where tenants had chosen not to have a gas supply.

RESOLVED that

1) **The Council's Quarter 4 2025/6 Housing Performance in respect of the Tenant Satisfaction Measures (Landlord) be noted; and**

2) **The results of the Tenant Participation Surveys covering 2025/6 be noted.**

14. Q4 UPDATE AND 2026/27 HOUSING IMPROVEMENT PLAN

The Assistant Director of Community and Housing Services presented the Quarter 4 Update and 2026/27 Housing Improvement Plan report.

The Committee was reminded that, following an inspection in July 2025, the Regulator of Social Housing had identified that Redditch Borough Council required significant improvements in several areas, including repairs, maintenance, fire safety, tenant engagement and stock condition surveys.

The report demonstrated the progress made since that judgement, with eighteen actions having been completed. It was noted that work had also been undertaken in collaboration with the Regulator across the consumer standards, with relevant actions having now been completed.

Members were informed that the introduction of a tenant portal was intended to support residents by providing access to self-service options. It was also noted that the Housing Annual Report for 2026/27 would be shared with tenants and leaseholders by the end of July.

The Assistant Director of Community and Housing Services acknowledged that the formatting of the Housing Improvement Plan (HIP) had been difficult to read due to the small font size and advised that this would be improved in future reports.

The revised HIP aimed to improve gap analysis and ensure that the Council could respond in a flexible and effective manner to ongoing and emerging priorities.

RESOLVED that

1) **The Housing Improvement Plan Quarter 4 2025/26 Update, which includes actions to address areas for improvement, confirmed as part of the Regulator of Social Housing inspection process, be noted.**

2) **The 2026/27 Housing Improvement Plan, which includes actions to address areas for improvement identified across the Consumer Standards be approved.**

3) **Delegation be given to the Assistant Director Environment & Housing Property and Assistant Director Community & Housing, following consultation with the Housing Portfolio Holder, to revise the 2026/27 Housing Improvement Plan, in response to requirements raised by the Regulator for Social Housing, as part of their Provider Improvement Process, and in response to legislative changes.**

15. MINUTES

The Chair explained that there was a typographical error in the minutes from the Executive Committee meeting which took place on 2nd March 2026. Under 'Council Tax Resolutions 2026/27' item the minute should have stated recommended rather than resolved.

RESOLVED that

Subject to the amendment detailed in the preamble above, the minutes of the meeting of the Executive Committee held on 2nd March 2026 and 21st April 2026 be approved as a true and correct record and signed by the Chair.

16. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED that

Under S100 A (4) of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting

for the following matters on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 3 of Part 1 of Schedule 12 of the said act, as amended.

- **Minute Item No. 17 – Construction of Redditch Innovation Centre**

17. CONSTRUCTION OF REDDITCH INNOVATION CENTRE

The Regeneration Project Manager presented a report on the Construction of Redditch Innovation Centre.

In relation to timescales, it was reported that construction was due to commence in Summer 2026 and that there was an anticipated seventy-week construction period with building works due to be completed by the end of 2027.

Speller-Metcalfe had been appointed to work alongside the Design team to complete the stage four designs for the Innovation Centre. Members were informed that extensive value engineering had been undertaken.

The Chair informed Members that recommendations from the Overview and Scrutiny Committee had been proposed at a meeting held on 8th June 2026. Details of the recommendations were tabled at this meeting.

Following presentation of the report, Members had detailed discussion and commented on several points:

- The impact any delays to the approval of the recommendations would have on the project.
- Members expressed that they would like to see the project progressed quickly.
- Members asked whether a number of contractors had been contacted for quotations.
- Members expressed that they were pleased with the service from Spellar-Metcalfe and that they employed local residents.
- It was confirmed that the risk register was currently being updated and that Members would be given sight of the updated document.

RECOMMENDED that

1. **The Council utilise all available underspend from within the Town Deal programme for construction of the Innovation Centre.**
2. **The Council accept the £2,425,000 Enterprise Zone funding from Birmingham City Council for the construction of the Innovation Centre and incorporate it into the Council's Capital Programme.**
3. **Subject to the agreement of recommendations 1 and 2, authority be delegated to the Assistant Director Regeneration & Property Services, in consultation with the Section 151 Officer, and following consultation with the relevant Portfolio Holder, to enter into the necessary contracts and legal agreements required to implement the recommendations within this report.**

(During the consideration of this item, Members discussed matters that necessitated the disclosure of exempt information. It was therefore agreed to move to exclude the press and public prior to any debate on the grounds that information would be revealed relating to the financial and business affairs of any particular person (including the authority holding that information).

18. TO CONSIDER ANY URGENT BUSINESS, DETAILS OF WHICH HAVE BEEN NOTIFIED TO THE ASSISTANT DIRECTOR OF LEGAL, DEMOCRATIC AND PROCUREMENT SERVICES PRIOR TO THE COMMENCEMENT OF THE MEETING AND WHICH THE CHAIR, BY REASON OF SPECIAL CIRCUMSTANCES, CONSIDERS TO BE OF SO URGENT A NATURE THAT IT CANNOT WAIT UNTIL THE NEXT MEETING

There was no urgent business for discussion at the meeting.

The Meeting commenced at 6.31 pm
and closed at 8.00 pm

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