

FULL COUNCIL MEETING

NOTICE AND AGENDA

You are hereby summoned to a meeting of the Council to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Tuesday, 12 December 2023 at 7.30 pm.

1. **Election of Chair** (Pages 11 - 14)
2. **Election of Vice Chair**
3. **Apologies for Absence**
4. **MINUTES OF PREVIOUS MEETING** (Pages 15 - 20)

To confirm, as a correct record, the minutes of the Full Council meeting, held on 17 October 2023 and to be signed by the Chair.
5. **Chair's Announcements**
6. **Petitions Received Under Procedure Rule 18**
7. **QUESTIONS FROM THE PUBLIC RECEIVED UNDER PROCEDURE RULE 15**

Question 1 from the Public, Pandora Vaughan-Melly

- 6a) Why is Oxhey Fields ('The Playing Fields/The Old Golf Course') being considered as a site for cattle or other animals under the 'ecology diversification' heading? This idea was tabled at a 3RDC meeting covering the Greenspace Action Plan in November 2023 (Minutes not yet available).

In brief, this is land used to a great extent by dog walkers, both dog owners and those walking dogs for others (commercial walkers). To put livestock on this area, and to contain them - as was suggested at the meeting - through the use of barbed wire is unsafe for both the stock and the dogs being walked, which are almost all running freely off-lead, being the exercise that high-energy and large dogs require on a daily basis.

Because the amenity is in use by a great many dogs throughout the day, it is not safe to add livestock to the mix, and it would not be well-received by the many owners/walkers who make frequent use of the land which has been available to them for this purpose for many years. The proposed site is also next to a main road - the A4123 - and were the livestock to escape, either through panic or malicious or

accidental release, then they and any other road users could suffer horrible injuries.

I have further objections to livestock on Oxhey Fields, not least the churning of a heavy clay subsoil, but hopefully it will be decided by 3RDC council that Oxhey Fields is an unsuitable site for livestock.

Written response:

There are no immediate plans to graze cattle or other livestock at this location and should this be actively considered for this location at a future date, local residents and other interested parties would be consulted.

Question 2 from the Public, Resident of Three Rivers

- 6b) Why has this bridge been repaired first in 2023 and is now being completely replaced for over a 1.2 million pound?

Written response:

This matter is fully explained in the publicly available reports which can be found on the Council website at:

<https://moderngov.threerivers.gov.uk/documents/s4089/CIL%20Spending%20Applications%20-%20Pedestrian%20Bridge%20Aquadrome%20Rickmansworth.pdf>

and

<https://moderngov.threerivers.gov.uk/documents/s4090/Enc.%201%20for%20CIL%20Spending%20Applications%20-%20Pedestrian%20Bridge%20Aquadrome%20Rickmansworth.pdf>

Question 3 from the Public, Resident of Three Rivers

- 6c) Is it known when Village Green Status (VGS) for Oxhey Fields will be implemented? Residents would like to know that development will never be permitted on this land, which would be protected by VGS, now and in the future.

Written response:

There is no definitive date. Hertfordshire County Council are the assessment and awarding authority in connection with Town & Village Green applications. In our most recent contact with HCC (7 November 2023), TRDC Officers were advised that the application is next in the list of pending applications and the investigating Officer should be in touch in the first half of next year.

The protections offered by the Town & Village Green status, reinforce existing restrictions and controls upon the land and those included within the local Planning Policy, such as the land forming part of the Green Belt.

8. RECOMMENDATIONS FROM POLICY AND RESOURCES COMMITTEE ON 13 NOVEMBER 2023

8a) Budget monitoring report – 30 September 2023

Recommendation:

1. That the revenue budget virements as set out in appendices 1 to 3 be approved and incorporated into the three-year medium-term financial plan.
2. That the revenue budget supplementary estimates as set out in appendices 1 to 3 be approved and incorporated into the three-year medium-term financial plan.
3. That the revenue variances to be managed as set out in appendices 1 to 3 be noted.
4. That the capital variances as set out in appendices 1 to 3 be approved and incorporated into the three-year medium-term financial plan.

8b) Climate Emergency and Sustainability Strategy and Action Plan Update, Climate Change, Leisure and Community Committee

Recommendation:

1. Approve the revised Climate Emergency and Sustainability Strategy
2023-2027 (“the Strategy”);
2. Recommend the Strategy to Council for adoption; and
3. Note the updates arising from the Climate Change and Sustainability
Action Plan.

8c) Adaptation and Resilience Risk Register

Recommendation:

1. That Members approve the Adaptation and Resilience Risk Register and recommend to Council on 12th December 2023 for adoption.
2. Note that the actions arising from the register will form part of service plans.
3. The finance and budgetary risk register should add a direct reference to the adaptation and resilience risk register.

8d) Equality, Diversity and Inclusion Policy 2023-26

Recommendation:

1. That the Policy and Resources Committee recommend the policy to Council.
2. That public access to the report be immediate.
3. That public access to the decision be immediate.

8e) Safeguarding Children and Adults Policy 2023

Recommendation:

1. That Policy and Resources Committee adopts the new Safeguarding Children, Young People and Adults at Risk Policy 2023-2026 and recommends to Council on 12th December 2023.
2. That public access to the report be immediate.
3. That public access to the decision be immediate.

8f) Three Rivers Community Strategy 2023-28

Recommendation:

1. That the Policy and Resources Committee recommend adoption of the Strategy to Council.
2. Council adopts this strategy for Three Rivers District Council.
3. That public access to the report be immediate.
4. That public access to the decision be immediate.

[Agenda for Policy and Resources Committee on Monday, 13th November, 2023, 7.30 pm - Modern Council](#)

9. 2024/25 COUNCIL TAX BASE

(Pages
21 - 32)

This report details the Authority's council tax base for 2024/25 which must be approved between 1 December 2023 and 31 January 2024.

10. MEMBERS ALLOWANCE SCHEME RECOMMENDATIONS FROM THE INDEPENDENT REMUNERATION PANEL

(Pages
33 - 44)

That Council consider its response to the recommendations of the Independent Remuneration Panel, summarised below and set out in full in the Panel's report:

- i. That member allowances be increased by 5%

- ii. The relativity of the Special Responsibility Allowances to the Basic Allowance remain unchanged.
- iii. The Dependant Carers Allowance remains at £12.50 per hour.
- iv. Mileage rates remain at 52.2p per mile.
- v. A benchmarking exercise on the cost of employing professional carers is completed prior to the 2024/25 decision making cycle to ensure that the Dependent Carers Allowance meet Living Wage requirements.
- vi. The IRP give consideration to the possibility of index linking members' allowances in future years during their deliberations in 2024.
- vii. The IRP give consideration to the possibility of introducing a Co-optees allowance during their deliberations in 2024.
- viii. That the new rates for Members' Allowances be implemented from 1 April 2024.

11. Local Authority Housing Fund Update and Proposed Transfer of Land (Pages 45 - 62)

12. PLANNING COMMITTEE CHANGE OF MEMBERSHIP

To note that Councillor Andrea Fraser has replaced Councillor Ian Morris on the Planning Committee.

13. Questions to the Leader, Lead Members and reports from Lead Members (Pages 63 - 84)

14. Written reports from, and Questions to the Chairs of Audit, Planning, Licensing and Regulatory Services Committee. (Pages 85 - 86)

15. MOTIONS UNDER COUNCIL PROCEDURE RULE 11

Councillor Sara Bedford, seconded by Councillor Stephen Giles-Medhurst, to move under Notice duly given as follows:

Motion 1

Voter identification

Council notes that:

1. The Elections Act 2022 requires voters to present an approved form of Photo ID at a polling station in order to vote. 2. There is little evidence that voter fraud is a systematic issue in UK elections, with only 4 convictions resulting from allegations of in-person voter fraud _ out of 58 million votes cast at the 2019 General, Local, European and Mayoral Elections combined. 3. In the 2021 local elections just one caution for election fraud was issued by the police.

Council agrees with the comments made by the Electoral Commission in September 2022 that the new rules could not _be delivered in a way which is fully secure, accessible and workable_, pointing out that 7.5% of voters do not hold an acceptable form of ID and over 1000 voters were denied the opportunity to vote during Voter ID trials in the 2018 and 2019 local elections.

Council is deeply concerned that the requirement to provide Photo ID presented a barrier for residents in Three Rivers to exercise

their right to vote, and that these barriers disproportionately affect ethnic minority, low income, disabled, LGBT+, elderly and young voters.

Council notes:

1. The acceptable forms of ID listed by the Government are weighted towards more affluent and older voters who are more likely to possess passports, driving licences or older persons bus passes, whilst forms of photo ID most likely to be held by younger people have been excluded.
2. The Electoral Commission's research showed that, of those that didn't vote in May 2023, 1 in 25 gave Voter ID as a reason.
3. Whilst the number who came to a polling station in Three Rivers without identification is relatively low, it still represents a proportion of the electorate who were inconvenienced or disenfranchised by the Government-imposed requirements.
4. The comments of Jacob Rees-Mogg to the National Conservatism Conference, admitting the attempt of the Conservative government to _gerrymander_ elections using voter ID.

Council therefore instructs the Chief Executive to write to the Cabinet Office to express the Council's continued opposition to Voter ID and its damaging effects on democracy, and to demand that this section of the legislation is repealed immediately.

Councillor Chris Lloyd, seconded by Councillor Sara Bedford, to move under Notice duly given as follows:

Motion 2

Prostate Cancer UK 'Boys need bins' campaign

Council notes Prostate Cancer UK's campaign of _Boys need bins, which highlights the growing numbers of those who suffer with incontinence issues as a result of prostate treatment.

Prostate Cancer UK cites that 1 in 8 men will get prostate cancer and that 1 in 3 men over 65 are estimated to have a urinary incontinence problem. Council believes that it is important to make life more comfortable and dignified for those who suffer such problems.

Council supports the provision of sanitary bins in all toilets so that waste products can be disposed of in a discreet and hygienic manner.

Council therefore requests that council officers design and implement a programme to provide sanitary bins, in council owned or managed male toilets by the end of the current financial year, and

encourages partners to do likewise.

Councillor Stephen Giles-Medhurst, seconded by Councillor Sarah Nelmes, to move under Notice duly given as follows:

Motion 3

Council notes with disappointment that despite the decision of the July Council Gagan Mohindra Member of Parliament for Southwest Herts has still not apologised and withdrawn the misleading and inaccurate statement they made regarding the developments in the Green Belt and an Area of Outstanding Natural Beauty and again calls on them to put the record straight.

Councillor Sara Bedford, seconded by Councillor Jon Tankard and Councillor Louise Price, to move under Notice duly given as follows:

Motion 4

Council notes the twin threats to our rivers from the Conservative government's failure to act on sewage discharges by privatised water companies, together with the recent pronouncement by the Secretary of State for Levelling Up, Housing and Communities of the government's intention to remove regulations regarding nutrient neutrality.

Council believes that both Conservative policies will add to the pollution of our precious waterways, seas and oceans and the habitats that depend on them.

Council further believes that extensive building in our Green Belt is also a threat to local habitats, and that whilst the Secretary of State for Levelling Up, Housing and Communities has brought forward this plan to amend the Levelling Up and Regeneration Bill, he has not sought to introduce an amendment to change the Standard Methodology or enable Local Planning Authorities to safeguard Green Belt land.

Council therefore calls for:

1. The immediate end to the threats to our waterways by a commitment to keep rules on nutrient neutrality and the retention of the entire Habitats' Directive.
2. A speeding up of the Environment Agency's largest ever criminal investigation into potential widespread breaches of environmental permit conditions at wastewater treatment works by all water and sewerage companies.
3. A reduction in the amount of sewage which can legally be discharged into waterways and the sea.
4. Changes to the National Planning Policy Framework, backed by primary legislation to enable the safeguarding of valuable Green Belt land.

Council therefore calls for the Chief Executive to write to the Secretary of State for Levelling Up, Housing and Communities, and the Secretary of State for the Environment, Food and Rural Affairs stating the council's views on these matters.

Councillor Oliver Cooper, seconded by Councillor Philip Hearn, to move under Notice duly given as follows:

Motion 5

Three Rivers District Council rejects Liberal Democrat party policy, adopted on 25th September, to reintroduce housing targets that are binding on local areas and increase them by 27%.

Councillor Philip Hearn, seconded by Councillor Oliver Cooper, to move under Notice duly given as follows:

Motion 6

Three Rivers District Council notes its desire for better-informed public debate on the most important issues affecting local residents.

Three Rivers District Council notes the misleading communications on a recent leaflet distributed by the district councillors for Chorleywood South & Maple Cross which claimed that the Local Cycling & Walking Infrastructure Plan was developed and proposed by "consultants for Hertfordshire County Council".

This is false, as the very first line of the Local Cycling Walking & Infrastructure Plan states, "This document is the Local Cycling and Walking Infrastructure Plan for Watford Borough Council (WBC) and Three Rivers District Council (TRDC) developed with these two local authorities and in partnership with Hertfordshire County Council (HCC) as the Highway Authority".

Three Rivers District Council's leading role in developing the plan has also been made clear in multiple statements issued by the Lead Member through official communications and in officers' report to the Infrastructure, Housing, & Economic Development Committee in October 2022.

Three Rivers District Council instructs the Chief Executive to write to the district councillors for Chorleywood South & Maple Cross setting out the facts, seek assurances that they will not repeat misleading facts again, and request a retraction and a public apology for misleading residents within 5 working days of this motion being passed.

Councillor Oliver Cooper, seconded by Councillor Reena Ranger, to move under Notice duly given as follows:

Motion 7

Three Rivers District Council recognises the paramount importance of national security and is grateful to all who serve or have served to keep the United Kingdom and the world safe and free.

Three Rivers District Council is proud that the district is home to Northwood Headquarters, the principal headquarters of the British armed forces. Northwood is also home to five operational commands, including NATO Allied Maritime Command: NATO's principal establishment in the UK.

Northwood HQ is the residence of 850 service personnel and staff and is the workplace of over 2,500, making it one of the biggest single employment sites for the armed forces in the country.

Northwood HQ contributes significantly not just to the residential and working populations, but to the identity of Three Rivers.

While Three Rivers District Council is a signatory of the Armed Forces Covenant, every council in the country has and the content of the Covenant is now a legal requirement, so this does not represent the significance of Northwood HQ or our commitment to the armed forces.

Northwood HQ is not mentioned in the council's new strategic vision and is mentioned only cursorily on Three Rivers District Council's website, whereas it should be front of mind for the council.

Other authorities with large military establishments – such as Colchester, Plymouth, Portsmouth, and Rushmoor (Aldershot) – have made declarations officially designating their councils as garrison or naval towns or cities as badges of pride in their important contributions to our national defence.

Three Rivers District Council therefore follows their lead in declaring that it is an Armed Forces Community. Three Rivers District Council further commits to ensure recognition of Northwood HQ – and its pride that Three Rivers is home of the UK's military command – is woven into our strategy and public identity as a council.

Councillor Narinder Sian, seconded by Councillor Chris Mitchell, to move under Notice duly given as follows:

Motion 8

This Council notes the statement from Secretary of State Michael Gove that the government plans to remove the 'Nutrient Neutrality' requirement for Natural England to advise councils not to approve housing schemes that will add to nutrient pollution in already damaged rivers and waterways.

This Council believes this would be a retrograde step which will further damage our already struggling waterways. The associated £280m 'offsetting' funding is an open acknowledgement that scrapping these rules will increase pollution. The amount is a drop in the ocean and, as Feargal Sharkey has pointed out, 'you can't offset a dead river'. Further, this plan transfers responsibility and costs of dealing with

pollution from profitable developers to the public.

This Council believes that instead of allowing housebuilders to pollute, Government should require water companies and housebuilders to invest in upgrading the infrastructure needed as a prerequisite to development whilst continuing to enforce mitigation schemes. We further believe that with the right investment and appropriate regulation of all sources of pollution to our waterways, from treatment works to agriculture, communities can have both high-quality affordable homes and healthy waterways.

We call on the Leader of the Council to write publicly to the Secretary of State and to our MPs to express the Council's views.

NOTE: Exclusion of Public and Press

If Council wishes to consider any items in private, it will be necessary for the following resolution to be passed:

“that under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined under paragraph 3 of Part I of Schedule 12A to the Act. It has been decided by the Council that in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

(Note: If other confidential business is approved under item 3, it will also be necessary to specify the class of exempt or confidential information in the additional items.)

General Enquiries: Please contact the Committee Team at
committeeteam@threerivers.gov.uk

Joanne Wagstaffe, Chief Executive

**COUNCIL
12 DECEMBER 2023
PART I
APPOINTMENT OF CHAIR**

1 Summary

- 1.1 To select a Chair of the Council for the remainder of the 2023/24 Municipal Year.

2 Details

- 2.1 The Council's method of electing a Council Chair is based on a points system that was first agreed by Full Council on 8th March 1988 (Minute No 229/88) and 19th April 1988 (Minutes No398/88). Points are allocated to political parties each year in accordance with the number of seats held following local elections in May. Points are then added to an accumulated points total which is carried forward year on year with point deduction being made according to a number of rules set out in the original resolution and attached as an annex to this report.
- 2.2 Point totals are worked out in advance of each Annual Council meeting and the political party with the most points is given the opportunity to appoint a Chair of their choosing for the duration of the Municipal Year.
- 2.3 At the time of Annual council in May 2023 the total number of points held by each political party was as set out in the table below. The Liberal Democrat group held the most points and were given the option to appoint the Council's Chair for the 2023/24 Municipal Year.

| | Points carried forward from 2022 | Points received following 2023 elections | Total Accumulated points |
|-------------------|----------------------------------|--|--------------------------|
| Liberal Democrats | 40 | 22 | 62 |
| Labour | 21 | 3 | 24 |
| Conservatives | -9 | 12 | 3 |
| Green | 1 | 2 | 3 |

- 2.4 On 31st October 2023, Councillor Phil Williams resigned from the Council leaving a vacancy in the office of Chair. The methodology agreed by the Council is silent on what should happen in the event that a Chair steps down partway through the year. Therefore, an assumption has been made that as the Liberal Democrat group earned the right to appoint the Chair for the totality of the 2023/24 Municipal Year then they should have the opportunity to appoint a Chair for the remainder of the Municipal Year.

3 Options and Reasons for Recommendations

- 3.1 In the event that the Council elects the Vice-Chair to sit as Chair for the remainder of the 2023/24 Municipal Year then it will be necessary to appoint a new Vice-Chair for the remainder of the 2023/24 Municipal Year.

4 Policy/Budget Reference and Implications

- 4.1 None applicable.

5 Financial Implications

5.1 None applicable.

6 Legal Implications

6.1 There are no direct legal implications. The relevant constitutional provisions are contained in the body of the report.

7 Equal Opportunities Implications

7.1 None applicable.

8 Recommendations

- 8.1 That the Liberal Democrat Group be:
- i. invited to put forward a nomination for the position of Chair for the remainder of the 2023/24 Municipal Year.
 - ii. Invited to make a nomination for the position of Vice-Chair for the remainder of the 2023/24 Municipal Year if a vacancy occurs as a result of recommendation i.

ANNEXES

Annex 1 – Agreed Methodology for Appointment of Chair

ELECTION OF CHAIR OF THE COUNCIL

Scheme Approved by Council on 8th March 1988 (Minute No 229/88) and 19 April 1988 (Minute No 398/88)

- (a) The points scheme to be applied to all party political groups and to any independent Members that may be elected to the Council from time to time.
- (b) The party political group with the most points at the time of the Annual Meeting to be entitled to take the Chair, in respect of which 39 points will be deducted from the accumulated points total of that group.
- (c) Each party political group represented on the Council be awarded one point for each seat held at the date of the Annual Council meeting.
- (d) For the purpose of the scheme, the results of any by-elections held during the year to be disregarded.
- (e) In the event of there being any vacancy on the Council at the date of the Annual Council meeting, the point(s) in respect of the vacant seat or seats be awarded to the party political group whose representative held the seat at the time the vacancy arose.
- (f) In the event of the party group entitled by the points scheme to hold the Chairmanship refusing to accept the office, 27 points to be deducted from the cumulative points total of that group.
- (g) 20 points to be deducted from the cumulative points total of the party group which accepted the Chairmanship in consequence of (f) above.
- (h) Subject to the agreement of all party group leaders if the party group entitled by the points scheme to hold the Chair conceded the office (for whatever reason) no points be deducted from the cumulative points total of that group, provided that the party group which accepted the office willingly agreed to do so subject to the deduction of 39 points from the cumulative points total.
- (i) The Chief Executive is authorised to operate and maintain the points system, and to report on the position of each party political group to the Annual meeting of the Council;
- (j) Any amendments or variations to the scheme to be subject to the formal approval of the Council.
- (k) The points accumulated by independent or temporary political groups which ceased to be represented on the Council to be distributed evenly between the remaining party political groups (or otherwise dealt with as may be agreed between Party Group Leaders).

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THREE RIVERS DISTRICT COUNCIL

At a meeting of the Full Council held in the Penn Chamber, Three Rivers House, Rickmansworth, on Tuesday, 17 October 2023 from 7.30 - 10.00 pm

Present: Councillors Councillor Phil Williams (Chair), Councillor Raj Khiroya (Vice Chair), Matthew Bedford, Ruth Clark, Oliver Cooper, Stephen Cox, Steve Drury, Lisa Hudson, Andrea Fraser, Stephen Giles-Medhurst, Philip Hearn, Tony Humphreys, Khalid Hussain, Joan King, Stephen King, Chris Lloyd, David Major, Keith Martin, Abbas Merali, Chris Mitchell, Debbie Morris, Sarah Nelmes, Louise Price, Kevin Raeburn, Paul Rainbow, Reena Ranger, Ciaran Reed, Andrew Scarth, Roger Seabourne, Jon Tankard, Narinder Sian, Jonathan Solomons, Chris Whately-Smith and Anne Winter

Officers in Attendance:

Kimberley Grout, Associate Director of Strategy, Partnerships and Housing
Stephen Rix, Associate Director of Legal and Democratic
Alison Scott, Director of Finance
Joanne Wagstaffe, Chief Executive

41 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Sara Bedford, David Coltman, Rue Grewal, Ian Morris and David Raw.

42 MINUTES

RESOLVED that the minutes of the meetings of Full Council held on the 11th July 2023 be approved as being a correct record and are signed by the Chair.

43 CHAIR'S ANNOUNCEMENTS

The Chair invited the Group Leaders to say a few words in respect of the recent atrocities which had occurred in Israel. The Council expressed their condolences to all those affected by the events and a minutes silence was held.

44 RECEIVE ANY PETITIONS UNDER PROCEDURE RULE 18

No petitions had been received.

45 QUESTIONS FROM THE PUBLIC UNDER PROCEDURE RULE 15

The three questions received from the public, under Procedure Rule 15 in the Constitution, and the answers provided were noted.

46 TO RECEIVE RECOMMENDATIONS FROM THE POLICY AND RESOURCES COMMITTEE MEETING ON 11 SEPTEMBER AND 5 OCTOBER 2023

Council considered recommendations arising from resolutions made by the Policy and Resources Committee at its meetings on 11th September 2023 and 5th October 2023.

a) Budget Monitoring Report

Council was informed that a review of the Council's budgets at the end of the first quarter had concluded that the approved budget of £13.754million, would be insufficient to cover the Council's projected costs to the end of the 2023/24 financial year. The shortfall was attributed to a number of factors including inflationary pressures, the pay award and the cost of recycling materials. To ensure the continued delivery of uninterrupted services it was proposed that a portion of the Council's reserves were used to close the budget gap.

It was moved by Councillor Keith Martin, seconded by Councillor Sarah Nelmes, that:

- i. That the revenue budget virements, as set out in appendices 1 to 3, be approved and incorporated into the three-year medium-term financial plan.
- ii. That the revenue budget supplementary estimates, as set out in appendices 1 to 3, approved and incorporated into the three-year medium-term financial plan.
- iii. That the revenue variances to be managed, as set out in appendices 1 to 3, be noted.
- iv. That the capital variances as set out in appendices 1 to 3, be approved and incorporated into the three-year medium-term financial plan.

On being put to Council the recommendations were CARRIED, the voting being For 26, Against 0 and Abstaining 8.

RESOLVED that the budgetary changes be approved.

b) Calendar of Meetings

It was clarified that the Local Area Forums were intended to be a mix of face to face, virtual and hybrid meetings dependant on the facilities available in each area. The final decision on the type of meeting would lie with ward councillors.

It was moved by Councillor Sarah Nelmes, seconded by Councillor Stephen Giles-Medhurst, that:

- i. The draft calendar of meetings for 2025/26 be ratified.
- ii. The proposed changes to the schedule of meetings as set out in Paragraphs 1.2 and 1.3 of the report be approved.

On being put to Council the recommendations were CARRIED unanimously.

RESOLVED the Calendar of Meetings for 2025/26 be approved.

c) Local Plan Regulation 18 Part 4 Consultation

Following concern about the Council's ability to secure infrastructure provision for particular areas it was proposed by Councillor Stephen Giles-Medhurst, that Appendix 1 of the Plan be amended to include wording that required the infrastructure requirements detailed for Maple Cross and Shepherds Lane to be secured through a legal agreement. The proposed amendment was seconded by Councillor Matthew Bedford, put to the vote and carried unanimously.

It was noted that Green Belt constraints would make it difficult to meet Government housing targets for the area. Consequently, it was proposed that the Local Plan would be an evidence based Local Plan based on a low growth Green Belt constraints.

It was moved by Councillor Chris Mitchell that the Red Cross Centre in Croxley Green be removed from the List of Preferred Sites in the Regulation 18 consultation. The proposed amendment was seconded by Councillor Narinder Sian put to the vote and defeated. The Voting in favour of the amendment was For 3, Against 21.

It was moved by Councillor Oliver Cooper that the following amendments be made to the Foreword of the Regulation 18 Consultation document:

- That the word 'required' is removed from 'required government target'.
- That 'Government Inspector' is replaced with 'Planning Inspectorate'.
- That the sentence 'As we go to print the government has not changed any of the planning rules' is replaced with 'Whilst the government is implementing proposals which would allow Green Belt land to be protected, this will only come into law next year.'

The proposed amendment was seconded by Councillor Philip Hearn put to the vote and defeated. The voting in favour of the amendment was For 8, Against 26.

It was moved by Councillor Oliver Cooper that the following sites be removed from the Regulation 18 Consultation document:

- CFS3 - Fraser Crescent and Woodside Road
- CFS6 - Mansion House
- PCS21 - Love Lane
- CFS65 - Bucknalls Lane
- CFS16 - Chorleywood Station Car Park
- EOS12.4 - Maple Cross
- EOS7.0 - Shepherds Lane, Mill End
- CFS59 - London Road
- CG65 - Croxley Green Red Cross

The proposed amendment was seconded by Councillor Philip Hearn, put to the vote and defeated. The voting in favour of the amendment was For: 8, Against 26.

It was moved by Councillor Oliver Cooper that in respect of site CFS16 Chorleywood Station car park the Regulation 18 consultation document be amended so that no change to the boundaries would be permitted under any planning application in Chorleywood Common. The proposed amendment was seconded by Councillor Philip Hearn, put to the vote and defeated. The voting in respect of the amendment was For 8, Against 26.

It was moved by Councillor Oliver Cooper that in respect of sites EOS12.4 Maple Cross and EOS7.0 Shepherds Lane a requirement be added that all health, education, and similar facilities secured must be contracted to open and operate before residential properties could be occupied. The proposed amendment was seconded by Councillor Philip Hearn, put to the vote and defeated. The voting in favour of the amendment was For 10, Against 24.

In response to concerns about the inclusion of a number of proposed housing allocation sites in the plan, including the Croxley Green Red Cross building and Chorleywood Station Car Park, it was stressed that the Regulation 18 consultation focused on the preferred issues and options and consequently was not the final iteration of the Local Plan that would be going to Examination. Any responses to the Regulation 18 consultation would receive full consideration and where sites were subsequently found to be unviable they could be removed before the Local Plan progressed further. It was stressed that even if all the potential housing sites identified in the draft Local Plan were progressed, the District would still face a shortfall against Government housing requirements and removing sites at this stage would impact on the plan's soundness at Examination.

It was moved by Councillor Stephen Giles-Medhurst, seconded by Councillor Mathew Bedford that:

- i. The Local Plan Regulation 18: Part Four Three Rivers Preferred Local Plan Lower Housing Growth Option – Protecting More Green Belt Land document as set out in

- Appendix 1, as amended, be approved for public consultation in accordance with the regulations and the Local Development Scheme.
- ii. Delegated authority be granted to the Head of Planning Policy and Conservation in consultation with the Lead Member for the Local Plan to make any minor changes that are required before the documents are published for consultation.

On being put to Council the recommendations were declared CARRIED, the voting being: For 24, Against 8 and Abstaining 2.

RESOLVED that the Local Plan be approved for Regulation 18 consultation.

NOTE: At the end of consideration of this item, Councillor Roger Seaborne left the meeting.

47 CHANGE TO THE MEMBERSHIP TO THE LOCAL PLAN SUB-COMMITTEE

Full Council noted that Councillor Louise Price would replace Councillor Phil Williams on the Local Plan Sub Committee.

48 QUESTIONS TO THE LEADER, LEAD MEMBERS, CHAIRS OF COMMITTEES AND REPORTS FROM THE CHAIRS OF THE COMMITTEES, AND QUESTIONS ON THE CHAIRS REPORTS

Full Council noted the responses provided to questions received by the Leader, Lead Members, Chairs of Committee and reports from the Chairs of Committees.

In response to a Supplementary Question from Councillor Ciaran Reed, Councillor Sarah Nelmes, confirmed that it was standard Council practice for any press releases to be fronted by the appropriate Lead Member. Notwithstanding this, the contribution made by Councillor Reed towards securing Community Infrastructure Levy funding to improve the King George V Playground in Sarratt was acknowledged.

In response to a Supplementary Question from Councillor Reena Ranger, Councillor Sarah Nelmes clarified that the decision to install static cameras in the Council Chamber rather than tracking cameras had been primarily influenced by cost.

In response to a Supplementary Question from Councillor Narinder Sian, Councillor Paul Rainbow, confirmed that it was expected that the final report on the outcomes of the consultation in respect of the 2020 changes to parking in Croxley Green would be shared with ward councillors imminently. The delays in completing this work were attributed to a combination of resource constraints and a need to comply with Pre-Election Period constraints.

In response to a Supplementary Question from Councillor Chris Mitchell, Councillor Paul Rainbow, confirmed that the imposition of the advertised changes to the short term parking provision in the vicinity of Frankland Road and Watford Road were expected imminently.

In response to a Supplementary Question from Councillor Chris Mitchell, Councillor Paul Rainbow confirmed that the installation of additional electric vehicle charging points across the district would be dependent on the infrastructure provision required.

In response to a Supplementary Question from Councillor Narinder Sian, Councillor Paul Rainbow confirmed that there was evidence to support the demand for the Beryl Bike scheme in the District and Beryl Bikes were looking to expand their Watford Scheme into Three rivers.

In response to a Supplementary Question from Councillor Philip Hearn, Councillor Paul Rainbow confirmed that responsibility for writing to those residents impacted by Highways Order changes lay with Hertfordshire County Council in their capacity as the Highways Authority.

In response to a Supplementary Question from Councillor Philip Hearn, Councillor Paul Rainbow clarified that work on the development of the Local Cycling and Walking Infrastructure Plan was being led by Hertfordshire County Council in their capacity as the Highways Authority.

In response to a Supplementary Question from Councillor Reena Ranger, Councillor Paul Rainbow stressed that educating drivers about the impacts of idling car engines was a more effective long term solution than fines. The use of Civic Enforcement Officers to fine drivers would have resource implications.

In response to a Supplementary Question from Councillor Debbie Morris, Councillor Paul Rainbow clarified that any highways safety works were the responsibility of Hertfordshire County Council in their capacity as the Highways Authority.

In response to a Supplementary Question from Councillor Andrea Fraser, Councillor Paul Rainbow acknowledged the popularity of the Aquadrome and the difficulties of parking following periods of heavy rain. It was currently free to park at the Aquadrome and the only way to prioritise local residents would be to introduce parking charges.

In response to a Supplementary Question from Councillor Joan King, Councillor Paul rainbow confirmed that officers would be asked to notify residents when enforcement of the recently installed double yellow lines in the vicinity of Oxhey Drive would begin.

In response to a Supplementary Question from Councillor Stephen Cox, Councillor Paul rainbow agreed to visit the Erskine House, Filton House, Forfar House to view the problems being experienced by residents with the refuse stores.

In response to a Supplementary Question from Councillor Chris Lloyd, Councillor Stephen Giles-Medhurst informed Full Council that the County Council had, that morning, agreed a motion to lobby the Mayor of London for all stations in the Three Rivers area to be incorporated into Zone 6. A presentation on initial plans for the Watford Croxley link would be given to Councillors however it was stressed that for the plans to secure funding from Three Rivers District Council then links must come into Croxley and Three Rivers.

In response to a Supplementary Question from Councillor Keith Martin, Councillor Stephen Giles-Medhurst confirmed that there had been a significant increase in the number of potholes reported to the County Council compared to the same period in the previous year and agreed that more funding needed to be allocated to restoring roads to a suitable condition however resources were limited.

In response to a Supplementary Question from Councillor Keith martin, Councillor Stephen Giles-Medhurst noted that the expansion of the Warner Bros Studios at Leavesdon, was not only good news for residents of Three Rivers District it was also good news for the wider area.

In response to a question from Councillor Philip Heran, Councillor Stephen Giles-Medhurst confirmed that Hertfordshire County Council had not expressed any safety concerns relating to proposals to build 190 homes on Chorleywood Station Car park, as part of the Local Plan Preferred Options. It was noted that sites were not required to provide a parking ratio of one to one if they were in close proximity to good public transport links. Concerns about access routes through protected common land were noted and it was stressed that if a site was found to be unviable following the Regulation 18 Issues and Options Consultation then it would be removed from the Local Plan.

In response to a Supplementary Question from Councillor Andrea Fraser, Councillor Stephen Giles-Medhurst clarified that Rickmansworth High Street was Highways land and as such the District Council was limited in what it could do. Notwithstanding this, funding to support the High Street had been provide to Batchworth Community Council. At a meeting of the High

Street Board, on 16th October 2023, it had been agreed that the road would be closed to vehicular traffic between 10am on Saturday and 6am on Monday and the order had been submitted to the County Council for approval.

In response to a Supplementary Question from Councillor Andrea Fraser it was confirmed that all suggestions for the use of Community Infrastructure Levy funding were welcomed.

In response to a Supplementary Question from Councillor Oliver Cooper, Councillor Stephen Giles-Medhurst stated that it would be inappropriate for Members of the Council to directly approach the Defence Infrastructure Organisation over any concerns that they might have over the security implications arising from proposed housing developments in close proximity to the Northwood Headquarters.

In response to a Supplementary Question from Councillor Stephen Cox, Councillors Stephen Giles-Medhurst stated that the photograph recently used in a press release about the Green Belt had been required at short notice and consequently one had been taken by a member of the Liberal Democrats on their personal phone.

In response to a Supplementary Question from Councillor Chris Mitchell it was confirmed that the proposed housing development at Jacketts Field would not be progressed at this time.

In response to a question from Councillor Reena Ranger, Councillor Andrew Scarth confirmed that the Hospital was outside the boundary of London's recently expanded Ultra Low Emission Zone. A letter had been sent to the Mayor of London expressing concern that the zone's expansion could impact on local residents ability to access healthcare facilities.

In response to a Supplementary Question from Councillor Joan King, Councillor Andrew Scarth undertook to provide a written response in respect of the actions taken to rehome residents and improve residential properties where damp and mould had been reported to the Council's Environmental Health Function.

Meeting Concluded

Note: In accordance with Part 4, Rule 1, Paragraph 7 of the Council's Constitution, the meeting concluded at 10pm. In accordance with Part 4, Rule 6, Paragraph 3 of the Council's Constitution all remaining items on the agenda fell and were not considered.

CHAIRMAN

COUNCIL –12 DECEMBER 2023

x. COUNCIL TAX BASE FINANCIAL YEAR 2024/25 (DoF)

1. Summary

1.1 This report details the Authority's council tax base for 2024/25 which must be approved between 1 December 2023 and 31 January 2024.

2. Details

2.1 The Local Government Finance Act 1992 Section 31B (1) - (the Act), requires a billing authority to calculate a base which it, and the major precepting authorities, can use in the formula for setting their respective council tax charges.

2.2 Section 34(3) requires the billing authority to calculate the base for a part, or parts, of its area to which special items apply.

2.3 The methodology to be employed is contained within The Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012, Statutory Instrument No 2914/2012 – (the Regulations)

2.4 The calculation is made by applying the following formula:-

A x B

where -

A is the total of the “relevant amounts” for that year for each of the valuation bands shown in the billing authority's valuation list as applicable to one or more dwellings situated in its area;

B is the authority's estimate of its collection rate for that year.

2.5 The “relevant amounts” in 'A' above are calculated in accordance with the formula:-

$$((H - Q + J) - Z) \times \frac{F}{G}$$

where -

H is the number of chargeable dwellings in the area listed in the band at November 2023 (described as 'Dwellings' in the Appendices); less the number of dwellings which were exempt on that day; plus or less the net number of full-year equivalent dwellings in each band resulting from properties being placed in a lower valuation band reflecting reductions for disabled persons under Section 13 of the Act (described as “Disabled Relief” in the Appendices)

| | |
|------|---|
| Q is | a factor to take into account the amount of discounts of council tax payable and is calculated by multiplying the number of dwellings affected by the relevant percentage discount |
| J is | the amount of any adjustment in respect of changes in the number of chargeable dwellings (described as “Additions and Reductions” in the Appendices). |
| Z is | the total amount that will be applied in accordance with the Council’s council tax reduction scheme in relation to the band expressed as an equivalent number of chargeable dwellings in that band. |
| F is | the number in the proportions 5:6:7:8:9:11:13:15:18 applicable to properties in Bands A Disabled to H respectively. |
| G is | the number, which, in that proportion, is applicable to dwellings in valuation Band D (i.e. 9). |

2.6 The Council must estimate the amounts of council tax that are likely to be paid to the Authority against the amount of council tax payable. It is important to set the estimate of the collection rate at a realistic level. It is recommended that the collection rate for the District and each part thereof, be set at 99.00%.

2.8 “Contributions in Lieu” are amounts paid to this Authority by the Secretary of State for Defence. They are paid in respect of certain dwellings used for the purposes of home forces’ accommodation which are exempt for the purposes of council tax.

3. **Options/Reasons for Recommendation**

3.1 The recommendation is made in order to determine the council tax base for 2024/25.

4. **Policy/Budget Reference and Implications**

4.1 The recommendations in this report are within the Council’s agreed policies relating to the tax base.

5. **Financial Implications**

5.1 There is a 0.8% increase in the Council Tax Base from last year, largely due to the projected additions between now and March.

6. **Legal Implications**

6.1 Included in the report.

7. **Risk Management and Health & Safety Implications**

7.1 The Council has agreed its risk management strategy which can be found on the website at <http://www.threerivers.gov.uk>. In addition, the risks of the proposals in the report have also been assessed against the Council’s duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

- 7.2 The subject of this report is covered by the Revenue & Benefits service plan. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

| Nature of Risk | Consequence | Suggested Control Measures | Response (tolerate, treat, terminate, transfer) | Risk Rating (combination of likelihood and impact) |
|---|---|---|--|---|
| The Council does not approve the Council Tax base | Failure to meet the statutory requirement to set the council tax base | Continue with previous years' approved tax base | Tolerate | 4 |

- 7.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

| | | | | |
|--|-----------------------------------|-------------|-----------------|-----------------|
| Very Remote Likely Likelihood ↓ | Low 4 | High 8 | Very High 12 | Very High 16 |
| | Low 3 | Medium 6 | High 9 | Very High 12 |
| | Low 2 | Low 4 | Medium 6 | High 8 |
| | Low 1 | Low 2 | Low 3 | Low 4 |
| | Impact Low -----> Unacceptable | | | |

- 7.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

8. **Staffing, Equalities, Environmental, Community Safety, Customer Services Centre, Communications & Website and Health & Safety Implications**

8.1 None specific.

9. **Recommendation**

9.1 That the calculation of the Council's tax base for the year 2024/25 be approved.

9.2 That in accordance with the Local Authorities (Calculation of Tax Base) (England) Regulations 2012, the amount calculated by the Three Rivers District Council as its council tax base for the year 2024/25 shall be:-

| Parish | Band D Equivalents 2024/25 |
|-----------------------|---------------------------------------|
| Abbots Langley | 8,705.2 |
| Batchworth | 6,526.9 |
| Chorleywood | 6,326.6 |
| Croxley Green | 5,799.5 |
| Sarratt | 1,095.0 |
| Watford Rural | 7,683.7 |
| Unparished Area | 3,713.9 |
| Total District | 39,850.8 |

Background Papers

Local Government Finance Act.
Statutory Instrument No 2914 of 2012.

Report prepared by:

Jane Walker, Head of Revenues & Benefits
Alison Scott, Director of Finance

APPENDICES

- Appendix 1: Tax base calculations for Three Rivers District Council
- Appendix 2: Tax base calculations broken down by each Parish and Unparished area

2024/25

| Area | THREE RIVERS DISTRICT COUNCIL | | | | | | | | | |
|----------------------------------|-------------------------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| Description | Band A Disabled | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H | TOTAL |
| DWELLINGS | 0.0 | 849.0 | 2,359.0 | 6,896.0 | 9,974.0 | 7,529.0 | 4,435.0 | 5,128.0 | 1,601.0 | 38,771.0 |
| Exemptions | 0.0 | 72.0 | 55.0 | 113.0 | 157.0 | 143.0 | 122.0 | 99.0 | 22.0 | 783.0 |
| Demolished | 0.0 | 3.0 | 20.0 | 7.0 | 47.0 | 39.0 | 11.0 | 0.0 | 4.0 | 131.0 |
| Empty Homes Premium (100%) | 0.0 | 12.0 | 1.0 | 3.0 | 16.0 | 6.0 | 5.0 | 6.0 | 5.0 | 54.0 |
| Disabled relief (movement) | 1.0 | 20.0 | 20.0 | 17.0 | -31.0 | -1.0 | 4.0 | -30.0 | 0.0 | 0.0 |
| Chargeable Dwellings (H) | 1.0 | 806.0 | 2,305.0 | 6,796.0 | 9,755.0 | 7,352.0 | 4,311.0 | 5,005.0 | 1,580.0 | 37,911.0 |
| Discounts x 25% | 0.0 | 444.0 | 1,544.0 | 2,800.0 | 2,889.0 | 1,772.0 | 843.0 | 711.0 | 138.0 | 11,141.0 |
| Discounts x 50% | 0.0 | 6.0 | 0.0 | 1.0 | 4.0 | 4.0 | 6.0 | 15.0 | 1.0 | 37.0 |
| Discount Deduction (Q) | 0.0 | 114.0 | 386.0 | 700.5 | 724.3 | 445.0 | 213.8 | 185.3 | 35.0 | 2,803.8 |
| Additions | 0.0 | 83.0 | 239.0 | 197.0 | 31.0 | 95.0 | 38.0 | 18.0 | 15.0 | 716.0 |
| Reductions | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total adjustments (J) | 0.0 | 83.0 | 239.0 | 197.0 | 31.0 | 95.0 | 38.0 | 18.0 | 15.0 | 716.0 |
| Sub - Total (H-Q+J) | 1.0 | 775.0 | 2,158.0 | 6,292.5 | 9,061.8 | 7,002.0 | 4,135.3 | 4,837.8 | 1,560.0 | 35,823.3 |
| Reduction Scheme (Z) | 0.0 | 127.9 | 606.8 | 933.1 | 745.2 | 173.6 | 38.2 | 29.7 | 4.2 | 2,658.7 |
| Net dwellings ((H-Q+J)-Z) | 1.0 | 647.1 | 1,551.3 | 5,359.4 | 8,316.6 | 6,828.4 | 4,097.0 | 4,808.0 | 1,555.8 | 33,164.6 |
| Band Proportion (F) | 5.0 | 6.0 | 7.0 | 8.0 | 9.0 | 11.0 | 13.0 | 15.0 | 18.0 | |
| Band Proportion (G) | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | |
| Band D Equivalent | 0.6 | 431.4 | 1,206.5 | 4,763.9 | 8,316.7 | 8,345.8 | 5,917.9 | 8,013.5 | 3,111.6 | 40,107.9 |

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| TAX BASE CALCULATION | |
|-------------------------|----------|
| Total Band D Equivalent | 40,107.9 |
| Collection Rate | 99.00% |
| Adjusted Band D | 39,706.8 |
| Contribution in Lieu | 144.0 |
| Tax Base | 39,850.8 |

2024/25

| Area | Abbots Langley | | | | | | | | | |
|----------------------------------|-----------------|--------------|--------------|----------------|----------------|----------------|----------------|--------------|-------------|-----------------|
| Description | Band A Disabled | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H | TOTAL |
| DWELLINGS | 0.0 | 341.0 | 271.0 | 1,887.0 | 2,788.0 | 1,911.0 | 1,238.0 | 725.0 | 22.0 | 9,183.0 |
| Exemptions | 0.0 | 23.0 | 3.0 | 37.0 | 35.0 | 22.0 | 11.0 | 4.0 | 0.0 | 135.0 |
| Demolished | 0.0 | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 |
| Empty Homes Premium (100%) | 0.0 | 2.0 | 0.0 | 1.0 | 3.0 | 1.0 | 1.0 | 1.0 | 0.0 | 9.0 |
| Disabled relief (movement) | 0.0 | 9.0 | 7.0 | 6.0 | -16.0 | -3.0 | -2.0 | -1.0 | 0.0 | 0.0 |
| Chargeable Dwellings (H) | 0.0 | 328.0 | 275.0 | 1,857.0 | 2,740.0 | 1,887.0 | 1,226.0 | 721.0 | 22.0 | 9,056.0 |
| Discounts x 25% | 0.0 | 216.0 | 178.0 | 925.0 | 924.0 | 420.0 | 199.0 | 88.0 | 2.0 | 2,952.0 |
| Discounts x 50% | 0.0 | 5.0 | 0.0 | 1.0 | 1.0 | 2.0 | 1.0 | 3.0 | 0.0 | 13.0 |
| Discount Deduction (Q) | 0.00 | 56.50 | 44.50 | 231.75 | 231.50 | 106.00 | 50.25 | 23.50 | 0.50 | 744.50 |
| Additions | 0.00 | 31.00 | 13.00 | 4.00 | 8.00 | 10.00 | 0.00 | 0.00 | 0.00 | 66.00 |
| Reductions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total adjustments (J) | 0.00 | 31.00 | 13.00 | 4.00 | 8.00 | 10.00 | 0.00 | 0.00 | 0.00 | 66.00 |
| Sub - Total (H-Q+J) | 0.0 | 302.5 | 243.5 | 1,629.3 | 2,516.5 | 1,791.0 | 1,175.8 | 697.5 | 21.5 | 8,377.50 |
| Reduction Scheme (Z) | 0.0 | 50.0 | 62.7 | 268.8 | 245.3 | 56.0 | 8.4 | 5.2 | 0.0 | 696.4 |
| Net dwellings ((H-Q+J)-Z) | 0.0 | 252.5 | 180.8 | 1,360.4 | 2,271.2 | 1,735.1 | 1,167.4 | 692.3 | 21.5 | 7,681.1 |
| Band Proportion (F) | 5.0 | 6.0 | 7.0 | 8.0 | 9.0 | 11.0 | 13.0 | 15.0 | 18.0 | |
| Band Proportion (G) | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | |
| Band D Equivalents | 0.0 | 168.3 | 140.6 | 1,209.3 | 2,271.2 | 2,120.6 | 1,686.2 | 1,153.9 | 43.0 | 8,793.1 |

TAX BASE CALCULATION

| | |
|--------------------------|---------|
| Total Band D Equivalents | 8,793.1 |
| Collection Rate | 0.99 |
| Adjusted Band D | 8,705.2 |
| Contribution in Lieu | 0.0 |
| Tax Base | 8,705.2 |

2024/25

| Area | Batchworth | | | | | | | | | |
|----------------------------------|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|----------------|----------------|
| Description | Band A Disabled | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H | TOTAL |
| DWELLINGS | 0.0 | 132.0 | 364.0 | 487.0 | 729.0 | 706.0 | 777.0 | 1,478.0 | 733.0 | 5,406.0 |
| Exemptions | 0.0 | 22.0 | 10.0 | 19.0 | 43.0 | 23.0 | 71.0 | 65.0 | 16.0 | 269.0 |
| Demolished | 0.0 | 2.0 | 20.0 | 7.0 | 47.0 | 39.0 | 11.0 | 0.0 | 4.0 | 130.0 |
| Empty Homes Premium (100%) | 0.0 | 2.0 | 0.0 | 0.0 | 2.0 | 0.0 | 2.0 | 3.0 | 3.0 | 12.0 |
| Disabled relief (movement) | 0.0 | 1.0 | -1.0 | 0.0 | 4.0 | 6.0 | 3.0 | -13.0 | 0.0 | 0.0 |
| Chargeable Dwellings (H) | 0.0 | 111.0 | 333.0 | 461.0 | 645.0 | 650.0 | 700.0 | 1,403.0 | 716.0 | 5,019.0 |
| Discounts x 25% | 0.0 | 50.0 | 211.0 | 235.0 | 261.0 | 224.0 | 166.0 | 216.0 | 62.0 | 1,425.0 |
| Discounts x 50% | 0.0 | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 4.0 | 1.0 | 7.0 |
| Discount Deduction (Q) | 0.0 | 13.0 | 52.8 | 58.8 | 65.3 | 56.0 | 42.0 | 56.0 | 16.0 | 359.8 |
| Additions | 0.0 | 3.0 | 54.0 | 41.0 | 2.0 | 5.0 | 2.0 | 4.0 | 0.0 | 111.0 |
| Reductions | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total adjustments (J) | 0.0 | 3.0 | 54.0 | 41.0 | 2.0 | 5.0 | 2.0 | 4.0 | 0.0 | 111.0 |
| Sub - Total (H-Q+J) | 0.0 | 101.0 | 334.3 | 443.3 | 581.8 | 599.0 | 660.0 | 1,351.0 | 700.0 | 4,770.3 |
| Reduction Scheme (Z) | 0.0 | 6.6 | 73.5 | 60.7 | 23.0 | 14.6 | 11.2 | 10.2 | 1.6 | 201.4 |
| Net dwellings ((H-Q+J)-Z) | 0.0 | 94.4 | 260.8 | 382.6 | 558.7 | 584.4 | 648.8 | 1,340.8 | 698.4 | 4,568.9 |
| Band Proportion (F) | 5.0 | 6.0 | 7.0 | 8.0 | 9.0 | 11.0 | 13.0 | 15.0 | 18.0 | |
| Band Proportion (G) | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | |
| Dwellings | 0.0 | 62.9 | 202.8 | 340.1 | 558.7 | 714.2 | 937.2 | 2,234.6 | 1,396.9 | 6,447.4 |

| TAX BASE CALCULATION | |
|--------------------------|---------|
| Total Band D Equivalents | 6,447.4 |
| Collection Rate | 99.00% |
| Adjusted Band D | 6,382.9 |
| Contribution in Lieu | 144.0 |
| Tax Base | 6,526.9 |

2024/25

| Area | Chorleywood | | | | | | | | | |
|----------------------------------|-----------------|-------------|-------------|--------------|--------------|--------------|--------------|----------------|--------------|----------------|
| Description | Band A Disabled | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H | TOTAL |
| DWELLINGS | 0.0 | 21.0 | 41.0 | 227.0 | 471.0 | 392.0 | 706.0 | 2,008.0 | 637.0 | 4,503.0 |
| Exemptions | 0.0 | 7.0 | 1.0 | 4.0 | 9.0 | 24.0 | 16.0 | 14.0 | 6.0 | 81.0 |
| Demolished | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Empty Homes Premium (100%) | 0.0 | 0.0 | 0.0 | 0.0 | 5.0 | 3.0 | 1.0 | 1.0 | 0.0 | 10.0 |
| Disabled relief (movement) | 0.0 | 1.0 | 2.0 | -2.0 | 2.0 | 4.0 | 2.0 | -9.0 | 0.0 | 0.0 |
| Chargeable Dwellings (H) | 0.0 | 15.0 | 42.0 | 221.0 | 469.0 | 375.0 | 693.0 | 1,986.0 | 631.0 | 4,432.0 |
| Discounts x 25% | 0.0 | 6.0 | 20.0 | 102.0 | 163.0 | 135.0 | 180.0 | 260.0 | 53.0 | 919.0 |
| Discounts x 50% | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 2.0 | 2.0 | 0.0 | 4.0 |
| Discount Deduction (Q) | 0.0 | 1.5 | 5.0 | 25.5 | 40.8 | 33.8 | 46.0 | 66.0 | 13.3 | 231.8 |
| Additions | 0.0 | 0.0 | 5.0 | 4.0 | 0.0 | 4.0 | 16.0 | 14.0 | 8.0 | 51.0 |
| Reductions | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total adjustments (J) | 0.0 | 0.0 | 5.0 | 4.0 | 0.0 | 4.0 | 16.0 | 14.0 | 8.0 | 51.0 |
| Sub - Total (H-Q+J) | 0.0 | 13.5 | 42.0 | 199.5 | 428.3 | 345.3 | 663.0 | 1,934.0 | 625.8 | 4,251.3 |
| Reduction Scheme (Z) | 0.0 | 0.5 | 7.1 | 24.4 | 45.6 | 9.4 | 6.2 | 8.3 | 1.9 | 103.5 |
| Net dwellings ((H-Q+J)-Z) | 0.0 | 13.0 | 34.9 | 175.1 | 382.7 | 335.8 | 656.8 | 1,925.7 | 623.8 | 4,147.8 |
| Band Proportion (F) | 5.0 | 6.0 | 7.0 | 8.0 | 9.0 | 11.0 | 13.0 | 15.0 | 18.0 | |
| Band Proportion (G) | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | |
| Band D Equivalents | 0.0 | 8.7 | 27.1 | 155.6 | 382.7 | 410.5 | 948.7 | 3,209.5 | 1,247.7 | 6,390.5 |

| TAX BASE CALCULATION | |
|--------------------------|---------|
| Total Band D Equivalents | 6,390.5 |
| Collection Rate | 99.00% |
| Adjusted Band D | 6,326.6 |
| Contribution in Lieu | 0.0 |
| Tax Base | 6,326.6 |

2024/25

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| Area | Croxley | | | | | | | | | |
|----------------------------------|-----------------|-------------|--------------|--------------|----------------|----------------|--------------|--------------|-------------|----------------|
| Description | Band A Disabled | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H | TOTAL |
| DWELLINGS | 0.0 | 70.0 | 205.0 | 529.0 | 1,206.0 | 2,418.0 | 618.0 | 281.0 | 38.0 | 5,365.0 |
| Exemptions | 0.0 | 5.0 | 3.0 | 9.0 | 13.0 | 33.0 | 7.0 | 5.0 | 0.0 | 75.0 |
| Demolished | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Empty Homes Premium (100%) | 0.0 | 4.0 | 0.0 | 0.0 | 4.0 | 1.0 | 0.0 | 0.0 | 0.0 | 9.0 |
| Disabled relief (movement) | 0.0 | 2.0 | 3.0 | 12.0 | -13.0 | -3.0 | 0.0 | -1.0 | 0.0 | 0.0 |
| Chargeable Dwellings (H) | 0.0 | 71.0 | 205.0 | 532.0 | 1,184.0 | 2,383.0 | 611.0 | 275.0 | 38.0 | 5,299.0 |
| Discounts x 25% | 0.0 | 48.0 | 137.0 | 234.0 | 326.0 | 490.0 | 104.0 | 41.0 | 3.0 | 1,383.0 |
| Discounts x 50% | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 1.0 | 0.0 | 0.0 | 2.0 |
| Discount Deduction (Q) | 0.0 | 12.0 | 34.3 | 58.5 | 81.5 | 123.0 | 26.5 | 10.3 | 0.8 | 346.8 |
| Additions | 0.0 | 0.0 | 39.0 | 75.0 | 1.0 | 65.0 | 19.0 | 0.0 | 7.0 | 206.0 |
| Reductions | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total adjustments (J) | 0.0 | 0.0 | 39.0 | 75.0 | 1.0 | 65.0 | 19.0 | 0.0 | 7.0 | 206.0 |
| Sub - Total (H-Q+J) | 0.0 | 59.0 | 209.8 | 548.5 | 1,103.5 | 2,325.0 | 603.5 | 264.8 | 44.3 | 5,158.3 |
| Reduction Scheme (Z) | 0.0 | 14.0 | 56.0 | 58.8 | 36.2 | 25.4 | 3.8 | 0.4 | 0.0 | 194.7 |
| Net dwellings ((H-Q+J)-Z) | 0.0 | 45.0 | 153.8 | 489.7 | 1,067.3 | 2,299.6 | 599.7 | 264.3 | 44.3 | 4,963.6 |
| Band Proportion (F) | 5.0 | 6.0 | 7.0 | 8.0 | 9.0 | 11.0 | 13.0 | 15.0 | 18.0 | |
| Band Proportion (G) | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | |
| Band D Equivalents | 0.0 | 30.0 | 119.6 | 435.3 | 1,067.3 | 2,810.6 | 866.2 | 440.6 | 88.5 | 5,858.1 |

| TAX BASE CALCULATION | |
|--------------------------|---------|
| Total Band D Equivalents | 5,858.1 |
| Collection Rate | 99.00% |
| Adjusted Band D | 5,799.5 |
| Contribution in Lieu | 0.0 |
| Tax Base | 5,799.5 |

2024/25

| Area | Sarratt | | | | | | | | | |
|----------------------------------|-----------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|-------------|--------------|
| Description | Band A Disabled | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H | TOTAL |
| DWELLINGS | 0.0 | 33.0 | 13.0 | 58.0 | 56.0 | 130.0 | 134.0 | 331.0 | 91.0 | 846.0 |
| Exemptions | 0.0 | 2.0 | 0.0 | 3.0 | 0.0 | 2.0 | 2.0 | 5.0 | 0.0 | 14.0 |
| Demolished | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Empty Homes Premium(100%) | 0.0 | 3.0 | 0.0 | 0.0 | 0.0 | 1.0 | 0.0 | 0.0 | 1.0 | 5.0 |
| Disabled relief (movement) | 0.0 | 0.0 | 0.0 | 1.0 | 0.0 | 1.0 | -2.0 | 0.0 | 0.0 | 0.0 |
| Chargeable Dwellings (H) | 0.0 | 34.0 | 13.0 | 56.0 | 56.0 | 130.0 | 130.0 | 326.0 | 92.0 | 837.0 |
| Discounts x 25% | 0.0 | 10.0 | 4.0 | 31.0 | 24.0 | 50.0 | 28.0 | 68.0 | 9.0 | 224.0 |
| Discounts x 50% | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Discount Deduction (Q) | 0.0 | 2.5 | 1.0 | 7.8 | 6.0 | 12.5 | 7.0 | 17.0 | 2.3 | 56.0 |
| Additions | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 1.0 | 0.0 | 0.0 | 0.0 | 2.0 |
| Reductions | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total adjustments (J) | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 1.0 | 0.0 | 0.0 | 0.0 | 2.0 |
| Sub - Total (H-Q+J) | 0.0 | 31.5 | 12.0 | 48.3 | 51.0 | 118.5 | 123.0 | 309.0 | 89.8 | 783.0 |
| Reduction Scheme (Z) | 0.0 | 2.2 | 0.7 | 12.0 | 7.9 | 5.9 | 2.0 | 2.7 | 0.0 | 33.4 |
| Net dwellings ((H-Q+J)-Z) | 0.0 | 29.3 | 11.3 | 36.3 | 43.2 | 112.6 | 121.0 | 306.3 | 89.8 | 749.6 |
| Band Proportion (F) | 5.0 | 6.0 | 7.0 | 8.0 | 9.0 | 11.0 | 13.0 | 15.0 | 18.0 | |
| Band Proportion (G) | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | |
| Band D Equivalents | 0.0 | 19.5 | 8.8 | 32.2 | 43.2 | 137.6 | 174.8 | 510.5 | 179.5 | 1,106.1 |

| TAX BASE CALCULATION | |
|--------------------------|---------|
| Total Band D Equivalents | 1,106.1 |
| Collection Rate | 99.00% |
| Adjusted Band D | 1,095.0 |
| Contribution in Lieu | 0.0 |
| Tax Base | 1,095.0 |

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2024/25

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| 2024/25 | | | | | | | | | | |
|----------------------------------|-----------------|--------------|----------------|----------------|----------------|----------------|--------------|--------------|-------------|----------------|
| Area | Watford Rural | | | | | | | | | |
| Description | Band A Disabled | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H | TOTAL |
| DWELLINGS | 0.0 | 190.0 | 1,242.0 | 2,804.0 | 3,051.0 | 1,290.0 | 594.0 | 131.0 | 24.0 | 9,326.0 |
| Exemptions | 0.0 | 9.0 | 35.0 | 30.0 | 44.0 | 27.0 | 7.0 | 4.0 | 0.0 | 156.0 |
| Demolished | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Empty Homes Premium (100%) | 0.0 | 0.0 | 1.0 | 2.0 | 0.0 | 0.0 | 1.0 | 1.0 | 1.0 | 6.0 |
| Disabled relief (movement) | 1.0 | 5.0 | 6.0 | 2.0 | -6.0 | -6.0 | 1.0 | -3.0 | 0.0 | 0.0 |
| Chargeable Dwellings (H) | 1.0 | 186.0 | 1,214.0 | 2,778.0 | 3,001.0 | 1,257.0 | 589.0 | 125.0 | 25.0 | 9,176.0 |
| Discounts x 25% | 0.0 | 71.0 | 848.0 | 919.0 | 709.0 | 286.0 | 90.0 | 10.0 | 5.0 | 2,938.0 |
| Discounts x 50% | 0.0 | 0.0 | 0.0 | 0.0 | 2.0 | 1.0 | 1.0 | 3.0 | 0.0 | 7.0 |
| Discount Deduction (Q) | 0.0 | 17.8 | 212.0 | 229.8 | 178.3 | 72.0 | 23.0 | 4.0 | 1.3 | 738.0 |
| Additions | 0.0 | 49.0 | 128.0 | 70.0 | 18.0 | 10.0 | 0.0 | 0.0 | 0.0 | 275.0 |
| Reductions | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total adjustments (J) | 0.0 | 49.0 | 128.0 | 70.0 | 18.0 | 10.0 | 0.0 | 0.0 | 0.0 | 275.0 |
| Sub - Total (H-Q+J) | 1.0 | 217.3 | 1,130.0 | 2,618.3 | 2,840.8 | 1,195.0 | 566.0 | 121.0 | 23.8 | 8,713.0 |
| Reduction Scheme (Z) | 0.0 | 37.4 | 342.1 | 374.8 | 263.6 | 47.3 | 5.3 | 2.1 | 0.7 | 1,073.4 |
| Net dwellings ((H-Q+J)-Z) | 1.0 | 179.9 | 787.9 | 2,243.5 | 2,577.1 | 1,147.7 | 560.7 | 118.9 | 23.0 | 7,639.7 |
| Band Proportion (F) | 5.0 | 6.0 | 7.0 | 8.0 | 9.0 | 11.0 | 13.0 | 15.0 | 18.0 | |
| Band Proportion (G) | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | |
| Band D Equivalents | 0.6 | 119.9 | 612.8 | 1,994.2 | 2,577.1 | 1,402.7 | 809.9 | 198.1 | 46.0 | 7,761.3 |

| TAX BASE CALCULATION | |
|--------------------------|---------|
| Total Band D Equivalents | 7,761.3 |
| Collection Rate | 99.00% |
| Adjusted Band D | 7,683.7 |
| Contribution in Lieu | 0.0 |
| Tax Base | 7,683.7 |

2024/25

| Area | Unparished | | | | | | | | | |
|----------------------------------|-----------------|-------------|--------------|--------------|----------------|--------------|--------------|--------------|--------------|----------------|
| Description | Band A Disabled | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H | TOTAL |
| DWELLINGS | 0.0 | 62.0 | 223.0 | 904.0 | 1,673.0 | 682.0 | 368.0 | 174.0 | 56.0 | 4,142.0 |
| Exemptions | 0.0 | 4.0 | 3.0 | 11.0 | 13.0 | 12.0 | 8.0 | 2.0 | 0.0 | 53.0 |
| Demolished | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Empty Homes Premium (100%) | 0.0 | 1.0 | 0.0 | 0.0 | 2.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.0 |
| Disabled relief (movement) | 0.0 | 2.0 | 3.0 | -2.0 | -2.0 | 0.0 | 2.0 | -3.0 | 0.0 | 0.0 |
| Disable relief | 0.0 | 0.0 | 2.0 | 5.0 | 3.0 | 1.0 | 1.0 | 3.0 | | 15.0 |
| Chargeable Dwellings (H) | 0.0 | 61.0 | 223.0 | 891.0 | 1,660.0 | 670.0 | 362.0 | 169.0 | 56.0 | 4,092.0 |
| Discounts x 25% | 0.0 | 43.0 | 146.0 | 354.0 | 482.0 | 167.0 | 76.0 | 28.0 | 4.0 | 1,300.0 |
| Discounts x 50% | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 0.0 | 0.0 | 3.0 | 0.0 | 4.0 |
| Discount Deduction (Q) | 0.0 | 10.8 | 36.5 | 88.5 | 121.0 | 41.8 | 19.0 | 8.5 | 1.0 | 327.0 |
| Additions | 0.0 | 0.0 | 0.0 | 3.0 | 1.0 | 0.0 | 1.0 | 0.0 | 0.0 | 5.0 |
| Reductions | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total adjustments (J) | 0.0 | 0.0 | 0.0 | 3.0 | 1.0 | 0.0 | 1.0 | 0.0 | 0.0 | 5.0 |
| Sub - Total (H-Q+J) | 0.0 | 50.3 | 186.5 | 805.5 | 1,540.0 | 628.3 | 344.0 | 160.5 | 55.0 | 3,770.0 |
| Reduction Scheme (Z) | 0.0 | 17.1 | 64.6 | 133.7 | 123.5 | 15.0 | 1.4 | 0.7 | 0.0 | 356.0 |
| Net dwellings ((H-Q+J)-Z) | 0.0 | 33.1 | 121.9 | 671.9 | 1,416.5 | 613.3 | 342.6 | 159.8 | 55.0 | 3,414.0 |
| Band Proportion (F) | 5.0 | 6.0 | 7.0 | 8.0 | 9.0 | 11.0 | 13.0 | 15.0 | 18.0 | |
| Band Proportion (G) | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | 9.0 | |
| Band D Equivalents | 0.0 | 22.1 | 94.8 | 597.2 | 1,416.5 | 749.6 | 494.9 | 266.3 | 110.0 | 3,751.4 |

| TAX BASE CALCULATION | |
|--------------------------|---------|
| Total Band D Equivalents | 3,751.4 |
| Collection Rate | 99.00% |
| Adjusted Band D | 3,713.9 |
| Contribution in Lieu | 0.0 |
| Tax Base | 3,713.9 |

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COUNCIL
12 DECEMBER 2023
PART I
REPORT OF INDEPENDENT RENUMERATION PANEL

1 Summary

- 1.1 Councillor's allowances are paid in accordance with Local Government and Housing Act 1989 and the Local Government Act 2000. Section 18 of the 1989 Act, as amended by Section 99 of the Local Government Act 2000 makes provision in relation to basic, special responsibility and childcare and dependants' carers' allowances for members of local authorities. Section 100 of the 2000 Act allows the Secretary of State to make provision in relation to travel and subsistence allowance for members of local authorities and an allowance for non-councillors who are members of a council's committee or sub-committee. The Local Authorities (Members' Allowances) (England) Regulations 2003 ("the 2003 Regulations") were made under these provisions. The Regulations provide that it is for each local authority to decide its scheme and the amounts to be paid under that scheme.
- 1.2 The 2003 Regulations require all councils to establish and maintain an Independent Remuneration Panel (IRP) which will broadly have the functions of providing the local authority with advice on its scheme of Members Allowances and the amounts to be paid to Members as part of this scheme. Although the advice given by an IRP is not binding on a local authority, they must have regard to any advice given by their IRP when making any decisions on changes to Members Allowances.
- 1.3 The Independent Remuneration Panel appointed by the Council met in November 2023 at the Council's invitation. The Panel's report and recommendations are appended to this report at Annex A. The Council is asked to consider the Panel's recommendations and to decide whether to make any changes to the current Scheme.

2 Details

- 2.1 Legally the Council must pay a basic allowance to each Councillor, which cannot be linked to attendance at meetings or Council business. The basic allowance is intended to recognise the time commitment of all Councillors for demands on their time including meetings with council employees, meetings with constituents, attendance at political group meetings, attendance at council meetings and incidental costs such as the use of their homes. The current basic allowance rate is £4,560 per annum.
- 2.2 Each local authority may also make provision in its scheme for the payment of Special Responsibility Allowances for those Councillors who have significant responsibilities over and above the generally accepted duties of a Councillor. The responsibilities current remunerated under Three Rivers' Scheme of Members' Allowances are:
- Leader of the Council
 - Lead Members
 - Chair of Planning Committee
 - Chair of Licensing Committee and Regulatory Services Committee
 - Chair of Audit Committee
 - Main Opposition Group Leader

- Other Opposition Group Leaders
Chair of Council
- Vice Chair of council

2.3 Special Responsibility Allowances are currently paid as a proportion of the basic allowance as set out below:

| <u>Allowance Type</u> | <u>Multiple of the Basic Allowance</u> |
|--|--|
| Basic Allowance | 1.0 |
| Leader of the Council | 2.0 |
| Lead Members | 1.0 |
| Chair of Planning Committee | 1.0 |
| Chair of Licensing Committee and Regulatory Services Committee | 0.5 |
| Chair of Audit Committee | 0.5 |
| Group Leaders: | |
| Main Opposition Leader | 0.75 |
| Other Opposition Leaders | 0.30 |
| | |
| <u>Other Allowances</u> | |
| Chair of Council | 1.0 |
| Vice-Chair of Council | 0.5 |

2.4 Whilst the allowances paid to Councillors do not and should not represent a wage, the Panel believes that they should keep pace with increases in local income levels and not be subject to year on year reductions in real terms. Whilst mindful of the financial pressures local authorities are dealing with, the Panel has recommended that the basic allowance and special responsibility allowances are increased in line with the median pay award given to officers and have recommended a 5% increase to Basic and Special Responsibility Allowances. This increase would take the basic allowance to £4,788 per annum. The change that this would have on all allowances is set out in the table appended to this report as Annex 2.

2.5 As part of their deliberations the Panel also considered whether any changes should be made to the Dependent Carers Allowance and the Mileage Allowance. Whilst no changes have been recommended for either it should be noted that officers have been asked to carry out a benchmarking exercise in respect of the cost of hiring professional carers so that this information can be used as part of their deliberations in 2024.

3 Options and Reasons for Recommendations

3.1 The Council must have regard to the recommendations of the IRP in respect of the Members' Allowances Scheme when setting allowances. The Panel's reasons for their recommendations are set out in their report.

3.2 If Council was minded not to accept the recommendations of the IRP, having first considered them, then it could:

- i. make no changes to the Scheme of Members' Allowances
- ii. make its own decision in respect of the amounts to be paid as part of the Scheme of members' Allowances.

- iii. make its own decision as to the date that the changes are implemented.

4 Policy/Budget Reference and Implications

The recommendations in this report are within the Council's agreed policy and budgets.

5 Financial Implications

- 5.1 If approved the increases would result in an increase in the overall spend on Members allowances of £12,050 per annum; with the total spend increasing from £240,996 per annum to £253,045.80 per annum in 2024.

6 Legal Implications

- 6.1 Legal implications are contained in the body of this report.

7 Equal Opportunities Implications

- 7.1 The guiding principle behind the allowances scheme is to reduce financial barriers to being an elected councillor while ensuring that the remuneration and expenses received by councillors represents value for money. By requesting that the Independent Remuneration Panel (IRP) regularly review the scheme the Council aims to ensure that it remains fit for purpose, adapts to changing democratic functions and expectations of elected councillors and ensures that no member of the public feels excluded from standing for office on the grounds of cost.

8 Recommendations

- 8.1 That Council consider its response to the recommendations of the Independent Remuneration Panel, summarised below and set out in full in the Panel's report, attached as Annex 1 to this report:
 - i. That member allowances be increased by 5%
 - ii. The relativity of the Special Responsibility Allowances to the Basic Allowance remain unchanged.
 - iii. The Dependant Carers Allowance remains at £12.50 per hour.
 - iv. Mileage rates remain at 52.2p per mile.
 - v. A benchmarking exercise on the cost of employing professional carers is completed prior to the 2024/25 decision making cycle to ensure that the Dependent Carers Allowance meet Living Wage requirements.
 - vi. The IRP give consideration to the possibility of index linking members' allowances in future years during their deliberations in 2024.
 - vii. The IRP give consideration to the possibility of introducing a Co-optees allowance during their deliberations in 2024.
 - viii. That the new rates for Members' Allowances be implemented from 1 April 2024.

ANNEXES

- Annex 1 – Report of the Independent Remuneration Panel
- Annex 2 – Summary of Proposed Allowances

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**A Review of Member Allowances for Three Rivers District Council
By the Independent Remuneration Panel
November 2023**

1. Background

- 1.1 This report summarise the deliberations and recommendations made by the Independent Remuneration Panel ('IRP') for Three Rivers District Council to advise the Council on its Members' Allowances scheme. The IRP was convened under The Local Authorities' (Members' Allowances) (England) Regulations 2003 ("2003 Regulations").
- 1.2 These regulations, which arise out of the relevant provisions contained in the Local Government Act 2000, require all local authorities to establish and maintain an advisory Independent [Members] Remuneration Panel to review and provide advice on Members' allowances on a periodic basis. All Councils are required to convene their IRP and seek its advice before they make any changes or amendments to their members' allowances scheme. They must 'pay regard' to their IRPs recommendations before setting a new or amended Members' Allowances Scheme.
- 1.3 During its deliberations the IRP has been mindful of its guiding principle that it has sought to reduce financial barriers to being an elected Member while ensuring that the remuneration and expenses received by Members represent value for money.

2. Make Up of the Independent Remuneration Panel

- 2.1 The IRP is currently made up of three members:
 - Victoria Milford
 - Nicky Bryden
 - Tunde Dabiri
- 2.2 The minimum number of members that an IRP requires to be legally quorate is three. A recruitment exercise will be carried out before the panel meets again with a view to securing 5 members of the IRP.

3 Supporting Information

Feedback from Group leaders

- 3.1 Group Leaders were invited to talk to the IRP about the allowance scheme and Councillors Sarah Nelmes and Chris Mitchell took up the invitation. The Group leaders noted that there had been a period when no increases had been made for a number of years however this had resulted in the need to apply a greater uplift than would ordinarily have been necessary had smaller increments been applied each year. The consensus was that any increase in councillor allowances should not be greater than the average percentage pay rise received by staff. Furthermore, if there was a pay freeze then applying no increase to allowances would be appropriate.
- 3.2 The Group Leaders felt that continuing to calculate Special Responsibility Allowances as a proportion of the basic allowance was an appropriate approach.

Basic Allowances

- 3.3 It was noted that the agreed pay uplift to staff salaries had been provided on a sliding scale that was dependent on the salary grade and averaged out at approximately 6.5%, slightly higher than the current average private sector pay rise of 5%. A 5% uplift to member allowances had been applied on 1st April 2023.
- 3.4 It was acknowledged that the Group Leaders' view that any increase in allowance should not be greater than the average salary uplift applied to officers was sound. With this in mind, it was agreed that a 5% uplift on the basic allowance would be an appropriate increase. If approved this would increase the basic allowance from £4,560 to £4,788 per annum.

Special Responsibility Allowances

- 3.5 The Special Responsibility Allowances are currently calculated as a percentage of the Basic Allowance with percentages being set according to the level of responsibility and commitment that the role required of the Councillor. The current relativities being:

| <u>Allowance Type</u> | <u>Multiple of the Basic Allowance</u> | <u>Number of Councillors</u> |
|--|--|------------------------------|
| Basic Allowance | 1.0 | 39 |
| <u>Special Responsibility Allowance (SRA)</u> | | |
| Leader of the Council | 2.0 | 1 |
| Lead Members | 1.0 | 7 |
| Chair of Planning Committee | 1.0 | 1 |
| Chair of Licensing Committee and Regulatory Services Committee | 0.5 | 1 |
| Chair of Audit Committee | 0.5 | 1 |
| Group Leaders: | | |
| Main Opposition Leader | 0.75 | 1 |
| Other Opposition Leaders | 0.30 | 2 |
| | | |
| <u>Other Allowances</u> | | |
| Chair of Council | 1.0 | 1 |
| Vice-Chair of Council | 0.5 | 1 |

- 3.6 The IRP received no indications that these relativities were no longer appropriate or were considered disproportionate. Therefore, it was decided that the relativities should remain unchanged.
- 3.7 Taking into account, the proposed 5% uplift in the level of the basic allowance this would result in the following changes to SRAs:

| <u>Allowance Type</u> | <u>Multiple of the Basic Allowance</u> | <u>2023/24 Actual</u> | <u>2024/25 Proposed</u> |
|--|--|-----------------------|-------------------------|
| Basic Allowance | 1.0 | £4,560 | £4,788 |
| <u>Special Responsibility Allowance (SRA)</u> | | | |
| Leader of the Council | 2.0 | £9,120 | £9,576 |
| Lead Members | 1.0 | £4,560 | £4,788 |
| Chair of Planning Committee | 1.0 | £4,560 | £4,788 |
| Chair of Licensing Committee and Regulatory Services Committee | 0.5 | £2,280 | £2,394 |
| Chair of Audit Committee | 0.5 | £2,280 | £2,394 |
| <u>Group Leaders:</u> | | | |
| Main Opposition Leader | 0.75 | £3,420 | £3,591 |
| Other Opposition Leaders | 0.30 | £1,368 | £1,436.40 |
| <u>Other Allowances</u> | | | |
| Chair of Council | 1.0 | £4,560 | £4,788 |
| Vice-Chair of Council | 0.5 | £2,280 | £2,394 |

Dependent Carers Allowance

- 3.8 At £12.50 an hour the current Dependent Carers Allowance rate, whilst higher than the minimum wage, was close to the current National Living Wage of £10.42 an hour. This gap would reduce further from 1st April 2024 when the National Living Wage was expected to increase to £11.16 per hour¹).
- 3.9 The IRP noted that whilst no members were currently claiming the Dependent Carers Allowance the cost of employing professional carers could be seen by some as being a barrier to standing as a councillor. It was therefore agreed that whilst it would be recommended that no changes should be made to the Dependent Carers Allowance for the coming year an external benchmarking exercise should be carried out before the Panel met to deliberate in 2024 to ensure that the Council did not unnecessarily deter anyone from standing for office and that appropriate remunerations were made.

Travel Allowance

- 3.10 The current travel allowance of 52.2p per mile was higher than HMRC's taxable rate of 45p per mile. It was noted that petrol prices were relatively stable at the current time and that the allowance was not heavily used. It was agreed that no changes would be recommended for the Travel Allowance at this time.

Indexation of Allowances

- 3.11 The possibility of index linking the Members Allowance Scheme and making any uplifts automatic was discussed by the Panel. If index linking did occur then it would be a decision for the Council on which method to use for example indexation against CPI or RPI. If a decision was taken to index link allowances then this had to be done for a specified period of time to a maximum of four years.

¹ Following the writing of this report, on 21st November 2023, as part of his Autumn Statement the Chancellor announced that the National Living Wage would increase to £11.44 an hour from 1st April 2024.

- 3.12 The Panel considered the potential indexation of members allowances to be a positive step although it was stressed that care needed to be taken to ensure that any indexation did not result in an uplift that was greater than that received by officers. It was also acknowledged that the Panel did not, at this stage, have the requisite knowledge to make a formal recommendation on the subject and it was agreed that no recommendations about index linking allowances were made at this juncture and the subject would be explored in more detail when the Panel met to deliberate in 2024.

Co-optees Allowances

- 3.13 It was noted that there was currently no provision for a Co-optees Allowance. Notwithstanding the fact that the Council currently had no committees with co-opted members it was agreed that consideration should be given to making an allowance available in the event that a Committee did require a co-optee in the future.
- 3.14 The IRP agreed that no provision would be made for a Co-optees Allowance but it was something that could be considered as part of next year's deliberations.

4 Recommendations

- 4.1 The following recommendations have been made:
- i. That member allowances be increased by 5%
 - ii. The relativity of the Special Responsibility Allowances to the Basic Allowance remain unchanged.
 - iii. The Dependant Carers Allowance remains at £12.50 per hour.
 - iv. Mileage rates remain at 52.2p per mile.
 - v. A benchmarking exercise on the cost of employing professional carers is completed prior to the 2024/25 decision making cycle to ensure that the Dependent Carers Allowance meet Living Wage requirements.
 - vi. The IRP give consideration to the possibility of index linking members' allowances in future years during their deliberations in 2024.
 - vii. The IRP give consideration to the possibility of introducing a Co-optees allowance during their deliberations in 2024.

5. Implementation of Recommendations

- 5.1 The IRP recommend to Council that the new Members' Allowances scheme as recommended in this report be implemented from 1 April 2024 or from any date before then as agreed by the Council.

Summary of Members Allowances

| Allowance Type | Number of Councillors | Multiple of the Basic Allowance | 2023/24 (Actuals) | Total Paid 2023/24 | 2024/25 (Proposed) | 2024/25 (Proposed Totals) | Increase |
|--|-----------------------|---------------------------------|-------------------|--------------------|--------------------|---------------------------|------------|
| Basic Allowance | 39 | 1 | £4,560 | £177,840 | £4,788 | £186,732 | £8,892 |
| <u>Special Responsibility Allowance (SRA)</u> | | | | | | | |
| Leader of the Council | 1 | 2 | £9,120 | £9,120 | £9,576 | £9,576 | £456 |
| Lead Members | 7 | 1 | £4,560 | £31,920 | £4,788 | £33,516 | £1,596 |
| Chair of Planning Committee | 1 | 1 | £4,560 | £4,560 | £4,788 | £4,788 | £228 |
| Chair of Licensing Committee and Regulatory Services Committee | 1 | 0.5 | £2,280 | £2,280 | £2,394 | £2,394 | £114 |
| Chair of Audit Committee | 1 | 0.5 | £2,280 | £2,280 | £2,394 | £2,394 | £114 |
| <u>Group Leaders:</u> | | | | | | | |
| Min Opposition Leader | 1 | 0.75 | £3,420 | £3,420 | £3,591 | £3,591 | £171 |
| Other Opposition Leaders | 2 | 0.3 | £1,368 | £2,736 | £1,436.40 | £2,872.80 | £137 |
| <u>Other Allowances</u> | | | | | | | |
| Chair of Council | 1 | 1 | £4,560 | £4,560 | £4,788 | £4,788 | £228 |
| Vice-Chair of Council | 1 | 0.5 | £2,280 | £2,280 | £2,394 | £2,394 | £114 |
| | | | | £240,996 | | £253,045.80 | £12,049.80 |

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Revised Summary of Members Allowances (Replaces Annex 2)

ADDENDUM

The original Annex 2 contained a typographical error in the value of the Basic members allowances which was shown as being £4560 per annum instead of £5460 per annum. This incorrect figure was then used to calculate all the data in the Annex. This error has been corrected and the updated calculations shared with and agreed by the Independent Remuneration Panel. The Panel's recommendations were based on the correct figure for the rate of the basic allowance and as such are not affected by this error.

The revised figures for proposed Member Allowances for 2024/25 are shown below.

| Allowance Type | Number of Council | Multiple of the Basic Allowance | 2023/24 Corrected | 2023/24 Corrected totals | Proposed Increase per Allowance | 2024/25 Proposed | 2024/25 Totals | Increase |
|--|-------------------|---------------------------------|-------------------|--------------------------|---------------------------------|------------------|----------------|------------|
| Basic Allowance | 39 | 1 | £5,460 | £212,940 | £273.00 | £5,733.00 | £223,587.00 | £10,647.00 |
| <u>Special Responsibility Allowance (SRA)</u> | | | | | | | | |
| Leader of the Council | 1 | 2 | £10,920 | £10,920 | £546.00 | £11,466.00 | £11,466.00 | £546.00 |
| Lead Members | 7 | 1 | £5,460 | £38,220 | £273.00 | £5,733.00 | £40,131.00 | £1,911.00 |
| Chair of Planning Committee | 1 | 1 | £5,460 | £5,460 | £273.00 | £5,733.00 | £5,733.00 | £273.00 |
| Chair of Licensing Committee and Regulatory Services Committee | 1 | 0.5 | £2,730 | £2,730 | £136.50 | £2,866.50 | £2,866.50 | £136.50 |
| Chair of Audit Committee | 1 | 0.5 | £2,730 | £2,730 | £136.50 | £2,866.50 | £2,866.50 | £136.50 |
| <u>Group Leaders:</u> | | | | | | | | |
| Main Opposition Leader | 1 | 0.75 | £4,095 | £4,095 | £204.75 | £4,299.75 | £4,299.75 | £204.75 |
| Other Opposition Leaders | 2 | 0.3 | £1,638 | £3,276 | £81.90 | £1,719.90 | £3,439.80 | £163.80 |
| <u>Other Allowances</u> | | | | | | | | |
| Chair of Council | 1 | 1 | £5,460 | £5,460 | £273.00 | £5,733.00 | £5,733.00 | £273.00 |
| Vice-Chair of Council | 1 | 0.5 | £2,730 | £2,730 | £136.50 | £2,866.50 | £2,866.50 | £136.50 |
| | | | | £288,561 | | £49,017.15 | £302,989.05 | £14,428.05 |

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Three Rivers District Council

**Full Council
Local Authority
Housing Fund**

12 December 2023

| Report Originator | Head of Service sponsor | Date Originated | |
|---|---|-----------------------------------|---|
| Justin Wingfield | Alison Scott | 24 November 2023 | |
| Lead Member Name: | Area of Responsibility: | | |
| Councillor Keith Martin | Lead Member (Resources) | | |
| CMT Date: | N/A | | |
| JLT Date (if applicable): | N/A | | |
| REASON FOR REPORT | | | |
| Reason | JLT/CMT Feedback for Officer and further instructions | | Recommendation to JLT/CMT: |
| To provide information related to the Local Authority Housing Fund and to seek approval to transfer 3no. garage sites to Three Rivers Homes Limited | N/A | | N/A |
| Consultees consulted | Finance Yes Date: 30 Nov 2023 | Legal Yes Date: 30 Nov 2023 | Strategic Housing Manager Yes Date: 30 Nov 2023 |
| Consultees to be consulted following CMT before report publication | Chief Executive | Shared Director of Finance | |

FULL COUNCIL

PART I – Report & Appendix 1

PART II – Appendix 2

Appendix 2 of this report is NOT FOR PUBLICATION because it comprises exempt information which is not for publication by virtue of Paragraphs 3 of Part I of Schedule 12A of the Local Government Act 1972 (as amended) as it relates to information relating to the financial or business affairs of any particular person (including the authority holding that information).

LOCAL AUTHORITY HOUSING FUND UPDATE AND PROPOSED TRANSFER OF LAND

(DoF)

1 Summary

- 1.1 The Local Authority Housing Fund (LAHF) was announced in December 2022 and is a project aimed at providing longer term accommodation for Afghan and Ukrainian families who have arrived in the UK via various resettlement schemes. Full Council received a report in February 2023 which provided more detail about the scheme, the funding criteria and the proposals for how the Council intends to utilise the LAHF funds to provide homes in our District. The LAHF fund is administered by the Department for Levelling Up, Housing and Communities (DLUHC).
- 1.2 This report provides a further update on progress since February 2023 and requests consent for the transfer of 3no. garage sites into Three Rivers Homes Limited (TRHL), to facilitate the development of 16no. new affordable homes.
- 1.3 It is intended, in the interests of transparency to provide as much information as possible within the public domain about the LAHF scheme, choosing only not to disclose commercially sensitive information which is included within the confidential Part II appendix. The purpose of seeking confidentiality is to ensure that the commercially sensitive details of the transaction, namely the value and financial details associated with the proposed transaction are not disclosed prior to the completion of the transaction and conclusion of the development.
- 1.4 The 16no. new homes will be built on three former TRDC-owned garage sites; two of these are located at Pollards in Maple Cross and one site is located at The Queens Drive, Mill End. All three brownfield sites will provide 14no. 2-bed apartments and 2no. 4bed houses. (Plans of the sites & visualisations of the properties are provided at **Appendix 1**).

2 LAHF Update

- 2.1 Since February 2023, the Council was awarded further funds from the LAHF scheme. Firstly in late March 2023, TRDC received a further award of £2,055,614 from the redistribution of unallocated funds from LAHF1 and then again as part of LAHF2 where a further £732,000 was awarded to TRDC. This takes the total number of new affordable homes to be provided from 11 to 24 and provides a total grant from DLUHC of £4,491,613. As a requirement of the LAHF funding, TRDC are required to provide a match fund. The match fund level varies dependent on the type of homes to be provided, but in total £5,851,612 of TRDC's capital is required, providing a total funding pot of £10,343,225. The table in section 5 of this report illustrates what funding is provided and for what purpose.
- 2.2 In order to meet the demands of providing 24 new homes, 4 garage sites were considered capable of providing 22 homes, with a further 2 units being acquired from the market. However, despite concerted efforts to secure a viable development on the Jacketts Field garage site, the ability to provide parking for displaced vehicles could not be easily overcome. As a result, the Jacketts Field site was removed from the LAHF programme and

the 6no. units intended to be constructed on the site will instead be acquired from the market.

2.3 The remaining 3 garage sites were granted Planning permission on 16 November 2023 by TRDC's Planning Committee. Permission was obtained authorising the construction of 16 new homes. The subject of this report is seeking approval to the grant of a 999 year long Leasehold interest ('the transfer') of those 3 sites to Three Rivers Homes Limited, so that the development may be delivered via the Council's Joint Venture company.

2.4 As a result of the grant of Planning permission, the Council is required to provide a further properties and it is intended that these will all be acquired from the local market (restricted to properties within the District). Members will note that the Policy & Resources Committee approved the purchase of one property in Sarratt at their meeting on 11 September 2023. The remaining 7no. properties are currently being sourced and any recommendation to purchase will be subject to a further decision to be made by the Policy & Resources Committee.

3 Options and Reasons for Recommendations

3.1 As discussed in section 2 of this report, this paper seeks Council's approval to the disposal of three former garage sites, 2no. located at Pollards & 1no. at The Queens Drive. Having secured Planning Permission, the sites are intended to be transferred to TRHL. The details of the proposed transaction are commercially sensitive and are contained within Confidential **Appendix 2**.

3.2 The Council, working with its development partner, Watford Community Housing recently secured Planning permission for the two sites at Pollards in Maple Cross (23/1569/FUL & 23/1570/FUL) and a single site at Queens Drive, Mill End (23/1619/FUL). The Pollard sites will provide 8no. 2-bed apartments and 2no. 4-bed houses. The Queens Drive site will provide 6no. 2-bed apartments.

3.3 Following the initial Full Council endorsement of the scheme in February 2023, the decision being considered today represents a significant amount of work from Officers and our partners, Watford Community Housing to reach a stage where the sites have successfully achieved Planning permission and are ready to progress to development.

3.4 Officers are aware of the need to have all LAHF funding committed by the 31 March 2024 and remain in regular contact with colleagues from DLUHC regarding the Council's plans to deliver the required 24 new homes. Whilst the timings are very tight, it was always understood that the pace of delivery would be challenging. DLUHC are content that we have a clear delivery plan and evidence of how the funds will be committed in accordance with the LAHF scheme requirements. In order to continue with the delivery plan, Members are requested to consider and approve the proposed transfer of the garage sites.

4 Policy/Budget Reference and Implications

4.1 The LAHF scheme provides only capital funding from DLUHC. TRDC intends to use £5.85m of Capital funds earmarked for the Property Investment Board within the Council's Capital Programme, as TRDC's match-funding contribution and form part of

4.2 In terms of Policy considerations, the accommodation of these vulnerable groups would form part of our Housing, Homelessness and Rough Sleeping Strategy. The Government has a continued need to provide homes for Ukrainian and Afghan nationals who arrive in the UK under the various resettlement schemes. As has been previously indicated, once these new homes have satisfied the initial demands, they can be used in future for 'general needs' housing. Providing further affordable housing capacity within our District.

5 Financial Implications

- 5.1 Whilst the Confidential **Appendix 2** deals in more detail with the proposal from a financial perspective, it would be reasonable to state that the development viability of these three garage sites was never achievable without external funding. The LAHF funds are the difference between maintaining a financially viable scheme and not. The intention is to transfer these assets into Three Rivers Homes Limited company, for which TRDC are a 50% stakeholder. Whereupon the Council will maintain a capital stake in the scheme and retain the freehold to the site whilst Watford Community Housing will manage the stock, TRDC will retain the usual Housing nomination rights.
- 5.2 As a summary of the LAHF grant awards and TRDC match-funding requirement, the table below sets out how the money is to be spent and what match funding is required, for what purpose.

| Funding Split | LAHF 1 | | LAHF 2 | | Total Funding |
|--|----------------------------|-----------------------------|-------------------------------|-------------------------|--------------------|
| | 20no. 2/3 bed (Main) | 1no. 4 bed (Bridging) | 2no. 2/3 bed (Resettle) | 1no. 2/3 bed (TA) | |
| DLUHC Contribution (a) | £3,007,999 | £331,614 | £448,000 | £224,000 | £4,011,613 |
| DLUHC £20k per property (b) | £400,000 | £20,000 | £40,000 | £20,000 | £480,000 |
| TRDC Match Funding (c) | £4,511,998 | £331,614 | £672,000 | £336,000 | £5,851,612 |
| Net Funding Allocation (less £20k/property) (a+c=d) | £7,519,997 | £663,228 | £1,120,000 | £560,000 | £9,863,225 |
| Total Pot (b+d) | £7,919,997 | £683,228 | £1,160,000 | £580,000 | £10,343,225 |

6 Legal Implications

- 6.1 The Localism Act 2011 gives the Council a general power of competence to do anything an individual may do although this is expressly subject to any statutory limitations that predate the commencement of that Act.
- 6.2 The relevant provision where a Council proposes to dispose of land is Section 123(2) of the Local Government Act 1972 ("LGA") which allows a Council to do so provided a disposal (other than by way of short lease) is for the best consideration reasonably obtainable, otherwise the consent of the Secretary of State is required.
- 6.3 The disposals for which this report seeks authority will not satisfy the best consideration reasonably obtainable requirement given that granting long leases of 999 years at a peppercorn rent is proposed.
- 6.4 However, a General Consent has been issued in the name of the Secretary of State entitled Circular 06/2003 which permits local authority disposals that will contribute to the improvement of promotion of economic, social or environmental well-being in that authority's area and where the undervalue is less than two million pounds. Both of the 2003 Circular's requirement are satisfied as (i) the provision of housing of the type envisaged promotes the social well-being of the Three Rivers area and (ii) the undervalue (as given in the land values in Appendix 2) is less than two million pounds.

6.5 Accordingly, the disposal to Three Rivers Homes Limited, as a company jointly owned by Three Rivers District Council and Clarendon Living Limited, a subsidiary company of Watford Community Housing has the consent of the Secretary of State by virtue of the General Consent and the requirement of section 123(2) of the LGA 1972 is satisfied.

6.6 Members will note within Appendix 2, that Officers have explained how the land value matter is considered, why the recommendation is made and the relevant mitigations regarding the proposed transfer of the land by way of a long lease at a peppercorn rent.

6.7 In deciding whether to approve this disposal Members should be aware of their fiduciary and best value duties in terms of the prudent and responsible stewardship of the Council's assets and resources.

7 Equal Opportunities Implications

7.1 Having undertaken a high-level Equalities Impact Assessment, it has been determined that this scheme will create a positive impact on certain groups with protected characteristics. However, only once the funding and project details have been confirmed can a Full Equalities Impact Assessment be undertaken. It is intended that this will be undertaken when the matter is considered by the Policy & Resources Committee.

8 Staffing Implications

8.1 There are no direct staffing implications related to this proposal.

9 Environmental Implications

9.1 Any environment implications in connection with this project will be addressed through any Planning, statutory and legislative requirements.

10 Community Safety Implications

10.1 There are no community safety implications related to this proposal.

11 Public Health implications

11.1 There are no community safety implications related to this proposal.

12 Customer Services Centre Implications

12.1 There are no customer services centre implications related to this proposal.

13 Communications and Website Implications

13.1 The funding will be used to provide accommodation for displaced Afghan and Ukrainian families. Given the relatively high profile nature of the war in Ukraine and the evacuation of Afghan citizens to the UK, there are likely to be some local and regional interest in the efforts to provide accommodation for these families.

14 Risk and Health & Safety Implications

14.1 The Council has agreed its risk management strategy which can be found on the website at <http://www.threerivers.gov.uk>. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

14.2 The subject of this report is covered by the day-to-day resources allocated within the Property Services & Housing Services service plans, with external partnership working governed by the Joint Venture Board, to which Three Rivers Homes Limited reports. Any

risks resulting from this report will be included in the risk register and, if necessary, managed within this plan.

| Nature of Risk | Consequence | Suggested Control Measures | Response <i>(tolerate, treat, terminate, transfer)</i> | Risk Rating <i>(combination of likelihood and impact)</i> |
|---|--|---|---|--|
| Full Council do not authorise the transfer of these three sites. | <p>This aspect of the scheme fails and a further 16no. units would need to be found via market acquisition.</p> <p>Rejection would have a significant reputational impact in terms of DLUHC and WCH as partners.</p> <p>Loss of funds committed to bringing sites forward.</p> <p>DLUHC funding is rejected.</p> | None, sites are retained and attention turns to an alternative approach. | Tolerate | 4 |
| The development of the project overruns or costs unexpectedly increase. | <p>Risk of funding needing to be returned to DLUHC.</p> <p>Additional funds from TRDC/WCH required to finish the scheme.</p> | <p>Maintain close relationship with DLUHC - although funds unlikely to be recalled, they will need to see evidence of progress</p> <p>Cost and programme controls will be tightly managed and overseen by the JV board.</p> <p>Costs have been estimated with a healthy contingency, any unexpected increases should be managed within budget</p> | Tolerate | 6 |

- 14.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

| | | | | |
|---|----------|-------------|-----------------|-----------------|
| Very Likely ----- Likelihood ----- Remote | Low 4 | High 8 | Very High 12 | Very High 16 |
| | Low 3 | Medium 6 | High 9 | Very High 12 |
| | Low 2 | Low 4 | Medium 6 | High 8 |
| | Low 1 | Low 2 | Low 3 | Low 4 |
| Impact Low -----> Unacceptable | | | | |

Impact Score
 4 (Catastrophic)
 3 (Critical)
 2 (Significant)
 1 (Marginal)

Likelihood Score
 4 (Very Likely (≥80%))
 3 (Likely (21-79%))
 2 (Unlikely (6-20%))
 1 (Remote (≤5%))

- 14.4 In the Officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.
- 14.5 The remainder are therefore operational risks. Progress against the treatment plans for strategic risks is reported to the Policy and Resources Committee quarterly. The effectiveness of all treatment plans are reviewed by the Audit Committee annually.

15 Recommendation

- 15.1 It is recommended to Full Council to:
- 15.1.1 Note the update report and the current progress of the LAHF scheme in the District;
- 15.1.2 Approve the transfer of the two garage sites at Pollards, Maple Cross and the single garage site at The Queens Drive, Mill End to Three Rivers Homes Limited on the basis of this report and the accompanying appendices.
- 15.1.3 Delegate any minor variations or amendments to the proposed transfer as may be necessary to the Chief Executive and Director of Finance, in consultation with the Leader of the Council and Lead Member for Resources.
- 15.1.4 Note the intended use of the allocated capital programme funds to be invested into the LAHF scheme.

Committee Decision on Public Access:-

| | |
|---|---|
| Public access to Report | Immediate |
| Public access to Appendix 2 (PART 2) | Denied until development completed or transaction abandoned, in the event that it does not proceed. |
| Public access to Decision | Immediate |

Report prepared by: Justin Wingfield – Head of Property & Economic Growth

Data Quality

Data sources:

None

Data checked by:

Justin Wingfield – Head of Property & Economic Growth

Data rating:

| | | |
|----------|-------------------|---|
| 1 | Poor | |
| 2 | Sufficient | |
| 3 | High | ✓ |

Background Papers

Full Council 21 February 2023 - LOCAL AUTHORITY HOUSING FUND

APPENDICES

Appendix 1 - Plans of the sites & visualisations of the properties

Appendix 2 (PART II) – Confidential & commercially sensitive and should be considered in accordance with Part II procedures.

Appendix 1

Plans of sites (not to scale and for information purposes only)



Above: Pollards, Maple Cross

Below: The Queens Drive, Mill End



23/1570/FUL - Garages rear of 22-32 Pollards, Maple Cross
Pollards – House site, 2no. 4-bed properties



23/1569/FUL - Garages adjacent 13-23 Pollards, Maple Cross
Pollards – Apartment site, 8no. apartments



23/1619/FUL - Garages between 83-89 The Queens Drive, Mill End
The Queens Drive, 6no apartments



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Leaders Report December 2023

The Chancellor's Autumn Statement appears to have failed to provide any extra funding for councils so making our task of trying to help our struggling residents more difficult although it has been suggested that Councils might be permitted to raise their Council Tax higher.

The raising of the Local Housing Allowance is welcome, although in areas like this there is actually no private rented accommodation available at that rate.

I recently attended the AGM of Watford and Three Rivers Trust (W3RT) and was heartened to see the absolutely fabulous work done by the voluntary sector to support residents in these difficult times. I also welcome the closer links between the Chamber of Commerce and W3RT and the opportunities that will bring to link charities and small Community Interest Companies with professional business advice and access to potential new volunteers. I will shortly be attending the opening of the Lord Lieutenant's new Charities Hub in Leavesden, another fantastic addition to help our voluntary sector.

The government has finally produced their simplified plans for waste reform. After years of lobbying they have pulled back from their plan that every local authority should provide an identical service – that was simply not practical. There are still some very short timescales for some of the service changes needed and limited information on how service changes are to be funded but Defra's recognition that not all areas of the country are the same is welcome.

I am proud that we have been accredited for our work with colleagues on Violence against Women and Girls. On 25 November we raised the White Ribbon Flag above Three Rivers House to mark the start of 16 days of activism against gender based violence. I joined a 'Walk with the Cops' on Saturday with other councillors and residents looking round Rickmansworth to look at how women could be made to feel safer, I welcome this initiative and wish I hadn't have to drop out from the walk early – it was a little too ambitious on my new hip!

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Planning Policy, Local Plan and Infrastructure Lead Member Update December 2023

Local Plan

Public consultation on the latest Regulation 18 closes on 10th Dec (midnight). By the time of Full Council I will have attended, presented and answered questions at every area forum. I was also pleased to be invited and lead on this at the public meeting arranged by 'Save Our Green Spaces' at which well over 100 residents were present and rightly asked challenging questions. I thank the group for their efforts in not only pushing the consultation with a separate leaflet from the Council's but inviting myself and the Council Leader along to this meeting.

I hope everyone has seen the excellent video with Marko Kalik encouraging people to respond to the Local Plan. It appears to have been a great hit on social media!

I am pleased that the plan appears to be receiving widespread support especially from the various residents associations which have emailed their members urging Yes votes for questions 1, 3 and 5. When independent groups email their members saying "Overall, we strongly support the proposed Plan, it achieves a good balance between providing new homes for local people with protecting Green Belt.* I know we have done the right approach on this.

The final stage of the Local Plan process is Examination by a Government Planning Inspector and as its stated *Clear support from local residents in this Reg18 consultation carries weight with the Inspector*, makes it more likely the Inspector will approve it.

In that regard to note also have the backing for the Campaign for the Protection of Rural England in their statement dated 16th November is also good news. They do however suggest we should try to increase further the density of Brownfield development sites and not reject any!

The updates to the Local Housing Needs Assessment and Economic Study are nearing completion. We will then need to look into what effect this will have on our local plan policies. We will then begin work on the Infrastructure Delivery Plan, Whole Plan Viability Study, Energy Efficiency Study, transport work and updating our Gypsy and Traveller study.

Other Planning

We are still waiting for the final report from DLUHC on our Article 4 Direction. They have been in contact confirming they are working on it, though they should have come back to us by September. Once received Officers will make any necessary amendments and bring a report to confirm the Article 4 Direction at a future P&R committee.

The Sarratt appeal public inquiry for the planning application for the residential scheme (83 dwellings) (and doctor's surgery) at land rear of Church Lane is now closed and a decision is expected in the new year. The applicant did not make an application for award of costs.

Major planning applications for the data centre in Abbots Langley and the film studio proposals in Langleybury are now expected to come to Planning Committee in January 2024.

New planning fees are to be introduced from 6 December 2023. These are nationally set fees, increasing major applications by 35% and others by 25%.

The application process for CIL applications opens in January 2024.

A mandatory 10% Biodiversity Net Gain will be a mandatory requirement on all applications from January 2024, and on other applications from April. The Biodiversity Net Gain guidance was published on 29th November 2023 and officers are working through the implications for the District.

We have received a neighbouring planning authority notification regarding Broadwater Lake in Hillingdon as its close to Three Rivers. Officers have expressed concern in respect of the impact of this on a Site of Special Scientific Interest (SSSI) and have so advised Hillingdon. We have asked Herts Ecology to give comments as they are the experts.

Infrastructure

I have had meetings with Watford Borough Council, along with the leader on the expansion of the Beryl Bikes scheme to the Croxley area and a report has now been presented to Policy & Resources on this re its funding.

I have had further meetings with both HCC, Watford and the consultants working on the Watford to Croxley Link (W2CL) project which is the successor to the discontinued Met Line Extension. A meeting with ward members in Croxley is to take place before council to update them,.

The basis of the scheme is to increase the capacity of the transport network with the Watford and Three Rivers area and to improve journey times. A multi-criteria appraisal assessment has been taken on a long list of possible transport modes resulting in now a short list for continued assessment and in-depth cost of building and running a new system. Whilst there is still much work not least on the routing in Watford to Watford Junction it appears that a Trackless Tram system not only offers best value for money but better service delivery for residents.

Rickmansworth High Street Project Board

Although all parties have unanimously agreed to a hybrid opening with closure only at weekends I and I have chased Herts County Council on this I am disappointed to say they have advised that due to the complexity and legality of putting the correct Traffic Regulation Orders and signing in place the timescale for the road - reopening is now likely to be mid February.

In any event due to the weekend working arrangements of TRDC at Xmas and New Year we will not be shutting it these weekends.

Report from the Lead Member for Public Services, Councillor Paul Rainbow

Parking Schemes

Sandy Lodge Way

The statutory consultation on the proposed Traffic Order to introduce waiting restrictions from the junction with Batchworth Lane to the border with London Borough of Hillingdon will close 15th December 2023.

Rickmansworth West

Following responses to statutory consultation on the proposed Traffic Order held in the summer, a meeting was held with Local Ward Councillors where it was agreed to make changes to the design of the scheme and to re-advertise the scheme in the new year (subject to agreement from Ward Councillors on a revised plan).

Croxley Green Review

Scheme implementation is due in December incorporating minor amendments to the 'CG' Controlled Parking Zone and the introduction of paid short stay parking bays around the station and parade of shops on Watford Road.

Harefield Road

Traffic Order documents are currently being reviewed by Hertfordshire County Council . Consultation on the proposed Traffic Order is expected in January 2024.

Chorleywood

Following a meeting with Local Ward Councillors, agreement was reached to proceed to detailed design consultation. Consultants are drawing up plans to be circulated to Ward Councillors prior to launching consultation in January 2024.

Primrose Hill

Scheme re-design in progress after consideration of detailed design consultation responses. New plans are being drawn up by consultants to be consulted on in the new year.

Locally Important Schemes

Schemes implemented (Bedmond High Street, Lemonfield Drive Area, Oxhey Drive area) and enforcement of the new restrictions commenced 27 November 2023.

Transport

- EV Chargers awaiting updated plans from a potential supplier.
- New shared space signage for Leavesden Country Park has been installed encouraging park users to share the paths with care
- Beryl Bikes scheme expansion report to be presented to P&R Committee in December.
- Three Rivers are working with Batchworth Community Council to replace Rickmansworth High Street cycle stands. Three Rivers are also looking to replace cycle stand in Croxley Green on the corner of Watford Road and Mill Lane.
- In partnership with Hertfordshire County Council public bicycle maintenance stands are to be installed at key sites across the District including Croxley Station, Rickmansworth Station, Station Approach in South Oxhey, Leavesden Country Park and Rickmansworth Aquadrome.

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Public Health & Well being and Housing Lead Member Update December 2023

Housing

There are currently 68 households in temporary accommodation that has been provided by the Council. This figure includes one household that is currently in refuge accommodation, four households that are in contractual lets with registered providers (2 based in Watford and 2 in Three Rivers). This also included 11 households that are in nightly let accommodation outside of the District. These households will be brought back to District as soon as suitable accommodation becomes available.

The role of Housing Advisor has been filled by Richard Douglas who started with us on 30 October 2023. The role of Housing Options Officer has been filled by Caroline Lohan who started with us on 6 November 2023. The role of Domestic Abuse Caseworker has been filled by Faythe Carey who will start with us on 4 December 2023.

We currently have three vacancies (Housing Advisor, Housing Options Officer, and Community Liaison Officer) and these are in recruitment stages.

As of 27 November 2023, Three Rivers have had 190 Homes for Ukraine guests arrive in the District (149 Adults and 41 Children). Since my last report to Full Council in the start of October 2023, the Service has had two homeless applications from households who have moved to the UK via this scheme, and they are currently in temporary accommodation.

Following approval at Policy and Resources Committee on 13 November 2023, the formal consultation of the Council's draft Housing, Homelessness and Rough Sleeping Strategy 2023-28 is now currently underway. Housing Services would be very grateful for any feedback on this draft strategy that members, partners, and our residents would be willing to provide via this consultation.

Health & Wellbeing

32% of people successfully contacted through the Lung Cancer Prevention Project, registered as Smokers on their GP records, have requested a referral to the Healthy Hub Smoking Cessation Service. Locations of the Healthy Hubs are currently being reviewed to ensure pop ups can be held in new locations across the district.

162 people engaged with the Healthy Hub during quarter 2.

Over 3000 people have signed up to the health and wellbeing e-newsletter which is published on a monthly basis.

Delivery of the "Man On" football and conversation café project taking place weekly at William Penn has been extended by Watford FC CSE Trust. The project had initially been funded for 20 sessions. 75% of participants reported an improvement in their mental wellbeing, and 50% reported improvement in their physical activity outside of the session.

District Councils in Hertfordshire and West Essex created a task group to develop a proposal for the Integrated Care Board on the District/Borough role within the ICB. This proposal was developed over a series of months and an event will be held in the new year to determine next steps.

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Leisure Report for Council on 12th December

Watersmeet

- The Pantomime (Sleeping Beauty) VIP night Friday 15th of December at 6:30pm. I look forward to seeing you there.

Leisure

Sports Development

Supporting several clubs with enquiries around CIL including Rickmansworth Cricket Club (facility improvements), Sarratt Tennis Club (floodlights and surfacing), and Oxhey Jets Football Club (3G pitch). Clubs informed of new application process and criteria. Possible applications to be received in the new year.

Arts Development

Artistsmeet

- Nov-Dec exhibition is Chorleywood based artist Jackie O’Keeffe.
- Jan-Mar 24 exhibition has been assigned to Rickmansworth Arts Society.

Arts on Prescription / Wellbeing The current programme is being run in Croxley Green by local artist Sian Fenwick.

Plans continue to develop for the Spring 24 project in Leavesden Country Park.

Rickmansworth Aquadrome

Aquadrome Bridge: Planning approval granted for the bridge at October Planning Committee. Meeting with Sustrans held on 14th Nov. Initial conversations were unclear regarding funding and timings. Will provide a further update in 2024.

Leavesden County Park

Widening of the entrance:

Timetable:

Submission of Planning Application (up to 12 weeks) - 21 October 2023

Planning Committee Meeting: dependent on application. Either: 14 December 2023 or 18 January 2024.

Commence works on first site, TBC, February / March 2024.

Croxley Common Moor

Noticeboard installed. Only part of it is new - the main structure which holds the panel and noticeboard. The legs remained in place, and we were able to reuse the actual panel which cleaned up pretty well.

South Oxhey Playing Fields: Construction work has completed on the tennis courts .

[South Oxhey tennis courts reopen following £50k revamp | Leisure, parks and culture | Three Rivers District Council](#)

The Bury Grounds Biodiversity Project

Aiming to enhance the biodiversity/habitats present (including a section of river channel), protect the heritage and improve the accessibility year-round. Working in partnership with Batchworth Community Council and Colne Valley Regional Park, to secure external funding has commenced and a broad public consultation is live to aid understanding the site usage. - [The Bury Grounds Consultation | Have Your Say Three Rivers](#). The consultation runs until the 20th December.

Biodiversity Opportunities Audit (BOA) delivery

- **Woodland Creation** at Cheshire Drive Open Space (Cheshire Dr, Leavesden, Watford WD25 7GP) & Barton Way Playing Fields (Barton Way, Croxley Green, Rickmansworth WD3 3QA): Creating small areas of woodland by planting approximately 100 whips (very young trees) at each site, the trees are then protected with guards and mulch mats to give them the best chance for success. The area of planting will be temporary fenced, without completely restricting access, to reduce the risk of trampling or crushing of the trees. The planting will take place this winter, with more detail to follow nearer the time. There are many benefits to woodland creation for local wildlife, for physical and mental health, and for the environment.
- **Standard Tree Planting:** Planting of 2-3m tall trees with adequate protection in appropriate locations. Trees will be planted through the Winter within council owned greenspaces and along within roadside verges. Where there isn't the space for woodland creation, or where it would be inappropriate, the planting of individual large standard trees is a fantastic opportunity providing many of the same benefits.

Play Area

Denham Way Playing Fields: Lease finalised – 6 months defects inspection on 19 October 2023. Project completed.

South Oxhey Playing Fields: Snagging list and defects period, - 6 months defect inspection due on 9 Feb 24

Lincoln Drive: meeting to takenplace with Ward Cllrs to gather ideas for play area. Proposal to make this a play space and remove fencing and work with Community Biodiversity Officer to make play space natural with planting for habitats. Working with external partners to

gather external funding for garden transformation for 38 TA residents in Lincoln Drive. This will tackle the ASB spike in the building.

Fearney Mead: Meeting took place with Ward Cllrs to gather ideas for play area. Proposal to make this a play space and remove fencing and work with Community Biodiversity Officer to make play space natural with planting for habitats. Ward Cllrs whole heartedly agree. Consultation to take place online with residents through Thrive. Will be promoted through Shepherds Primary, Shepherds Nursery and After School Club.

Management Plans

South Oxhey Playing Fields, Carpenters Wood, Croxley Hall Woods and Pheasants and Solomons Woods Plan (new plan) being updated for 2024 – 2029. Some local objections to grazing at South Oxhey is noted.

23/ 24 Projects at early stages

Strategic analysis on play areas – this piece of work is ongoing and is currently being reviewed. Annual inspections carried out by an external consultant are now complete. Team along with grounds will be reviewing any actions coming from the inspections. This will be monitored alongside resources and available budget.

Swimming Pools

Swimming Pool Support Fund Officers have submitted bid for £ 341,800 for solar panels at William Penn and South Oxhey. Outcome expected in January.

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Sustainability and Climate Committee Report

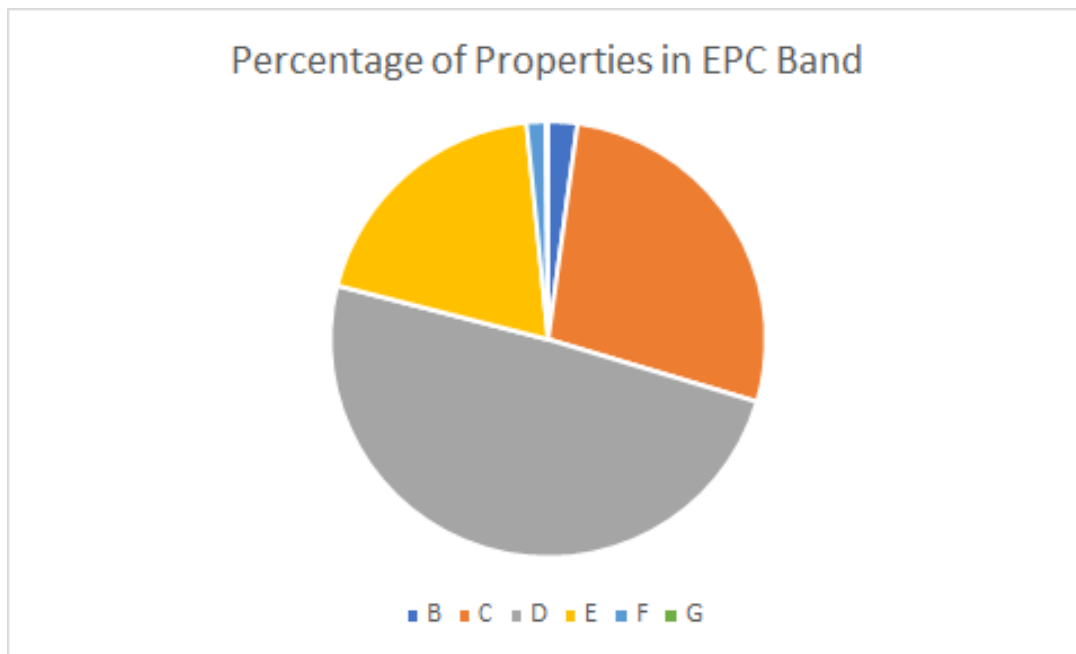
INTRODUCTION

This month we have focused on housing within the district. Households are a big emitter of greenhouse gases, accounting for 26% of total emissions in the UK, on a residency basis (*ONS data)

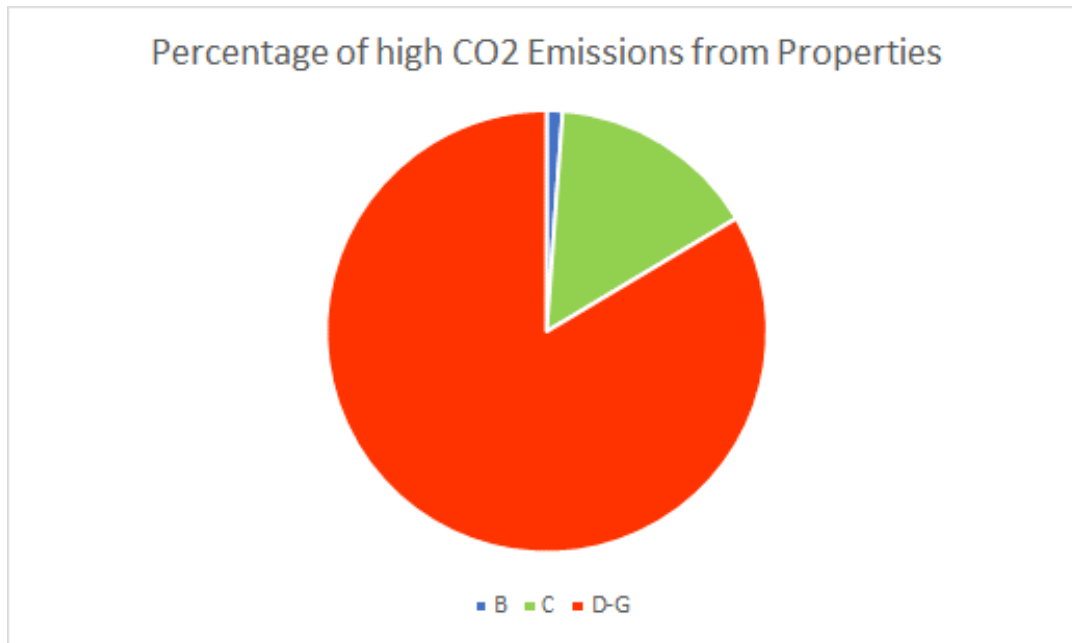
The vast majority of the UK’s privately owned homes are not energy efficient. More than half – 60% – are so poor that they have an EPC rating below C. With the UK now committed to reduce its net greenhouse carbon emissions to zero, the Climate Change Committee’s (CCC) 2019 Net Zero report concluded that ‘all building emissions would need to be entirely eliminated by 2050’

Within Three Rivers 70% of housing has an EPC rating of below C.

| EPC Band | SAP score | Number of Homes | Percentage of Properties in EPC Band | Percentage of CO2 Emissions from Properties in EPC Band |
|----------|-----------|-----------------|--------------------------------------|---|
| B | 81-91 | 811 | 2.15% | 1.16% |
| C | 69-80 | 10,364 | 27.47% | 15.30% |
| D | 55-68 | 18,617 | 49.35% | 50.39% |
| E | 39-54 | 7,328 | 19.42% | 30.32% |
| F | 21-38 | 541 | 1.43% | 2.60% |
| G | 0-20 | 64 | 0.17% | 0.24% |



*<https://www.ons.gov.uk/economy/environmentalaccounts/articles/climatechangeinsightsuk/august20>



The average Carbon release for a 3 bedroomed EPC band D rated house is approx. 3.3 tonnes, the works carried out on the properties improved its rating to a Grade C, improving its footprint to 2.05 tonnes , a difference of 1.25 tonnes (on average) per house.

This means that if we were to upgrade all the Grade D and E dwellings in the district to a similar standard, we would reduce the district Carbon Footprint by at least $25,945 \times 1.25 = 32,431$ tonnes of CO2. However, the graph above demonstrates the enormity of this task with all dwellings with a EPC of D and below, demonstrated in **RED**.

However, and here comes the issue, the cost of each of these upgrades, is in the region of £35,000 per house whilst the average saving on the yearly bills to residents is only £247 per house. This means that residents paying to upgrade properties could expect a payback period of 141 years (at today's prices), so for private residents absorbing all those costs this would not make economic sense and would only be an altruistic act for the next generation's future.

Without government intervention or support there is a huge barrier to action. However, even with government intervention, to bring all the District Houses to Grade C would be $26,100 \times £35,000$, so would cost in the region of £915.5 million pounds.

However, direct financial implications are not the only issue at play here. Issues with colder homes are associated with:

- 9,000 excess deaths a year attributed to poor quality cold housing.
- Children suffer from respiratory health, infant weight gain and overall susceptibility to illness.
- The previous statement can lead to time of school creating issues to education, further to this, colder homes have less warm rooms, resulting in children having limited space to study with homework often done in the family space.
- Unaffordable bills contribute to mental health issues in Adults.

- People with long term health issues and older people can have conditions exacerbated by cold homes, increase the risk of falls, increase hospital admissions and slow down recovery following discharge from hospital.

So, rather than look at the costs of home improvements as a stand alone costs, we need to also consider the social improvements and overall cost to the state that the improvements in health, that this will create.

SUSTAINABILITY, CLIMATE CHANGE AND ENERGY EFFICIENCY

Sustainability strategy updates

- The Climate Emergency Strategy presented to P&R on 13th November.
- SHDF (Social Housing Decarbonisation Fund) Wave 1 completed at the end of October SHDF Wave 2 (120 Thrive Homes, 34 infill) is in the final phase of procuring a managing agent. Thrive are considering the timing of the project to align with their budgeting process. SHDF (Social Housing Decarbonisation Fund) Wave 1 completed at the end of October SHDF Wave 2 (120 Thrive Homes, 34 infill) is in the final phase of procuring a managing agent. Thrive are considering the timing of the project to align with their budgeting process. The Solar Together scheme Cohort 1 has completed with 73 installations. 590 residents registered for cohort.

Fast Followers project(s)

- Transition Street programme - Applicants being shortlisted.
- One Stop Shop preparation complete, project now online. Structural surveys on key TRDC buildings have been completed with the report expected soon.
- Officers were due to be speak at a TRDC landlords forum to provide options on how they can improve their EPC to a C. Since the legislative requirement has been removed by central government this event will focus on funding that is available to landlords.

Behaviour Change: Waste

- County-wide #WorthSaving project piloted in Three rivers has been expanded county wide
- Herts Confidence Contenance has launched county wide, a sister project to the ongoing reusable nappies and sustainable periods schemes
- Researching different approaches to increase food waste recycling from flats.

Adaptation Risk Management

- Resilience and Adaptation register presented at P&R Committee 13th November.

Leisure Centres

- Application submitted to Sport England for funding of additional solar panels at William Penn and South Oxhey Leisure Centre. Priority site is William Penn. Due to find out by the end of January 2024

WOODLAND AND TREE PROTECTION

TRDC Tree Management

- Ash Die Back – Following inspection of high-risk locations, quotes for works are being obtained. Quotes should be received by January 2024. An action plan for works will then be prepared. Due to the large number of trees identified, works will need to be scheduled over multiple years.
- Oak processionary moth – A joint policy on OPM is being developed with other Councils in Hertfordshire, CMS are leading on the project and will confirm timescales once HCC funding for the work has been confirmed.
- Replacement and new trees for the forthcoming planting season are on order, planting anticipated in Dec/Jan.
- Tree Officer recruitment – The latest round of recruitment was unsuccessful, and no candidate appointed. Officers are currently looking at modern apprentices and other approaches such as a graduate position.

BIODIVERSITY

Cattle Grazing - All cattle are now off site.

Croxley Common Moor - Date of installation will be advised by CMS.

The Bury Grounds Biodiversity Project

Aiming to enhance the biodiversity/habitats present (including a section of river channel), protect the heritage and improve the accessibility year-round. Working in partnership with Batchworth Community Council and Colne Valley Regional Park, to secure external funding has commenced and a broad public consultation is live to aid understanding the site usage. - [The Bury Grounds Consultation | Have Your Say Three Rivers](#) The consultation runs until the 20th December.

Biodiversity Duty

- The Environment Act 2021 introduced strengthened Biodiversity Duty (part 6, section 102) for public authorities in England who must consider what they can do conserve and enhance biodiversity.
- To comply with this biodiversity duty, the Council must complete its first consideration by 1st January 2024. Officers are working on this which entails identifying everything the Council is already doing for the benefit of biodiversity in addition to further opportunities that should be

taken. A statement of first consideration will then need to be published on the Council's website by the end of this year– this would be a broad outline of plans and will be brought to the December briefing for approval.

- Following the first consideration, the Council must agree the relevant policies and objectives through the committee process. Many of these are already in place and committee approvals processes part of BAU here at Three Rivers.
- The biodiversity duty then must be reported upon by 1st January 2026, and then a maximum of every 5 years following. The report communicates what has been done for biodiversity in the area and further plans that are to come in the next reporting period. As a local planning authority, additional updates relating to biodiversity net gain should be included within the reports.

Biodiversity Net Gain

- Another element of the Environment Act 2021 that officers are currently working on is Biodiversity Net Gain (BNG) (part 6, section 98-101). BNG is an approach to development that aims to leave the natural world in a measurably better state than it was beforehand. This includes a mandatory 10% net biodiversity gain using the biodiversity metric unless the application falls under an exemption.
- The original timeline for BNG to become mandatory was November 2023 when building new housing, industrial or commercial developments; however, this has now been pushed back to January 2024 and BNG for small sites will still be applicable from April 2024 as originally planned. Further guidance and secondary legislation produced from the Government On November 29th, which, once reviewed, should add clarity and aid understanding.
- Officers within the Leisure & Landscapes team are working with both planning colleagues and colleagues at Herts County Council to prepare for this. In addition, the Council are assessing opportunities to receive off-site BNG units on Council owned greenspace. A certain level of investment is first required to understand a baseline for Council owned sites and also if the land can be committed to the BNG management for a minimum of 30 years. Approval of these sites would need to go through the committee process in due course – further updates on this work will be provided as it progresses.

Biodiversity Opportunities Audit (BOA) delivery

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inappropriate, the planting of individual large standard trees is a fantastic opportunity providing many of the same benefits.

Rickmansworth Aquadrome Project

- Officers have received confirmation that the bid to the “Additional Mitigation Panel” (AMP) has been approved - £510,463. Awaiting official grant confirmation paperwork before publicity can be undertaken or any work commence.
- The EOI has been accepted by the National Lottery Heritage Fund with the Council invited to make a full application. The full application for “Development Phase” will be submitted by August 2024.

AIR AND NOISE POLLUTION

- No significant issues at present

CEMETERIES AND CREMATORIALS

- Memorial Testing – Works expected to take place in January 2024

ENVIRONMENTAL FORUM AND WATER PARTNERSHIP

- **Water Partnership:** Water Partnership following through with *Colne Can* to establish how TRDC can support the Smarter Water Catchment application officer are working to coordinate a cross council Officers working group focus on the regulatory aspect of water management.

Lead Member for Community Partnerships' Update Report

December 2023

Since last full Council, I've come to realise how big a job officers have with regard to the voluntary sector, and community safety. There has been a lot of work in the partnerships area, culminating in the W3RT Annual Conference, held at the Holywell Community Centre in Watford. This was a real eyeopener for myself, as I didn't realise how many groups are involved. It was very well attended and made for an interesting insight as to who does what, across the district and beyond.

Following on from that, there was a volunteer's fair on 2nd December at the Henderson Hub in Abbots Langley, where a variety of groups had their "wares" on display, which gave me the opportunity to meet with some of the people who do so much to support our residents when needed, and was co-ordinated by our officers.

Also, officers arranged for a flag raising at Three Rivers House to celebrate White Ribbon day, which is to end violence against Women and Girls. Our Council obtained accreditation for the work put into this.

I've had a number of briefings by our Community Safety officers along with the Police. The Police here in Three Rivers and further afield have had a number of positive results recently with regard to ongoing investigations, some of which are posted on OWL and for those who don't receive these posts, I would recommend signing up as they are very informative.

Before Council on Tuesday, there is the Community Safety Board meeting which is a day after my fortnightly briefing with the Police and Fire Service.

So, a busy time in the lead up to the holiday period, I hope you all have a peaceful Christmas.

My thanks to officers, who have supported me in this role, for their time and commitment to our residents, and all the staff who's support, members can rely on to help us in our roles as Councillors.

Cllr. Steve Drury

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FULL COUNCIL, 12 DECEMBER 2023

RESOURCES

Work continues on the production of the draft budget for the Council year commencing on 1 April 2024. The draft budget will be presented at the 29/01/24 Policy & Resources Committee. All members will be able to view the draft budget before that as it will form part of the published agenda for that meeting. The draft budget will come before Full Council on 20 February 2024.

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PLANNING COMMITTEE CHAIR'S UPDATE DECEMBER 2023

1. There are a number of major applications to be determined at committee in the next three months. These are shown in the table below.

| Application No. | Brief details of development | Target Committee |
|-----------------|---|-------------------------------------|
| 23/1897/FUL | Variation of Conditions 2, 4, 10, 13, 19 and 32 pursuant to planning permission 22/0491/FUL at Warner Bros. Studios Leavesden | February or March 2024 |
| 23/1798/FUL | Variation of Condition 11 (Off Site Highway Improvement) of planning permission 20/1881/FUL to allow phased delivery. | December 2023 or January 2024 (TBC) |
| 23/1352/FUL | Redevelopment of former care home site to provide 27 homes at Margaret House Residential Home, Parsonage Close, Abbots Langley | January 2024 |
| 23/1128/FUL | Demolition of existing garages and construction of 7no. new dwellings at Cedars Village, Dog Kennel Lane, Chorleywood | January 2024 |
| 23/1068/OUT | Outline application for proposed data centre at land north Of Mansion House Farm, Bedmond Road, Abbots Langley | January 2024 |
| 22/1945/FUL | Hybrid application for Film Hub etc at land east of Langleybury Lane, Langleybury | January 2024 |
| 22/1764/FUL | Proposed new Lidl store at World of Water Aquatic Centre, Hempstead Road, Hunton Bridge | TBC following highways report. |
| 22/0989/AOD | Approval of Details pursuant to Condition 1 attached to Outline Planning Permission 21/1680/OUT). at Scotsbridge House, Scots Hill, Croxley Green | TBC |

2. The performance of Local Planning Authorities in determining major and non-major development is assessed and published on a quarterly basis by the Department for Levelling Up, Housing and Communities (DLUHC), using data provided by councils. The assessment of performance is judged against two measures. The latest statistics published by DLUHC show TRDC's performance to be as follows:

| Measure/application type | Threshold | Latest performance* (July 21 – June 23) | England Average |
|--------------------------|-----------|---|-----------------|
| Speed of Major | 60% | 92.6% | 86.8% |
| Speed of non-major | 70% | 96.6% | 85.4% |
| | | Latest Performance (Oct 20 – Sept 22)* | |
| Quality of Major | 10% | 12.5% | 2.2% |

| | | | |
|----------------------|-----|------|------|
| Quality of non-major | 10% | 0.9% | 0.9% |
|----------------------|-----|------|------|

The council is working with PAS (Planning Advisory Service) to see what measures could be taken to improve the 'quality' of decision making. One fact in our favour is that the council has not had costs awarded against it for any of the decisions.

For interest, the applications which have led to this situation are:

- 40-92 Grove Court, Grove Crescent, Croxley Green
- West Herts College, Home Park Mill Link Road, Kings Langley
- Killingdown Farm, Little Green Lane, Croxley Green
- Development Site, Maple Lodge Close, Maple Cross
- Beesons Yard, Bury Lane, Rickmansworth
- Land to the rear of 76/78 Church Lane, Sarratt