

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, 20 October 2026 at 7.30 pm

Councillors:

Keith Martin (Chair)
Christopher Alley
Aidan Bentley
Ian Campbell
Anaika Chopra
Oliver Cooper
Stephen Cox
Harry Davies
Steve Drury
Vicky Edwards
Andrea Fraser
Elinor Gazzard
Stephen Giles-Medhurst OBE
Shelley Gormley
Lisa Hudson
Tony Humphreys
Matthew Hunt
Raj Khiroya
Joan King
Chris Lloyd

Reena Ranger OBE (Vice-Chair)
David Major
Kerry Milliken
Chris Mitchell
Debbie Morris
Ian Morris
Krutika Patel
Louise Price
Kevin Raeburn
Paul Rainbow
Ciaran Reed
Andrew Scarth
Narinder Sian
Mike Sims
Tom Smith
Cheryl Stungo
Jon Tankard
Kavan Trivedi
Chris Whately-Smith

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. MINUTES OF PREVIOUS MEETING

To confirm as being a correct record the minutes of the meeting of Full Council held on 14 July 2026.

(Pages 5
- 16)

3. DECLARATIONS OF INTEREST

To receive any declarations of interest.

4. CHAIR'S ANNOUNCEMENTS

To receive an update on the Chair's activities since the last meeting.

5. PETITIONS

To consider any petitions received by the Council under Procedure Rule 18.

6. QUESTIONS FROM THE PUBLIC

(Pages
17 - 22)

To receive any questions from the public submitted under Procedure Rule 15 and to note the answers provided.

7. BUILDING SAFETY LEVY

(Pages
23 - 30)

That:

- Hertfordshire Building Control limited be authorised to undertake the role of centralised collecting agent for the Building Safety Levy on behalf of Three Rivers District Council from 1st October 2026.
- New Burdens funding received from Government is passed through to Hertfordshire Building Control Ltd
- Hertfordshire Building Control retain any operating surplus from the set-up grant as a ringfenced contingency reserve.
- That the Chief Executive as shareholder for Hertfordshire Building Control be authorised to enter into the necessary legal agreements to give effect to the recommendations set out above.

8. POLICY AND RESOURCES COMMITTEE RECOMMENDATIONS

To consider any recommendations arising from the meeting of the Policy and Resources Committee held on:

- 08 October 2026

8.1 AQUADROME PROJECT - MATCH FUNDING REQUEST

(Pages
31 - 42)

That:

- £165,000 of capital funds be allocated to be used as match funding towards the Aquadrome Project as detailed at point 1.5 and between points 3.7 and 3.10, should a funding application to the Community Infrastructure Levy be unsuccessful.
- That public access to the report be immediate.
- That public access to the decision be immediate.

8.2 BUDGET MONITORING REPORT TO 30 JUNE 2026

(Pages
43 - 92)

That:

- The revenue budget virements as set out in Appendices 1 to 3 and noted in paragraph 4.1.4 be approved and incorporated into the three-year medium-term financial plan.
- The revenue budget supplementary estimates of £0.272m as set out in appendices 1 to 3 and noted in paragraph 4.1.5 be approved and incorporated into the three-year medium-term financial plan.

- The revenue variances to be managed of £0.128m as set out in appendices 1 to 3 and noted in paragraph 4.1.6 be noted.
- The capital budgets of £0.277m as set out in appendices 1 to 3 and noted in paragraph 4.4.2 be approved and incorporated into the three-year medium-term financial plan.

8.3 PLANNING COMMITTEES AND THE NATIONAL SCHEME OF DELEGATION OF PLANNING FUNCTIONS

(Pages
93 - 144)

That Council:

- Agree the process and procedure detailed in Appendix 4, with minor amendments delegated to the Director of Finance and Head of Regulatory Services in consultation with the Lead Member for Planning and the Chair of the Planning Committee.
- Agree the required changes to the constitution and as detailed in Appendix 5 to enable the new regulations, process and procedures to be implemented, including:
 - Define the nominated officer(s)/member(s).
 - Define Own Interest.
 - Amend to confirm receipt of a petition can no longer trigger a committee call-in.
 - Set the maximum number of Planning Committee at 13. and any other changes required with minor amendments delegated to the Director of Finance and Head of Regulatory Services in consultation with the Lead Member for Planning and the Chair of the Planning Committee:
 - Delegate authority to the Director of Finance in consultation with the Head of Planning Policy and Conservation to update the Statement of Community Involvement to align with the changes to the constitution, together with such other necessary changes
 - That public access to the report be immediate.
 - That public access to the decision be immediate.

9. LEAD MEMBER REPORTS

(Pages
145 -
164)

To receive written reports from the Lead Members on activities falling within their remit since the last meeting of Full Council.

10. QUESTIONS TO THE LEADER AND LEAD MEMBERS

(Pages
165 -
174)

To receive the answers to questions submitted to the Leader and Lead Members.

11. URGENT QUESTION

(Pages
175 -
178)

To receive any urgent questions under Procedure Rule 22(4).

12. MOTIONS

(Pages

To consider any Motions submitted under Procedure Rule 11.

179 -
192)

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.”

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

Joanne Wagstaffe, Chief Executive
Monday 12 October 2026

Public Document Pack Agenda Item 2

THREE RIVERS DISTRICT COUNCIL

At a meeting of the Full Council held in the Penn Chamber, Three Rivers House, Rickmansworth, on Tuesday, 14 July 2026 from 7.30pm to 10pm

Present: Councillors Councillor Keith Martin, Councillor Reena Ranger OBE,

Christopher Alley, Aidan Bentley, Ian Campbell, Anaika Chopra, Oliver Cooper, Stephen Cox, Harry Davies, Steve Drury, Vicky Edwards, Andrea Fraser, Elinor Gazzard, Stephen Giles-Medhurst OBE, Shelley Gormley, Lisa Hudson, Tony Humphreys, Matthew Hunt, Raj Khiroya, Joan King, Chris Lloyd, David Major, Kerry Milliken, Chris Mitchell, Debbie Morris, Krutika Patel, Louise Price, Kevin Raeburn, Paul Rainbow, Ciaran Reed, Andrew Scarth, Narinder Sian, Mike Sims, Tom Smith, Cheryl Stungo, Jon Tankard, Kavan Trivedi and Chris Whately-Smith

Officers in Attendance:

Joanne Wagstaffe – Chief Executive
Kimberley Grout – Associate Director for Corporate, Customer and Community
Jon Boyle – Deputy Monitoring Officer
Lucy Smith – Committee and Electoral Services Manager

136 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Ian Morris.

137 MINUTES OF PREVIOUS MEETING

The minutes of the Annual Council meeting held on 19 May 2026 and the Extraordinary Council meeting held on 01 June 2026 were agreed as a correct record.

138 DECLARATIONS OF INTEREST

Councillor Mike Sims declared a non-pecuniary interest in relation to the Removal of the Weir motion as a Committee Member of the Rickmansworth resident's Association and as the owner of a property backing onto the Mill Stream.

139 CHAIR'S ANNOUNCEMENTS

The Chair invited the Council to observe a minute's silence in memory of Ann Widdecombe.

The Chair paid tribute to Kimberley Grout, who would shortly be retiring from the authority, and thanked her for her service to the Council and her professional and impartial advice to Members.

On behalf of the Council, the Leader of the Council, Councillor Giles-Medhurst, spoke thanking Kimberley Grout for her sterling, unbiased and excellent service to the Council, especially in her more recent role as the Acting Monitoring Officer. He wished her all the best in her new adventure in sunny Spain.

The Chair advised that Three urgent items had been accepted.

The Council received a presentation from Maria Campanini regarding sepsis awareness and heard details of her family's experience following the death of her sister Gina. Members were encouraged to support awareness raising activities throughout the district and to assist with the Council's work alongside the UK Sepsis Trust.

The Chair also updated Members on the proposed “Three Rivers Voices” project being undertaken in partnership with Three Rivers Museum to capture an oral history of the District in advance of Local Government Reorganisation.

Councillor Ciaran Reed congratulated Councillor Chris Alley and his family on the birth of baby Theodore.

Councillor Joan King and Oliver Cooper also spoke in support of the Chair’s chosen charity, the UK Sepsis Trust.

140 PETITIONS

The Council was advised that no petitions had been received.

141 QUESTIONS FROM THE PUBLIC

The Council received the public question submitted by Jon Bishop regarding the proposed amendments to the Chorleywood Neighbourhood Plan and noted the written response provided by the Leader.

Mr Bishop indicated that he did not wish to ask a supplementary question.

142 APPOINTMENT TO COMMITTEES

Councillor Giles-Medhurst moved the recommendations and Councillor Price seconded.

The Leader proposed the additional amendment that Councillor Raeburn replace Councillor Lloyd as a named substitute on the Planning Committee.

Councillor Mitchell proposed that Councillor Sian be appointed as an additional named substitute for the Planning Committee.

Councillor Cooper proposed that Councillor Campbell replace Councillor Edwards as named substituted on the Planning Committee.

All amendments were seconded by Councillor Price.

On being put to the vote, the motion and amendments were declared CARRIED by the Chair, the voting being by general assent.

RESOLVED:

That the appointments to committees and named substitutes be approved as amended.

143 MINOR AMENDMENTS TO CHORLEYWOOD NEIGHBOURHOOD PLAN

Councillor Giles Medhurst moved the recommendations and Councillor Cooper seconded.

The Leader explained that the amendments removed references to Chorleywood as a “Village” and aligned the supporting text of the Plan with the Council’s Settlement Appraisal which categorized Chorleywood as a town. The Leader confirmed that officers had consulted the Planning Inspectorate and were satisfied that the changes constituted minor amendments.

Councillors expressed support for the amendments but a suggestion was made that additional evidence should be prepared to strengthen the Council’s position on the status of Chorleywood in future planning appeals.

Councillors that also sat on the parish Council were advised to refrain from voting due to their connection to Chorleywood Parish Council.

On being put to the vote, the motion was declared CARRIED by the Chair, the voting being by general assent

RESOLVED:

That Council agrees the minor amendments and adopts the update Chorleywood Neighbourhood Plan in Appendix 2.

144 COMMUNITY GOVERNANCE REVIEW MILL END, MAPLE CROSS, WEST HYDE

Councillor Giles-Medhurst moved the recommendations and Councillor Price seconded.

The Leader introduced the report and advised that the Community Governance Review had reached the end of its consultation stage. It was explained that the consultation responses received from residents had not demonstrated a clear level of support either for or against the creation of parish councils and that the responses received were insufficient to justify progressing the draft recommendations. Members were informed that in legal terms, the existing review would need to be concluded before a further district wide review could be commenced. It was also noted that forthcoming Local Government Reorganization would provide residents with further information about future governance arrangements and that any future review could therefore be undertaken on a more informed basis.

During debate, Members expressed concern that the consultation responses had not previously been made available for wider scrutiny and suggested that all Members should have sight of the representations received before a decision was reached. It was argued that Members were being asked to determine the outcome of the review without having had the opportunity to examine the evidence on which the recommendation had been based. Concerns were also raised regarding statutory timescales and whether the review should concluded earlier.

In response, the mover advised that the consultation responses would be circulated to Members. It was explained that recommendation before Council was not intended to prevent future consideration of parish governance arrangements but instead to allow a broader district wide review to proceed in a manner that reflected future local government structures.

On being put to the vote, the motion was declared CARRIED by the Chair, the voting being 23 votes For, 0 votes Against and 15 Abstentions.

RESOLVED:

That the current Community Governance Review commenced following the decision of the Policy and Resources Committee on 17 November 2025 be discontinued.

That no further work be undertaken in relation to draft or final proposals arising from the current review.

That officers be requested to develop proposals and terms of reference for a future district wide Community Governance Review covering all parish and unparished areas of the district for consideration by Members at a future meeting.

145 COMMUNITY GOVERNANCE REVIEW

Councillor Giles-Medhurst moved the recommendations and Councillor Price seconded. The Leader advised that the proposed review would consider a range of governance matters across the district, including parish boundaries, governance arrangements within existing

parish councils, requests relating to unparished areas and potential alterations to current parish structures. It was explained that the review would also encompass matters raised by parish councils and residents since the completion of previous reviews.

Members welcomed the opportunity to undertake a comprehensive district wide review but raised a number of concerns regarding the proposed terms of reference. It was suggested that any boundary changes should reflect the wishes of local residents and should not be imposed where there was significant local opposition. Members also proposed that consultation questions should be agreed in advance with Group Leaders and that consultation responses should be made available for scrutiny throughout the process. Concerns were also expressed about previous consultation exercises and the need to ensure clear and meaningful engagement with residents and parish councils.

Members discussed potential future parish boundary changes between Croxley Green and Sarratt and whether reviews should consider existing physical settlement patterns or future development proposals. It was argued that boundaries should reflect established communities and current circumstances rather than anticipated future development. Other Members felt that discussions between local ward councillors and parish councils could assist officers in determining the most appropriate arrangements.

Advice was provided that the review needed to commence within a defined timescale if it was to conclude before Local Government Reorganisation milestones. It was therefore considered impractical to delay commencement pending further committee consideration. Members subsequently agreed that authority should be delegated to officers to make minor amendments to the Terms of Reference following consultation with Group Leaders.

On being put to the vote, the motion was declared CARRIED by the Chair, the voting being 24 votes For and 14 Absentions.

RESOLVED:

That Council proceed with a Community Governance Review as set out in the terms of reference.

Should Full Council agree to undertake a Community Governance Review to agree to the terms of reference attached to Appendix A.

146 RIGHT TO BUY CAPITAL RECEIPT

Councillor Price moved the recommendations and Councillor Giles-Medhurst seconded. The deputy leader introduced the report and explained that the proposal sought to safeguard future Right to Buy Capital Receipts so that they could continue to support the delivery of housing within Three Rivers area following Local Government Reorganisation. Members were informed that the proposed arrangements would involve future receipts being transferred into Three Rivers Homes Limited, with the Council receiving an equivalent non-voting equity interest in the company. The Deputy Leader stated that the purpose of the proposal was to ensure that funding generated within the district continued to benefit local housing provision.

During debate, Members questioned whether the proposed arrangements represented the most effective use of the receipts and raised concerns regarding the Council's future influence within the company. Questions were asked regarding the value of the non-voting shares, the level of control retained by the Council and whether future successor authorities could alter the arrangements. Some Members considered that the matter would benefit from further scrutiny at Policy and Resources Committee and argued that additional information regarding alternative options should have been provided.

Other Members emphasized the importance of retaining investment within the district and expressed concern that, without the proposed deed of variation, future receipts could be spent

elsewhere within any successor authority area. Debate also included discussion on the wider principle of the Right to Buy scheme, the future provision of affordable housing and the need to maximize investment within the local area.

Officers clarified that the shares proposed would be non-voting equity interests and that the purpose of the arrangement was to protect the Council's financial interest whilst maintaining the existing governance arrangements within Three Rivers Homes. Members were advised that, if the proposals were not approved, there would be no mechanism for ensuring that future receipts remained dedicated to housing provision within the district.

On being put to the vote, the motion was declared CARRIED by the Chair, the voting being, 23 votes For, 14 votes Against, and 1 Absentention.

RESOLVED:

That Full Council give delegated authority to the Director of Finance in consultation with the Deputy Leader (as Lead Member for Resources) to enter into a Deed of Variation to the original stock transfer agreement:

- a) To transfer future RTB receipts, originally paid to Three Rivers District Council directly into Three Rivers Homes Limited.
- b) To require these receipts to be used for the provision of housing within the area covered by Three Rivers District Council.
- c) That the council receive an equivalent, non-voting, equity stake in Three Rivers Homes.
- d) To make any associated changes to Three Rivers Homes Articles of Association or shareholder arrangements to put the deed of variation into effect.

147 POLICY AND RESOURCES COMMITTEE RECOMMENDATIONS

147a BUDGET OUTTURN REPORT 2025/26

Councillor Price moved the recommendations and Councillor Giles-Medhurst seconded. The Deputy Leader introduced the report and drew Members' attention to the Council's revenue and capital outturn position. Tribute was paid to the Director of Finance and her team for their work in managing the Council's finances during a challenging period and for achieving a positive overall outturn position.

During debate, Members welcomed the overall financial performance of the authority but sought further information regarding a number of areas within the budget. Particular reference was made to expenditure associated with waste management services and the desire for a more detailed breakdown of costs in future reports. Whilst Members accepted that some matters would require a written response outside the meeting, there was general support for the recommendations and recognition that the report demonstrated prudent financial management during the year.

On being put to the vote, the motion was declared CARRIED by the Chair, the voting being 24 votes For, 14 Abstentions.

RESOLVED:

That Council approves the following:

- That the revenue year end variance after carry forwards of £0.461m be noted.
- That the capital year end position as summarised in paragraph 3.12 and Appendix 3 be noted.
- To approve to carry forward the unspent service budgets from 2025/26 to 2026/27 which total £0.580m to enable completion of projects as detailed at Appendix 2.
- To approve the rephasing of capital projects from 2025/26 to 2026/27 as detailed at Appendix 4.

147b CALENDAR OF MEETINGS 2027-2028

Councillor Giles-Medhurst moved the recommendation and Councillor Price seconded. The Leader advised Members that the proposed timetable had been developed to support effective decision making throughout the municipal year and highlighted one date which officers were reviewing in response to concerns raised regarding the timing of a Policy and Resources Committee meeting. It was noted that the scheduled date coincided with the party conference season and created a particularly short turnaround between the committee meeting and publication of the subsequent Full Council agenda.

Members welcomed the review of the Policy and Resources committee change from 04 October to 08 October 2026.

On being put to the vote, the motion was declared CARRIED by the Chair, the voting being by general assent.

RESOLVED:

That Council adopts the committee timetable for the 2027 to 2028 municipal year.

147c CIL SPENDING APPLICATIONS – JANUARY 2026 APPLICATIONS

Councillor Giles-Medhurst moved the recommendations and Councillor Lloyd seconded. The Council considered proposals relating to Community Infrastructure Levy funding applications, including projects at Chorleywood Common Youth Football Club, Croxley Guild Bowls Club and One YMCA Woodlands Community Hub. The Leader acknowledged concerns previously raised during Policy and Resources Committee regarding aspects of the supporting paperwork and advised that improvements would be made to the process for future funding rounds.

During debate, Members expressed support for the projects before Council and recognized the benefits they would bring to residents through improved sporting, leisure and community facilities. However, concerns were raised regarding applications that had not been recommended for funding. Members emphasized the importance of ensuring that unsuccessful applicants received appropriate advice and support to enable them to develop stronger bids and reapply during future funding rounds. The Council was advised that officers were already working with unsuccessful applicants to help strengthen future submissions.

Members welcomed the significant investment in local infrastructure and noted the positive impact that the approved schemes would have on participation in sport, recreation and community activities across the district.

On being put to the vote the motion was declared CARRIED by the Chair, the voting being by general assent.

RESOLVED:

- That Members approve CIL funding for the following schemes detailed in Table 1 of this report and summarised in the table below for 2026/2027:

Applicant & Project Name	Infrastructure	CIL Amount
Croxley Guild Bowls Club, Croxley Guild of Sport, The Green, Croxley Green, Rickmansworth. WD3 3HT	Improvements to Clubhouse and access to Bowling Green and provision of a shelter	£47,298

Chorleywood Common Youth Football Club (CCYFC) Lady Ela Drive, Chorleywood, WD3 5SL	Refurbishment of Current Pavilion	£363,000
One YMCA Woodlands Community Hub in Leavesden Country Park College Road Abbots Langley Hertfordshire WD5 0GU	MUGA and 3G Pitch Refurbishment	£47,050

- The final funding and implementation of the 3 agreed projects is delegated to the Director of Finance, in consultation with the Lead Members for Resources and Planning Policy and Infrastructure, to determine to enable the agreed projects to be progressed and implemented.

147d PRIMATE LICENSING

Councillor Rainbow moved the recommendations and Councillor Drury seconded. The Lead Member introduced the report and explained the Council's new responsibilities arising from the introduction of national regulations relating to the keeping of primates. Members were advised that the regulations required local authorities to establish a licensing framework, undertake inspections and ensure compliance with nationally prescribed welfare standards.

The Council noted that the proposed fee structure had been designed to recover the costs associated with administering the scheme and that approval was required to enable the Council to discharge its statutory responsibilities. Members welcomed the report and agreed that the Council should implement the necessary arrangements in accordance with the regulations.

On being put to the vote, the motion was declared CARRIED by the Chair, the voting being by general assent.

RESOLVED:

That Members note the introduction of the Regulations and the Council's duties as the licensing authority.

Approve the adoption of a primate licensing scheme in accordance with the regulations.

Approve the proposed fee structure set out in 3.7 of this report, which will then form part of the annual fees and charges.

148 COUNCIL PLAN DELIVERY PLAN

Councillor Giles-Medhurst moved the recommendations and Councillor Price seconded. The Leader introduced the Delivery plan and explained that it provided the framework for delivering the Council Plan over the period 2026 to 2029. Members were advised that the document represented a high level programme of work and would be supported by ongoing monitoring and performance reporting.

During debate, an amendment was proposed seeking to strengthen arrangements for Member oversight and monitoring of delivery against the Plan. Members generally supported the principles behind the amendment, but concerns were raised about the manner and timing in which it had been circulated. It was argued that all political groups should be afforded sufficient opportunity to consider amendments before a meeting and that maintaining a level playing field was an important constitutional principle. The Chair also expressed concern

regarding the late submission of substantial amendments and the limited opportunity available for Members to review them in detail before debate commenced.

Following discussion, Members acknowledged the value of enhanced scrutiny arrangements and indicated broad support for the underlying intention of the amendment. It was suggested that the matter could be developed further through discussions between officers and Group Leaders. In light of the comments made, the amendment was withdrawn. Members then returned to consideration of the substantive recommendations within the report.

On being put to the vote, the motion was declared CARRIED by the Chair, the voting being 19 votes For, and 19 Abstentions.

RESOLVED:

That Council review and agree the adoption of the Council Plan 2026 -2029 Delivery Plan.

Council agree the Delivery plan will be presented to the Policy and Resources Committee every 6 months.

149 APPEALS UNDER 6.4 OF PART 4 ACCESS TO INFORMATION PROCEDURE RULES

Councillor Giles-Medhurst moved that the appeal be rejected and Councillor Price seconded. The Leader advised that the matter related solely to an appeal against the withholding of legal advice and that Council was not being asked to determine the underlying planning matter which formed the background to the request. Members were reminded that the report before Council concerned the interpretation of the Council's constitutional provisions relating to access to information.

In opening the debate, Members supporting the appeal argued that access to the legal advice was necessary to allow proper scrutiny of decisions and to enable Members to fulfil their democratic responsibilities. It was suggested that legal privilege was not an automatic bar to disclosure and that Council was required to weigh the public interest arguments in favour of releasing the information. Members contended that disclosure would improve transparency and accountability, particularly where planning enforcement decisions had attracted public concern. It was argued that there was a strong public interest in understanding the legal basis for significant decisions taken on behalf of the authority.

Other Members opposed the appeal and argued that the Council should place reliance on the professional advice of its statutory officers. It was emphasized that the matter under consideration concerned the constitutional process for handling information requests rather than the merits of the planning case itself. Members expressed concern that overturing the decision would undermine established governance arrangements and the professional judgement exercised by officers in relation to legally privileged advice. It was further argued that no substantive evidence had been produced demonstrating that the original decision to withhold the advice had been flawed.

During the debate, Officers provided clarification regarding the scope of the appeal. Members were advised that the Council was not being asked to reconsider the underlying planning issues and that the appeal was confined to the question of whether the legal advice should be disclosed. Officers explained that the original decision had been taken under delegated authority and that Members had not been required to determine the matter. It was also explained that a summary of the relevant legal advice had previously been provided and that the report set out the principal reasons why privilege had been maintained.

A number of procedural points were raised during the discussion, and the meeting was briefly suspended before resuming shortly afterwards. Following further debate, the mover reiterated that the professional judgement of officers should be supported and that Council should uphold the constitutional arrangements governing access to information requests.

A recorded vote was requested by Councillor Cooper and supported by Councillors Reed, Edwards, Fraser, Trivedi and D Morris.

On being put to the vote, the motion as declared CARRIED by the Chair, the voting being:

For: Councillors Bentley, Cox, Davies, Drury, Gazzard, Giles-Medhurst, Gormley, Humphreys, Khirya, King, Lloyd, Major, Martin, Mitchell, Price, Raeburn, Rainbow, Scarth, Sian, Smith, Stungo, Tankard and Whatley-Smith (23)

Against: Councillors Alley, Campbell, Chopra, Cooper, Edwards, Fraser, Hudson, Hunt, Milliken, D Morris, Patel, Raner, Reed and Trivedi (14)

Abstentions: Councillor Sims (1)

RESOLVED:

That Council notes the representations from Councillor Cooper and this report by the Chief Executive.

That the legal advice not be made public.

150 APPOINTMENT OF INTERIM MONITORING OFFICER

The Chair agreed to take this urgent item following item 6 under Rule 6(2) of the Constitution.

Councillor Giles-Medhurst moved the recommendation and Councillor Price seconded.

The Leader explained that, following the retirement of the current interim Monitoring Officer, Kimberley Grout, it was necessary to appoint an Interim Monitoring Officer pending recruitment to the permanent post.

On being put to the vote, the motion was declared CARRIED by the Chair, the voting being by general assent.

RESOLVED:

That Jonathan Boyle be appointed Interim Monitoring Officer from 01 September 2026 until further notice.

151 LEAD MEMBER REPORTS

The Council received the written Lead Member reports and noted the updates provided on activities since the previous meeting of Full Council.

The Leader of the Council introduced his report and highlighted a number of matters relating to planning, local government reform and ongoing strategic projects across the district. Members were advised that the Council continued to face significant challenges arising from national planning reforms and interventions affecting the emerging Local Plan. Reference was made to planning appeals, development pressures and the need to continue representing the interest of Three Rivers residents throughout the planning process. Members noted the importance of maintaining a strong local voice as discussions surrounding future local government structures progressed.

The Lead Member for Sustainability and Climate Change updated Members on the Environmental Champions Awards and congratulated those residents, businesses and organizations who had been recognized for their contributions towards sustainability and environmental improvement. Members were also advised that provisional carbon emissions

figures indicated that the Council remained below its forecast target levels and continued to make progress against its climate change objectives. The Lead Member paid tribute to officers and community groups who had supported environmental initiatives throughout the district.

In discussing the reports, Members welcomed the information provided and recognized the considerable volume of work being undertaken across the authority. Particular reference was made to planning matters, environmental initiatives, community engagement projects and work associated with local government reorganization. Members acknowledged that a number of significant projects would continue to require careful monitoring over the coming months.

The reports were noted.

Each political party had been able to ask 2 supplementary questions to the Lead Members either from their report or from their portfolio area.

Councillor Edwards to the Lead Member for Sustainability and Climate Change Councillor Bentley asked a question regarding the Council's position on a proposed data centre development affecting Abbots Langley. Members expressed concern about the potential environmental impacts of the proposal and questioned whether support for associated infrastructure improvements could be interpreted as support for the development itself. In response, the Lead Member reiterated opposition to the development proposal and advised that previous representations against the scheme had been made. Members were informed that whilst the Council remained opposed to the development, it would continue to seek the best possible outcomes for residents should the proposal ultimately proceed through decisions taken at a national level.

Councillor Sian to the Leader of the Council Councillor Giles-Medhurst asked a question regarding the future management of asbestos within the Aquadrome and south assurances about the temporary nature of fencing and restricted access arrangements. Questions focused on whether sections of the Aquadrome might be permanently closed and how future management decisions would be communicated to the public. In response, it was confirmed that the Council would continue to follow the established asbestos management plan and that ongoing assessment of risks would determine future actions. While Members were advised that it was not possible at that stage to provide definitive assurances regarding long term arrangements, a written responses would be provided setting out the Council's position in greater detail.

Councillor Sims to the Lead Member for Leisure, Councillor Lloyd. Concern was raised for the Council's approach to communications with residents during significant projects. Reference was made to the reopening of Ebury Play Area and the positive feedback received regarding public communications during that project. Members suggested that a similar approach should be adopted for other sensitive schemes, particularly where temporary closures or restrictions affected public access. The Lead Member agreed that effective communication was important and advised that officers would continue to provide information where legally and practically possible, whilst recognizing that some matters could not be publicly disclosed during ongoing investigations or legal processes.

Councillor Cox to the Leader of the Council Councillor Giles-Medhurst asked a question regarding the progress of Green Lane Pavilion and the timescales associated with future use of the site. It was recognized that the matter remained important to local residents and sports organisations. The Leader advised that a written response would be provided.

Councillor Cooper to the Lead Member of Resources, Regeneration and Economic Development, Councillor Price asked a question regarding planning enforcement and the destruction of a listed building known as The Court. Members sought clarification regarding potential enforcement action and referred examples elsewhere in the country where local authorities had pursued restoration or reconstruction of heritage assets following unauthorized demolition. In response, the Deputy Leader advised that investigations by the Police and Fire

Service had concluded that responsibility for the incident could not be attributed to a known individual and, as a result, the Council presently had no clear legal basis upon which to pursue certain forms of enforcement action. Members were informed that the Council remained committed to protecting heritage assets and would continue to examine any lawful options available to it. It was also emphasized that each enforcement case depended on its own facts and legal circumstances.

Councillor Mitchell to the Leader of the Council, Councillor Giles-Medhurst regarding the proposed development at Barton Way, Croxley Green and asked whether further discussions could take place with parish councillors and residents regarding potential solutions. It was argued that local representatives should continue to be involved in identifying a mutually acceptable way forward. In response, the Leader confirmed a willingness to meet with interested parties and continue discussions regarding the matter.

Councillor Cox to the Leader of the Council, Councillor Giles-Medhurst, Concerning the timescale for works for Prestwick Road. It was noted that it was not the councils responsibility to solicit leaseholders.

Councillor Sims to the Leader of the Council, Councillor Giles-Medhurst regarding the Mill Stream Motion, Removal of the Weir, it was confirmed that the matter would be further considered at Climate Change and Leisure Committee.

152 QUESTIONS TO THE LEADER AND LEAD MEMBERS

This item was not reached.

153 URGENT QUESTIONS

Question from Cllr Vicky Edwards to the Leader of the Council Cllr Giles-Medhurst

On Friday 10 July 2026 councillors were notified via the weekly register of planning applications that an application had been validated for change of use of land for use as a residential caravan site comprising 2no. Gypsy/Traveller pitches on land South of Harthall Lane, Kings Langley. The neighbour consultation expiry date for making representations in respect of this application is 27 July 2026. However, residents are often very nervous to submit representations in response to applications relating to provision of gypsy/traveller accommodation due to their fears of being identified as someone opposing the application. This nervousness is demonstrated by the planning application to be considered by the planning committee this Thursday, to allow two static caravans per pitch on five of the pitches at the nearby Little Lily gypsy/traveller site. Only one objection has been submitted in respect of the proposal, but I was subsequently told by multiple residents that they wanted to submit objection representations but did not due to fears that their address would be disclosed alongside the comment. Many other councils do not publish the addresses of individual members of the public who make representations on the publicly accessible planning portals. For example, this has been the policy of Dacorum Borough Council for many years, in particular to ensure compliance with data protection legislation. Councils are legally required to collect one's name and address when making a comment, so they know the comment comes from a real, identifiable person; however, these details can be redacted from public viewing. Accordingly, to alleviate such concerns in respect of the application for a new gypsy site off Harthall Lane, can Three Rivers please urgently re-consider its policy of publishing addresses on the planning portal?

A response has been provided by Officers.

It is acknowledged the relevant requirements of publicising planning applications do not require the address of those making representations to be published. However, many Local Authorities, including others in Hertfordshire, continue to publish name and addresses, in compliance with relevant privacy legislation, as it ensures transparency in the planning

process. Notwithstanding this, Officers will investigate whether the removal of all or part of the address is possible with the systems we utilise and seek some further information.

154 MOTIONS

This item was not reached.

CHAIRMAN

Questions from the public 20/10/2026

Full Council
PART I
Questions from the public
(ADCCC)

1	From Jack Lambourne to the Lead Member for Climate Change and Sustainability, Councillor Aidan Bentley
	Since the government has overridden the local council to approve this massive 84,000 square metre ai data centre what specific, legally binding enforcement measures will Three Rivers District Council put in place to help protect Abbots Langley residents/environment and its wildlife from water loss, noise pollution and environmental damage?
	I thank Mr Lambourne for his question and you are correct that Three Rivers Council refused the planning application and strongly defended this refusal at the Public Inquiry arguing that was the wrong. We were of course overruled by the Sectary of State. Before work can commence, a reserved matters application must be submitted to the council by 12 May 2028 and then be subsequently determined. The reserved matter(s) application must deal with access, appearance, landscaping, layout and scale. If approved, the scheme must be commenced within 2 years from the date of approval of the last of the reserved matters. The outline permission deals with the principle of development whereas the reserved matters will deal with specific details, for example arrangement of building(s), materials and landscaping. The council would only be able to enforce against the planning conditions imposed on the outline permission and any subsequent reserved matter applications. From a planning perspective, we do not have the power to introduce new measures; however, there are many existing conditions tied to the outline permission which seek to mitigate impacts through construction and require further information and seek to ensure that matters pertaining to land contamination, on-site surface water management, air quality, noise impacts, to name a few, are made acceptable in planning terms. In addition, officers of the Council and I know the Leader has engaged with the site promoters in order to secure additional benefits for the local community on what I know is an unwanted development.
2	From Alison Scarth to the Leader of the Council, Councillor Stephen Giles-Medhurst
	Four members of Three Rivers District Council have been found to have breached its Member Code of Conduct. At a meeting of the Council's Standards Panel on 7 September 2026, it was found that Councillors Christopher Alley, Ian Campbell, Oliver Cooper and Vicky Edwards had breached paragraph four of the council's Member Code of Conduct. The Councillors published two political leaflets containing links to a restricted council report marked "not for publication". The constitution has already been changed twice to address Councillor Cooper's appalling behaviour. This latest incident was a flagrant breach of trust bringing the whole council and all its staff into disrepute. At least one of the Councillors involved is a solicitor and one refers to himself as a lawyer. How can the Council

	stop a repetition of the appalling behaviour of the four people concerned - does the constitution need to be changed again in light of what they did, and in order to prevent a repetition of this kind of utterly unacceptable behaviour? Behaviour like this is potentially putting taxpayers money at risk through actions by third parties.
	The behaviour of councillors is governed by the Council's Constitution, and all councillors are required to sign up to the Local Government Association (LGA) Model Councillor Code of Conduct 2020. Part of this states very clearly that councillors must follow the advice of the Monitoring Officer and other statutory officers, whether they agree with it or not. In this case, that was not what happened. Despite being asked to cease the distribution of the publications in question and remove the website link, they refused to do so. It is therefore not surprising that the Monitoring Officer referred the matter for an independent investigation and that the councillors concerned were subsequently found to have breached the Code. They also had full advance notice that the confidential Part II papers would be made public following the Council meeting on 27 January. It therefore appears that they sought to gain a political advantage through their actions, which could potentially have undermined the Council's position at any future public inquiry relating to the Local Plan. It is particularly concerning, in my view, that two councillors with legal backgrounds believed this conduct to be acceptable and then refused to comply with the Monitoring Officer's requests to cease and desist. As for what the Council can do, unfortunately the changes to the standards regime mean the available sanctions are very limited. Unlike the House of Commons, there are few meaningful penalties available. I understand that one option might have been to bar them from Three Rivers House, but that may well have been perceived as a disproportionate response. In any event, it was not for me to decide what action should be taken. That was a matter for the Standards Panel. Naturally, I hope, and indeed expect, that no other councillors will choose to release confidential Part II papers which have been classified as confidential by the Monitoring Officer. Such actions bring into question the integrity of both the members involved and the Council as a whole. Very few items are considered in Part II, and where they are, it is for a good reason. In most cases, the information will eventually become public once the circumstances requiring confidentiality have passed.
3	From Pandora Vaughan-Melly to the Lead Member for Resources, Regeneration and Economic Development, Councillor Louise Price
	I have made frequent complaints to TRDC via the enquiry email route about householders' misusing what is now a village green (South Oxhey Playing Fields, aka The Old Golf Course) through the grubbing-up of the historic hedgerow, enclosures of the land with fencing, also the placement of both wanted and unwanted articles (fly-tipping) of household and garden on the land and the laying of paths, coconut mulch etc. but it seems that no action is taken, and the boundaries and property of householders remain in situ, which invariably leads to something called adverse possession - that after a statute length of time - I believe this to be a period of twelve years - the land then belongs to the householder, rather than the public via TRDC.

	Here are photographs of the latest illegal action - the laying of paving and coconut mulch on land that was previously covered by a hedgerow. I have sent a great many photographs over the last few years which evidences that this is very much a 'copy-cat' action, which spreads throughout those gardens backing onto the land, so that eventually all the hedgerow will have been removed and the householders will claim more and more land for themselves via this underhand method. May I ask that some proper action is taken before the land is lost? The hedgerow is necessary for the smaller wildlife to move safely around the area avoiding predators. I also feel that its loss looks very unsightly, spoils the character of the area and should not be allowed through the turning of blind eyes. Could you please find out why so little action is being taken?
	I share your concerns over the actions taken. The Council recently supported the adoption of the area as a Village Green and remains committed to protecting it. Encroachment is an issue that the Council takes seriously however the legal processes involved in dealing with encroachment are complex and require due legal process to be followed. The Council is continuing to pursue action and I thank you for supplying the information and photos
4	Question from Elizabeth Willetts to the Leader of the Council Councillor Stephen Giles-Medhurst
	My question concerns the upkeep of the Eastbury Recreation Ground on Batchworth Lane, Eastbury, including the children's play area. The play area in particular needs attention; the willow tunnel is overgrown and unsightly and planted areas are very untidy. Please supply the maintenance schedule for the last 6 months detailing the work carried out to the playground and the surrounding grass and planted areas within the Recreation Ground
	Eastbury play area is inspected at least once a week under the British Standards for play areas – EN BS 1176 and EN BS 1177 for health and safety purposes. These routine inspections are carried out by the Grounds Maintenance team, along with a more detailed monthly inspection. In addition to this, new planting took place within and around the play area in May this year. Play areas are primarily maintained for health and safety reasons, following the standards as detailed above. However, during the public consultation and in particular with the eco warriors at Eastbury Farm school, the children were passionate about creating a natural and wild area for wildlife and insects, so whilst an area may seem "unsightly" or "untidy" it is purposely maintained for wildlife and natural play. The willow tunnel is scheduled to be cut back during the autumn as it has been in previous years.
5	Question from Alex Hayward to the Leader of the Council, Councillor Stephen Giles-Medhurst
	With the under delivery of housing in Three Rivers Distict, will the few areas of Green Belt identified in the forthcoming Local Plan be reassigned as brownfield to allow appropriate development to provide the much needed homes?
	Brownfield land, also referred to as Previously Developed Land (PDL), is defined in the National Planning Policy Framework (NPPF) as "Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it". It is not possible to reassign land as brownfield. It either is brownfield and meets the NPPF definition or it is not.

	A site's designation as brownfield land is independent of whether it is located within or outside the Green Belt. Brownfield sites can therefore exist both within and outside of Green Belt. However, the council has the ability to review and amend Green Belt boundaries through the Local Plan preparation process. Where sites currently within the Green Belt are proposed for development in the emerging Local Plan, these sites are removed from the Green Belt and the boundaries are redrawn accordingly. There are some exceptions, particularly where sites, or parts of sites, comprise brownfield land within the Green Belt, which may retain their Green Belt designation. Given the limited availability of brownfield land, the vast majority of new housing proposed in the emerging Local Plan is expected to be delivered on land currently designated as Green Belt. However, most of these sites are proposed to be removed from the Green Belt as part of the Local Plan process. Once the new Local Plan is adopted, these sites will no longer fall within the Green Belt and planning applications for their development will not be assessed against Green Belt policies and therefore contribute strongly to delivering new homes.
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Building Safety Levy 20/10/2026

FULL COUNCIL

PART I

Building Safety Levy (DoF)

1 Summary

- 1.1 The Building Safety Levy (BSL) is a new statutory charge on residential development, introduced under Regulations signed on 19 November 2025, coming into force on 1 October 2026. It aims to raise approximately £3.4 billion over ten years to fund remediation of historical building safety defects across England, protecting leaseholders from those costs.
- 1.2 The levy is charged on qualifying new residential building control applications - developments of 10 or more dwellings submitted on or after 1 October 2026. Developers pay the levy in full before completion or first occupation, calculated per square metre of internal area at rates set per local authority.
- 1.3 The Building Control function for Three Rivers District Council is carried out by Hertfordshire Building Control, a joint venture building control company jointly owned by eight of the ten Hertfordshire district/borough councils. This report seeks the approval to authorise the company to act on behalf in applying the levy.

2 Recommendation

- 2.1 That:
 - 2.1.1 Hertfordshire Building Control limited be authorised to undertake the role of centralised collecting agent for the Building Safety Levy on behalf of Three Rivers District Council from 1st October 2026.
 - 2.1.2 New Burdens funding received from Government is passed through to Hertfordshire Building Control Ltd
 - 2.1.3 Hertfordshire Building Control retain any operating surplus from the set-up grant as a ringfenced contingency reserve.
- 2.2 That the Chief Executive as shareholder for Hertfordshire Building Control be authorised to enter into the necessary legal agreements to give effect to the recommendations set out above.

Report prepared by: Alison Betts, Director of Finance

3 Details

- 3.1 The Building Safety Levy (the levy) is a tax on new residential buildings. The levy will be collected by local authorities. The income raised from the levy will contribute to fixing building safety defects across England. The Building Safety Levy (England) Regulations 2025, setting out how the Building Safety Levy will operate, have been approved by Parliament and were made on 19 November 2025. The levy came into operation on 1 October 2026.
- 3.2 The levy is a charge that developers must pay on certain building control applications / notices before completion of the building work or occupation of the building (whichever is earlier). The levy is to be charged on certain applications for works that result in new dwellings and/or new bedspaces in purpose-built student accommodation (PBSA) and change of use to residential purposes.
- 3.3 The government has set the levy rates for each local authority area in legislation. The rates have been weighted using average house prices in local authority areas, so that areas with the highest average house prices have the highest levy rates, and those with the lowest average house prices have the lowest levy rates. The amount payable varies depending on the building's size, use and location. The levy rates are set per square metre, and the charge is calculated on the floorspace of the development. There are exemptions from the levy for certain uses of buildings and a discounted rate for developments that meet the definition of "previously developed" as set out in the regulations.
- 3.4 Central government has designated local authorities as the collecting authorities for the levy. The local authority in which the development is situated has the legal responsibility for levy administration, even where there is a shared building control service across several areas. Local authorities will transfer levy revenues (net of administration costs) to central government. Levy revenue must be spent on building safety.
- 3.5 Hertfordshire Building Control Ltd provides building control services for eight of the ten district and borough councils in Hertfordshire. It is an established joint venture owned by those authorities and has the systems and processes to manage building control applications. Hertfordshire Building Control issues building control certificates on behalf of Three Rivers District Council through a secondment arrangement.
- 3.6 Under the proposed arrangement Hertfordshire Building Control Ltd would administer the levy on behalf of the council and would fund its costs through retaining the administrative element of the building safety levy which is deducted before passing income over to the government. New burdens funding has been received for the setting up of systems and processes which would pass to Hertfordshire Building Control to fund initial costs.

4 Options and Reasons for Recommendations

- 4.1 The reasons for the recommendations are:
 - 4.1.1 Hertfordshire Building Control already holds BSR-qualified surveyors and building control expertise to assess new developments and determine levy liability.
 - 4.1.2 A centralised model allows one standardised process, one set of documentation and one point of compliance reporting to MHCLG.

- 4.1.3 Hertfordshire Building Control will deliver the service at nil cost to the council, other than the transfer of new burdens funding.
- 4.1.4 If the council were to carry out the service itself, it would need to recruit suitable qualified building control surveyors in a difficult market.

5 Policy/Budget Reference and Implications

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

Financial, Legal, Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website, Risk Management and Health & Safety Implications

6 Financial Implications

- 6.1 The Council has received £111,800 new burdens grant funding from MHCLG for the implementation of the Building Safety Levy. This is split between £60,500 capital funding and £51,300 revenue funding to cover set up costs for the first three years. This grant would be transferred to Hertfordshire Building Control to fund their implementation costs and kept within a ringfenced reserve within the company.
- 6.2 On an ongoing basis the costs of the Building Safety Levy will be funded by the company retaining an element of the levy for administrative costs before transferring the balance to MHCLG in line with the scheme arrangements.
- 6.3 Ongoing monitoring of the budgets and delivery of the function will form part of the reporting to shareholders.

7 Legal Implications

- 7.1 A statutory delegation agreement under Section 101 of the Local Government Act 1972 is required. This is the legal mechanism by which each of the eight Local Authorities, as the body legally designated as "collecting authority" under the Building Safety Levy (BSL) Regulations, delegates that statutory function to HBC to exercise on its behalf.

8 Equal Opportunities Implications

- 8.1 Relevance Test

Has a relevance test been completed for Equality Impact?	Yes
Did the relevance test conclude a full impact assessment was required?	No

- 8.2 Impact Assessment

There are no equalities impact of the proposed recommendations.

9 Staffing Implications

none

10 Environmental Implications

none

11 Community Safety Implications

none

12 Public Health implications

none

13 Customer Services Centre Implications

none

14 Communications and Website Implications

none

15 Risk and Health & Safety Implications

15.1 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.

15.2 The subject of this report is covered by the Regulatory Services service plan(s). 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)
Unable to adequately staff the delivery of the Building Safety Levy	Unable to deliver the service	Provision through the company reduces this risk as it relies on an existing qualified workforce and brings additional resilience through scale	Transfer	4
Additional cost burden to Council	Impact on MTFP	Retention of grant monies by company in ringfenced reserve. Part of overall company financing. Ability to retain administrative costs from income.	Treat	4
Reputational risk of additional burden on developers.	Negative impact on reputation	HBC will be the body collecting the levy from developers	Tolerate	4

- 15.3 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%))

- 15.4 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.

Data Quality

Data sources:

MHCLG Guidance Notes/HBC proposal

Data checked by:

Alison Betts, Director of Finance.

Background Papers

none

APPENDICES / ATTACHMENTS

none

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AQUADROME PROJECT – MATCH FUNDING REQUEST

20/10/2026

**FULL COUNCIL
20 OCTOBER 2026**

PART I

**AQUADROME PROJECT – MATCH FUNDING REQUEST
(ADE)**

1 Summary

- 1.1 During the Development Phase review with the National Lottery Heritage Fund, the account managers informed Officers that whilst they expect project costs for Delivery Phase to increase due to detailed design work, they would also expect to see income/match funding increase.
- 1.2 Particularly of note, as the Lottery are potentially investing a significant amount of money into the project (circa £5 million), they would expect to see Three Rivers District Council contributing capital towards the total project cost.
- 1.3 The percentage of funding between the Lottery and match funding must remain similar to that which was submitted as part of the Development Phase budget. This was 75% from the Lottery and 25% from match funding. As costs have increased, these percentages have changed and the level of match funding required also needs to increase to balance the percentages.
- 1.4 Officers have explored all avenues of funding available for the project, including securing funds from Affinity Water, the HS2 Colne Valley Additional Mitigation Panel (AMP) and the Chilterns National Landscape – Access for All funding. There remains, however, a shortfall
- 1.5 Officers will also be applying to the Community Infrastructure Levy funding pot, however, should this be unsuccessful it is recommended that £165,000 is included in the Medium-Term Financial Plan for use as match funding towards the National Lottery Heritage Fund.
- 1.6 Should additional income not be secured, delivery costs will need to be reduced, which means key aspects of the project (Improvements to Footpath 65 – the Causeway between Bury and Stockers Lakes) will not be delivered.

2 Recommendation

- 2.1 That:
 - 2.1.1 £165,000 of capital funds be allocated to be used as match funding towards the Aquadrome Project as detailed at point 1.5 and between points 3.7 and 3.10, should a funding application to the Community Infrastructure Levy be unsuccessful.
 - 2.1.2 That public access to the report be immediate.
 - 2.1.3 That public access to the decision be immediate.

Report prepared by: Charlotte Gomes,

Head of Leisure and Natural Infrastructure

3 Details

- 3.1 The [Rickmansworth Aquadrome Management Plan 2022 – 2027](#) is an ambitious and far-reaching plan. As a result of the Plan, the [Rickmansworth Aquadrome Programme](#) was established to support its delivery.
- 3.2 The council have been exploring funding opportunities and have so far secured match funding from the HS2 Colne Valley Additional Mitigation Plan and from Affinity Water. Chilterns National Landscape have also provided a letter of support, outlining their commitment to support funding from the Access for All funding stream for the Changing Places Toilet, Tactile Site Map and a 360-degree tour of the site – all in place to improve the accessibility for visitors with additional needs.
- 3.3 The council has also been successful in securing and engaging with the National Lottery Heritage Fund (NLHF) as part of their Heritage Fund.
- 3.4 The NLHF is a 3-stage process. Three Rivers has successfully progressed through Stage 1, the initial Expression of Interest, has been accepted and funded by NLHF for Stage 2, the Development Phase, and is preparing to bid for funding under Stage 3, the Delivery Phase. The final, third, phase is when capital works (physical improvements on site) will be delivered.
- 3.5 As part of the Development Phase period, a key milestone is the Development Phase Review – this is when the Lottery will determine whether or not the project remains viable and if there continues to be support for the council to progress towards the next stage, which is submission of the Delivery Phase funding application.
- 3.6 Positively the council passed this review and have been invited to continue to develop the delivery round submission.
- 3.7 It was, however, requested that the council reviews the project costs and in particular, secures additional match funding. The NLHF Investment Manager particularly emphasised the need for the council itself to provide direct match funding to demonstrate their support for the project.
- 3.8 The Lottery will expect the ratio of lottery grant and match funding to remain the same or close to the original ratio as submitted as part of the Development Phase bid. This ratio was 75% National Lottery Heritage Fund and 25% match funding.
- 3.9 As project costs have become more refined as a result of the detailed design work, scientific investigations and public engagement, the ratio has changed to the Lottery providing more and match funding being less. Currently the ratio is at 76% National Lottery Heritage Fund and 24% match funding.
- 3.10 In order to bring the ratio back to where it needs to be, Officers will be applying to the Community Infrastructure Levy funding pot, however, should this be unsuccessful it is recommended that £165,000 is included in the Medium-Term Financial Plan for use as match funding towards the National Lottery Heritage Fund.
- 3.11 The implications of not agreeing the recommendation are as follows:
 - 3.11.1 The National Lottery Heritage Fund decision makers are less likely to be supportive of the project and determine that the council are not invested in its

delivery. This could seriously jeopardise the funding application being successful.

- 3.11.2 The alternative to increasing match funding, would require a removal of some project costs (and related delivery) from the overall programme. Officers are currently reviewing what this could realistically be. Given costs of individual packages of works and known public and political priorities it is likely to be the replacement of Footpath 65 (The Causeway between Bury Lake and Stockers Lake) with a more sustainable solution. Whilst addressing the overall issue of cost for the programme the removal of this aspect of work will not, however, change the view from the NLHF that without match funding contribution the council are unsupportive of the project.

4 Options and Reasons for Recommendations

- 4.1 Option 1: agree the addition of £165,000 capital funding from the Council's budgets towards the 2027-2030 delivery phase of the Aquadrome Project, should a funding bid to the Community Infrastructure Levy pot. This would strengthen the council's bid and positively impact the outcome of the funding decision by the National Lottery.
- 4.2 Officers will continue to look for other sources of match funding in order to reduce the additional capital amount being requested.
- 4.3 Option 2: not agree the addition of the £165,000 capital funding from the Council's budget. This would result in the likely loss of Footpath 65 as highlighted at point 3.11.2 and would jeopardise the successful outcome of the funding bid.
- 4.4 It is officer recommendation to proceed with option 1 as outlined above.

5 Policy/Budget Reference and Implications

- 5.1 The recommendations in this report are within the Council's agreed policy.
- 5.2 The recommendations in this report relate to the achievement of the following performance indicators for the Leisure and Natural Infrastructure Service Plan 2026- 2029.
- LNI04 - External Funding secured to support Leisure and Natural Infrastructure Projects and Activities.
 - LNI05 - Year on year increase in the area of land owned by Three Rivers District Council, being managed for biodiversity benefit.
 - LNI06 - Percentage of vulnerable participants who take part in leisure activities.
- 5.3 The recommendations in this report relate to the achievement of the following Corporate Framework Objectives:
- **A Well-Run Council** - a key part of the Development phase of the NLHF projects, will be to continue to engage and consult with the local community about the project. In addition, the Steering Group, consisting of 15 external organisations, several Lead and Ward Councillors, and officers across many Services acts as a critical friend, steering the direction of the project. The project

will focus on securing significant external funding, reducing pressures on Council budgets and enabling the council's effective stewardship of this important asset.

- **A Prosperous and Vibrant District** – the Aquadrome is a visitor destination and this programme will further enhance this, whilst ensuring the balance between people and nature. A number of community organisations and businesses operate from the Aquadrome and it is anticipated that the benefits realised through this programme will in turn, benefit and support them.
- **Healthy, Safe and Thriving Communities** – the Aquadrome project will look to enhance the current leisure and cultural offer to visitors to the Aquadrome. This will include engagement activities and volunteer opportunities. A full activity programme is being developed as part of the NLHF Development phase. This is being carefully balanced against a desire to not significantly increase visitor numbers. Focusing rather on audience diversification and on-site engagement to improve health and wellbeing.
- **A Green and Sustainable Future** – the initial focus of the programme has been to ensure an improved understanding of the movement of water across the site to better facilitate the essential natural dynamics of the flood plain. This will support the resilience of site to the impacts of severe weather, wider climate change and ensure it can continue to protect the town of Rickmansworth from flood events. Significant enhancements to the biodiversity of the site will improve the condition and scope of the in, several instances rare, habitats present.

5.4 The recommendations in this report are not within the Council's agreed budgets. The recommendation requests an additional £165,000 of council budgets towards the project as match-funding, should an application to the Community Infrastructure Levy fund be unsuccessful..

6 Financial Implications

6.1 The total cost of the project is circa £5.6 million, with the Lottery grant request approximately £5 million, meaning match funding will need to total approximately £1.5 million. The requested £165,000 will be regarded by the NHLF as a positive contribution to this match funding.

6.2 Other funding applied for / secured towards match funding includes:

6.2.1 HS2 Colne Valley Additional Mitigation Panel

6.2.2 Affinity Water

6.2.3 Chilterns National Landscape – Access for All

6.2.4 Community Infrastructure Levy (car park contribution)

6.3 Individual amounts remain confidential until the funding partner has agreed them. However, they currently total just under: £1.4 million.

6.4 As outlined in point 3.10, the capital budget of £165,000 will only be required should an application to the Community Infrastructure Levy fund be unsuccessful.

7 Legal Implications

- 7.1 All proposed works and equipment will be tendered within the Council's constitution and procurement procedures and any other permissions obtained (for example planning) where required.
- 7.2 Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, updated by the Environment Act 2021, places a legal responsibility on public authorities in England to have due regard for habitats and species of the greatest conservation importance, whilst protecting all biodiversity. Section 40(1) states that a "public authority which has any functions exercisable in relation to England must from time to time consider what action the authority can properly take, consistently with the proper exercise of its functions, to further the general biodiversity objective." The accompanying footnote to this part of the Act states that the aim of the biodiversity objective is to provide for the enhancement or improvement of biodiversity, not just its maintenance in its current state. Gone is the former 'have regard' element in respect of conserving biodiversity, and this has been replaced by a proactive duty (new section 40(1)) to "from time to time consider what action the authority can properly take, consistently with the proper exercise of its functions, to further the general biodiversity objective".
- 7.3 The Aquadrome Programme outlines a number of actions: within the Management plan with particular reference to 5.1 Creating Biodiverse and Sustainable Environments (Woodlands and Grasslands) and 5.2 Creating Biodiverse and Sustainable Environments (Lakes and Watercourses) the associated actions all aim to increase, conserve and enhance the biodiversity value of the site.

8 Equal Opportunities Implications

- 8.1 A Short Equality Impact and Outcome Assessment is included at Appendix A. The assessment outlines the positive impact the Aquadrome is having and will continue to have on equal opportunities. Fully realising these positive impacts, however, remains dependent on securing the external funding highlighted within this report.
- 8.2 As part of the Approved Purposes of the NLHF Development Phase Project an Accessibility Audit was conducted. This raised a series of recommendations as detailed earlier. Key features of these recommendations will be subject to the outcome of a funding application to the Chiltern's National Landscape – Access for All grant programme.

9 Staffing Implications

- 9.1 The Aquadrome programme is being delivered by the Programme Development Manager, along with several Officers within the Leisure and Natural Infrastructure Service, including the Natural Infrastructure Programme Manager, Leisure Services Manager, Principal Trees and Woodlands Officer and Leisure Capital Projects Manager.
- 9.2 Development Phase funding has funded project specific posts, including a Project Support Officer and Natural Infrastructure Projects Officer to ensure the project is effectively delivered. Staffing will also be a core element of the NLHF Delivery Phase funding application.
- 9.3 The programme of improving the Aquadrome is led by the Leisure and Natural Infrastructure Service and is strongly supported by many other service teams throughout the council. These include the Communications team, supporting

the delivery of the site's Communications Plan and showcasing the positive work across all forms of media. Grounds Maintenance are instrumental in not only providing guidance, advice and expertise, but in their undertaking of general daily maintenance of the site and any additional duties because of the external funding. Many other services are providing support to the programme, including Properties, Finance, Planning, Customer Service Centre, Legal and Environmental Protection. Their involvement has strengthened the work at the Aquadrome and helped in submitting successful funding bids, showcasing the way in which the council works together to support a successful outcome for the Aquadrome.

10 Environmental Implications

- 10.1 A Climate Change and Sustainability Impact Assessment has been completed giving this report a score of 3.7 out of 4 indicating strong positive impact for climate change and sustainability. (Appendix B).

11 Community Safety Implications

- 11.1 Officers will liaise with the community safety team to ensure that crime is designed out where possible during the development phase process of the project.

12 Public Health implications

- 12.1 Subject to securing external funding for the delivery phase of the project, there will be a diverse activity plan focused on enhancing health and wellbeing, protecting the environment and educating the local community. Successful examples of this during the Natural Heritage Networks project, included mindfulness walks, nature photography walks, creative writing, sessions with local schools and storytelling workshops.

13 Customer Services Centre Implications

- 13.1 None-specific.

14 Communications and Website Implications

- 14.1 As part of the ongoing communication for the Aquadrome programme the new site narrative developed through the Natural Heritage Networks project is at the forefront of all messaging and the updated brand guidelines are now fully implemented.
- 14.2 As part of the funding agreement with The NLHF, there are strict communication guidelines around all media relating to projects funded by them. These have been embraced by all officers and are evident throughout all relevant communications.
- 14.3 The council website is regularly updated to reflect developments and includes extended pages covering funding successes and project implementation such as public engagement over RIBA Stage 2 and the Have Your Say opportunities around engagement. A Frequently Asked Questions section has been developed which provides information to many of the questions that have either been asked through social media or raised directly through other channels. A new tab has been added to support visitors planning a visit to the site following a recommendation from the Accessibility Audit.

- 14.4 The Aquadrome Steering Group is regularly updated by email with project developments. At the March meeting project consultants from RSK and Haley Sharpe, led a workshop about the RIBA 2 designs and the interpretation for the site.
- 14.5 Storyboards have been used across the Aquadrome – a temporary update board that reflects what's happening in that immediate area. The current boards focus on information about the closure of the woodland path, remediation of Ebury Play area and explaining the funding from the national Lottery (Development and Delivery phases).

15 Risk and Health & Safety Implications

- 15.1 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.
- 15.2 The subject of this report is covered by the Leisure and Natural Infrastructure service plan. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

Risk	Consequence	Suggested Control Measures	Response	Residual Risk Rating
Increase in delivery costs	Insufficient project funding	Ensure a high contingency and inflation figure is included within the NLHF bid Procurement processes completed to assess value for money.	Treat	4
Asbestos present in delivery locations	Increase in costs to manage asbestos Delay to work programme Risk to public health	Undertake appropriate removal and/or containment works where ACMs identified	Treat	4
Unable to secure Delivery funding for the National Lottery heritage fund implementation	Project vision and objectives will not be realised Public disappointment	Evidence based funding applications Skilled staff employed to develop funding	Treat	3

	Reputational damage to the council	bids Building on success of securing the Development Phase National Lottery funding. Continue to identify, review and apply for variety of external funds Demonstrate council commitment through investment in the project.		
Unable to secure additional external funding	Project vision and objectives not fully realised.	Evidence based funding applications Skilled staff employed to develop funding bids Only seeking to match fund as able to use National Lottery funding.	Treat	3
Unable to secure relevant permissions (including Planning Permission & Flood Risk Activity Permit)	Project vision and objectives not fully realised.	Evidence based applications from thorough and precise surveying. Close coordination with relevant authorities.	Treat	3
Local Government Reorganisation	Project vision and objectives not fully realised.	Contract novation will ensure continuity. Project flagged early in pre planning of LGR workstreams	Treat	3

15.3 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.

- 15.4 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.

Data Quality

Data sources:

- Natural Heritage Networks Evaluation and Ecological Surveying
- Aquadrome Management Plan
- Aquadrome Asbestos Management Plan
- Ezytreevs Tree Management System
- Inspection Reports
- RIBA Stage 2 Masterplan
- RIBA Stage 3 Report

Data checked by:

Jess Hodges

Jo Copley

Alex Laurie

Data rating:

1	Poor	
2	Sufficient	
3	High	X

Background Papers

Rickmansworth Aquadrome Management plan 2022 - 2027: [Rickmansworth Aquadrome | Three Rivers District Council](#)

Asbestos Management Plan 2023: [Rickmansworth Aquadrome | Three Rivers District Council](#)

12 March 2025 Rickmansworth Aquadrome Update Report: [Rickmansworth Aquadrome Project Update Report enc. 1.pdf](#)

15 October 2025 – Rickmansworth Aquadrome Update Report: [Rickmansworth Aquadrome Project Update Report](#)

24 June 2026 – Rickmansworth Aquadrome Update Report: [Rickmansworth Aquadrome Project Update Report](#)

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Budget Monitoring
Report to 30 June
2026
20/10/2026

FULL COUNCIL

20 OCTOBER 2026

PART I

**BUDGET MONITORING REPORT TO 30 JUNE 2026
(DIRECTOR OF FINANCE)**

Budget Monitoring Summary

- 1.1 The Budget monitoring report is a key tool in scrutinising the Council's financial performance and is designed to provide an overview to all relevant stakeholders. It is essential that the council monitors its budgets throughout the year to ensure that it is meeting its strategic objectives within its resource limits and, where necessary, corrective action is taken. A key principle of budgetary control is to align the budget holders' financial responsibilities and their management responsibilities.
- 1.2 This report shows the expected financial position over the three year medium term based on the Council's actual financial performance at the end of Period 3 (30 June 2026) set against the latest budget.

2. Recommendation

That:

- 2.1 The revenue budget virements as set out in Appendices 1 to 3 and noted in paragraph 4.1.4 be approved and incorporated into the three-year medium-term financial plan.
- 2.2 The revenue budget supplementary estimates of £0.272m as set out in appendices 1 to 3 and noted in paragraph 4.1.5 be approved and incorporated into the three-year medium-term financial plan.
- 2.3 The revenue variances to be managed of £0.128m as set out in appendices 1 to 3 and noted in paragraph 4.1.6 be noted.
- 2.4 The capital budgets of £0.277m as set out in appendices 1 to 3 and noted in paragraph 4.4.2 be approved and incorporated into the three-year medium-term financial plan.

Report prepared by Sally Riley, Financial Business Partner

3.1 Revenue Summary

- 3.1.1 The Original 2026/27 budget as approved by Council on 24 February 2026 was £15.243m. The latest budget which totals £15.976m includes the variances previously reported to Policy & Resources Committee in March 2026 (Period 10 Budget Monitoring) and approved at Full Council 14 July 2026 (2025/26 year end report). The forecast year end position for 2026/27 at Period 3 is estimated to be £16.376m giving an unfavourable variance of £0.400m.

- 3.1.2 The table below shows how the forecast year end position has been constructed:

Revenue Budget 2026/27	£000
Original Net Revenue Budget	15,243
Supplementary Estimates to budget reported at Period 10 2025/26 (March 2026)	153
Carry Forward from 2025/26 (Year end report July 2026)	580
Original Budget Plus Carry Forwards from 2025/26	15,976
Supplementary Estimates to budget reported at Period 3 (<i>to be approved</i>)	272
Variances to budget reported at Period 3 (<i>to be noted</i>)	128
Forecast Total Net Expenditure 2026/27	16,376

- 3.1.3 The main variances are shown in the table below:

Committee	2026/27 Revenue Account - General Fund Summary							
			(C)	(A)		(B)	(B-A)	(B-C)
	Original Budget	Original Budget Plus 2025/26 Carry Forwards	Latest Budget	Previous Forecast	Net Spend to Date	Latest Forecast	Supplimentary Estimates and Variances	Variation to Latest Budget
	£000	£000	£000	£000	£000	£000	£000	£000
General Public Services & Community Engagement	6,429	6,543	6,543	6,543	(267)	6,721	178	178
Climate Change & Leisure	1,884	1,983	1,983	1,983	35	1,988	5	5
Policy & Resources	4,827	5,193	5,193	5,193	8,179	5,410	217	217
Total Service Budgets	13,140	13,719	13,719	13,719	7,947	14,119	400	400
Corporate Costs (Interest Earned/Paid) and Parish Precepts	2,257	2,257	2,257	2,257	1,413	2,257	0	0
Net General Fund	15,397	15,977	15,977	15,977	9,360	16,376	400	400

3.2 The significant supplementary estimates and variances above include changes in the shared services agreements with Watford Borough Council, providing a temporary accommodation budget as this now forms part of the Revenue Support Grant and inflationary increases on contracts.

3.3 Capital Summary

3.3.1 The original 2026/27 capital budget as approved by Council on 24 February 2026 was £6.795m. The latest budget which totals £22.129m for 2026/27 includes the variances previously reported to Policy & Resources Committee in March 2026 (Period 10 Budget Monitoring) and approved at Council 14 July 2026 (2025/26 year end report). The forecast Year end position for 2026/27 is estimated to be £22.406m, which reflects rephasing of £14.831m from 2025/26.

3.3.2 The table below shows how the forecast Year end position has been constructed:

Capital Investment Programme 2026/27	£000
Original Budget	6,795
Variances to budget reported at Period 10 2025/26 (March 2026)	503
Rephasing from 2025/26 (<i>year end report July 2026</i>)	14,831
Latest Budget (Approved at Full Council July 2026)	22,129
Variances to budget reported at Period 3 (<i>to be approved</i>)	277
Forecast Capital Expenditure 2026/27	22,406

3.3.3 The forecast variances to agreed budget are shown in the table below:

Description	£000
Waste Services Depot	
Budget virement from Replacement Grounds Maintenance Vehicles to facilitate flooring works for vehicle maintenance repair	40
Replacement Grounds Maintenance Vehicles	
Budget Virement to Waste Services Depot to facilitate flooring works for vehicle maintenance repair	(40)
Aquadrome Bridge Replacement	
Increase in budget for remedial works to the bridge was agreed by urgent decision 25/2/26	260
Disabled Facilities Grant	
Budget increased to match capital grant received	17
Total Capital Variance	277

3.4 Reserves Summary

- 3.4.1 The potential effect of both the revenue and capital variances upon on each reserve at summary level is shown in the table below. A list of reserve balances is shown at Appendix 7. The General Fund balance has been updated due to final entries to the statement of accounts and are subject to the external audit process.

Description	Balance at 1 April 2026 £000	Movement £000	Balance at 31 March 2027 £000
Capital Reserves	(9,298)	0	(9,298)
Earmarked Reserves	(31,164)	0	(31,164)
Economic Impact Reserve	(1,048)	0	(1,048)
General Fund	(5,181)	1,230	(3,951)
Total	(46,691)	1,230	(45,461)

Details

4.1 Revenue Budget

- 4.1.1 The Council's latest approved services budget (excluding corporate budgets) is £15.976m. The Forecast year end position is now estimated to be £16.376m which results in a unfavourable service variance of £0.400m. After taking account of Corporate Costs, the total unfavourable variation is £0.400m
- 4.1.2 The table below shows the supplementary estimates and variances to be managed against each Committee. The position of each cost centre and an explanation of the main variances for each committee are set out in the detailed committee monitoring reports at Appendices 1 to 3 and within the Corporate Costs Medium Term Revenue Budget at Appendix 4.

Committee	Supplementary Estimates £000	Variances to be managed/Virements £000	Total £000
General Public Services and Community Engagement	125	53	178
Climate Change and Leisure	5	0	5
Policy and Resources	142	75	217
Total	272	128	400
Corporate Costs (Interest Earned/ Paid) and Parish Precepts	0	0	0
Net General Fund	272	128	400

- 4.1.3 Within Appendices 1 to 3, annex B sets out the supplementary estimates, variances to be managed, and budget virements requested for each committee.
- 4.1.4 The budget virements requested enable effective budget management by ensuring that budgets are aligned to service activity, management responsibilities, and reflect grant income and planned use of reserves. Budget virements must always net to zero across the Council's budget. The budget virements requested at the end of Period 3 result in a net increase in expenditure budgets totalling £0.654m offset by a corresponding net decrease in expenditure budgets or an increase in income budgets, which reflects the receipt of grant income and use of reserves. Policy and Resources Committee is recommended to approve the budget virements at paragraph 2.1.
- 4.1.5 Supplementary estimates totalling £0.272m are requested at the end of Period 3. Supplementary estimates are requested when there is certainty that a budget pressure will arise, and the pressure cannot be managed within the service area. Supplementary estimates are funded by an increase in the contribution from General Balances and if agreed, result in the latest budget being updated to reflect the agreed expenditure. The impact of agreeing the additional budget is taken into account in the General Fund reserves forecast at paragraph 4.2.1. Policy and Resources Committee is recommended to approve the supplementary estimates at paragraph 2.2.
- 4.1.6 At the end of Period 3, variances to be managed total £0.128m. The Policy and Resources Committee is recommended to note these variances at paragraph 2.3.

4.2 Revenue Reserve Position

- 4.2.1 The effect of all Period 3 variances on the Council's General Fund Reserve over the medium term is shown in the table below:

Movement on General Fund Balance	2026/27				2027/28	2028/29
	Original £000	Latest Budget £000	Previous Forecast £000	Latest Forecast £000	Latest £000	Latest £000
Balance Brought Forward at 1 April	(5,181)	(5,181)	(5,181)	(5,181)	(3,951)	(3,358)
(Surplus)/Deficit for Year	251	830	830	1,230	593	643
Closing Balance at 31 March	(4,930)	(4,351)	(4,350)	(4,350)	(3,358)	(2,715)

- 4.2.2 A prudent minimum general fund balance of £2.000m is considered appropriate. The general fund balance is forecast to remain above this minimum level over the medium term.
- 4.2.3 The Council also has the Economic Impact Reserve which is held to manage the impact of economic fluctuations. The reserve is not currently planned to be used in 2026/27.

Movement on Economic Impact Reserve	2026/27				2027/28	2028/29
	Original	Latest Budget	Previous Forecast	Latest Forecast	Latest	Latest
	£000	£000	£000	£000	£000	£000
Balance Brought Forward at 1 April	(1,047)	(1,047)	(1,047)	(1,047)	(1,047)	(1,047)
Covid-19 Impact for year	0	0	0	0	0	0
Closing Balance at 31 March	(1,047)	(1,047)	(1,047)	(1,047)	(1,047)	(1,047)

4.2.4 After taking account of the Economic Impact Reserve, the Council's unrestricted reserves position is forecast to remain above the £2.0m risk assessed level across the Medium Term Financial Plan (MTFP) at £3.763m as at 31 March 2029 see Appendix 6.

4.3 Investment Portfolio

4.3.1 The Council's Property Investment Board was allocated up to a total of £20.000m in 2017 to invest in acquiring property with a specific remit of achieving a 5% return (yield) on the investment. The table below shows those properties that the Council has acquired, the 2026/27 receivable rent, and the resulting yield.

4.3.2 The total rent due is forecast to be £1.049m which will achieve an average yield of 5.62%, above the 5% target. The governance of property investments is covered in the Property Investment Strategy.

Investment Property	2026/27 rent £000	Total cost of property £000	Yield %	Comments
Nottingham	(205)	4,469	4.59%	Acquisition of freehold interest located in the city centre of Nottingham let to commercial tenants, for a combined rental of £227,600pa on a 10 year lease from Feb 2018 which is subject to upward only rent reviews in Feb 2023. With effect from the Feb 2023, Barclays Bank Plc rent has been negotiated and agreed at £145,000 pa. This will be to lease end Feb 2028. Due to financial difficulties Robinson Webster (Jigsaw) Ltd was under a Company Voluntary Agreement (CVA). Effective from the 2/9/20 to 8/4/2023, paying only a concessionary rent of £12,000 pa as opposed to the contracted rent of £60,000 pa. Market Rent Valuation has now been agreed by TRDC and Jigsaw of £60,369pa. wef from the end of the CVA (8/4/23).
Norwich	(561)	7,169	7.83%	Acquisition of a freehold interest located in the city centre of Norwich. Let to commercial sitting tenants for 20 year lease from December 2007. The rent due wef 21-12-21 was £468,670. The rent is reviewed annually in line with RPI, with a collar and cap arrangement of 3% and 5% respectively. However the lease requires that every 5th year a market rent review is undertaken. Rent review was undertaken and it was uplifted to wef 21-12-22 by cap rate of 5%. This resulted in an annual rental figure of £492,103.58. The latest annual rent uplift in Dec 25 has increased the rent to £556,927.50 A rent uplift of 3% has been projected wef Dec 26.
Lincoln Drive (South Oxhey)	(138)	2,740	5.04%	The purchase of a Temporary Accommodation hostel at Lincoln Drive, South Oxhey. This comprises of 20 units with a mixture of 1, 2 and 3 bedrooms. This represents the net rent after the deduction of the management fee payable to Watford Community Housing which includes voids and the provision for bad debts.
South Oxhey Maisonettes	(145)	2,877	5.04%	Local Authority (LAHF) funded purchase of 11 maisonettes in South Oxhey from Countryside for total cost of £3,913,200. The properties are under leased to Three Rivers Homes Ltd to provide housing provision. The net turnover rent is paid to TRDC by TRH Ltd. The percentage return is calculated on the TRDC's match funding apportionment of £2.807m + £116822 for Stamp Duty apportionment.
Total	(1,049)	17,255	5.62%	Average Yield

4.4 Capital Programme

- 4.4.1 The Council's capital programme has been designed to support and enhance its core services and priorities. The Council's Medium Term Capital Investment Programme is shown by scheme by each Committee at Annex C in Appendices 1 to 3 and includes variances and commentary from officers.
- 4.4.2 The latest Capital budget including re-phasing from 2025/26 is £22.129m. The forecast year end position for capital expenditure by Services at Period 3 is £22.406m. This provides a variance to latest budget of £0.277m as detailed in the table below. The Policy and Resources Committee is recommended to approve a revised capital programme budget taking account of the budget variations as set out in appendices 1 to 3 at paragraph 2.4.
- 4.4.3 The table below shows the 2026/27 original budget, latest budget, forecast year end position, spend to date and variance for Period 3.

Committee	Original Budget £000	Original Budget Plus 2025/26 Rephasing	Latest Budget £000	Spend to Date £000	Year end Forecast £000	Variance £000
General Public Services and Community Engagement	2,715	4,352	4,352	731	4,410	58
Climate Change and Leisure	1,504	2,880	2,880	256	3,099	219
Policy & Resources	828	1,152	1,152	5	1,152	0
Total Service	5,048	8,384	8,384	992	8,661	277
Major Projects:						
South Oxhey Parking	0	500	500	0	500	0
Local Authority Housing Fund	2,250	13,745	13,745	1,743	13,745	0
Total Capital	7,298	22,129	22,129	2,735	22,406	277

- 4.4.4 As at the end of Period 3, the spend totalled £2.735m and represents 12.36% of the latest budget.
- 4.4.5 The capital programme is mainly supported by three income streams; capital receipts (derived from the sales of assets), grants and contributions, and the use of reserves. In addition, the Council may prudentially borrow to fund its capital programme. Decisions on borrowing (amount and duration) will be taken when the need arises. Funding of the capital investment programme over the medium term is shown at Appendix 5.

4.5 Key Risk Areas

4.5.1 Resources are allocated in the revenue and capital budgets to support the achievement of The Council's corporate plan. The Council's budget is exposed to risks that can potentially impact on service level provision. The key risks highlighted as part of this quarter's monitoring are;

- **Inflation**

The 12 month Consumer Price Index (CPI) was 2.6% for June 2026 and the Retail Price Index (RPI) was 3.0%. Inflation drives costs across the Council's budgets with the most significant impact on pay, fuel and energy costs. The impact on the Council's budget is set out section 4.6 below.

- **Pay Award**

The pay award for 2026/27 has not been agreed and negotiations are likely to continue into the Autumn. The central contingency is sufficient to meet the current employers offer with a small margin of headroom remaining should the offer be improved. Dependant on the final pay award the contingency may not be sufficient to meet this plus other inflationary figures in their entirety and some costs may fall against the reserves.

- **Business Rates & Council Tax**

The cost of living crisis, low economic growth and risk of recession will continue to place pressure on households and businesses throughout 2025/26 and may impact on the collection rates for Council Tax and Business Rates (NNDR - National Non Domestic Rates). The table below shows the impact on collection rates in the first ten months of this year:

Fund	P3 2026/27 Target	P3 2026/27 Actual	Difference
Council Tax	24.51%	30.2%	5.69%
Business Rates (NNDR)	24.75%	30.87%	6.12%

As at 30 June, collection rates for Council Tax and NNDR are ahead of target, this reflects the profile of payment plan options such as the payment of Council Tax over 10 months of the year rather than 12. Year on year, the collection of Council Tax is marginally behind of the position reported at 30 June 2025 when 30.3% (-0.1%) of Council Tax due had been collected and Business Rates is also behind when 31.63% (-0.76%) of Business Rates due had been collected.

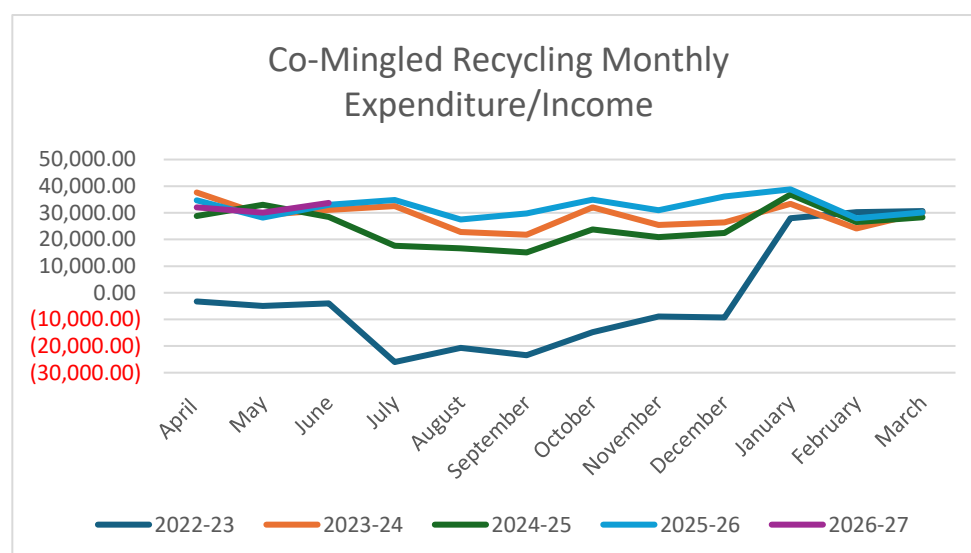
Any impact on collection rates will feed through the Collection Fund to impact on council spending power in 2027/28 through the Collection Fund surplus or deficit.

- **Recycling Costs**

The Council has a contract for the disposal of recycling. The cost of the contract is variable and is linked to the global commodities market. The price can fluctuate significantly and when demand for recyclable materials is high the Council receives income for the recycling. Currently, the Council faces a cost to dispose of recycling as demand for materials has reduced. Recent economic performance data released from China, where the economy appears to have entered a recession, suggests that demand for

recyclable materials could remain low for longer, increasing the cost to the Council.

At present the Council is being prudent in its forecasting and assuming that recyclable income will not recover. The graph below shows the cost of, or the income received for the last 4 years to/from our recycling contractor and illustrates how this position can change in year.



• Interest Rates

The Bank of England's response to high inflation has been to utilise monetary policy by increasing the Bank of England Base Rate. This has impacted on the cost at which government can borrow and has fed through to the rates at which Councils can borrow from HM Treasury through the Public Works Loans Board (PWLb), rates that can be achieved from deposits with HM Treasury through the Debt Management Office (DMO), local authority to local authority lending and borrowing, and the interest rates offered by banks on current accounts and fixed deposits. The Council's cashflow forecasts indicate that the Council does not have a borrowing requirement during 2026/27. Therefore, the risk to the Council is on the upside, as higher interest rates mean that the Council will be able to generate more income from investing cash balances. The Council's Treasury Management activity is reported to the Audit Committee and the performance against budget is contained within this report in Appendix 4.

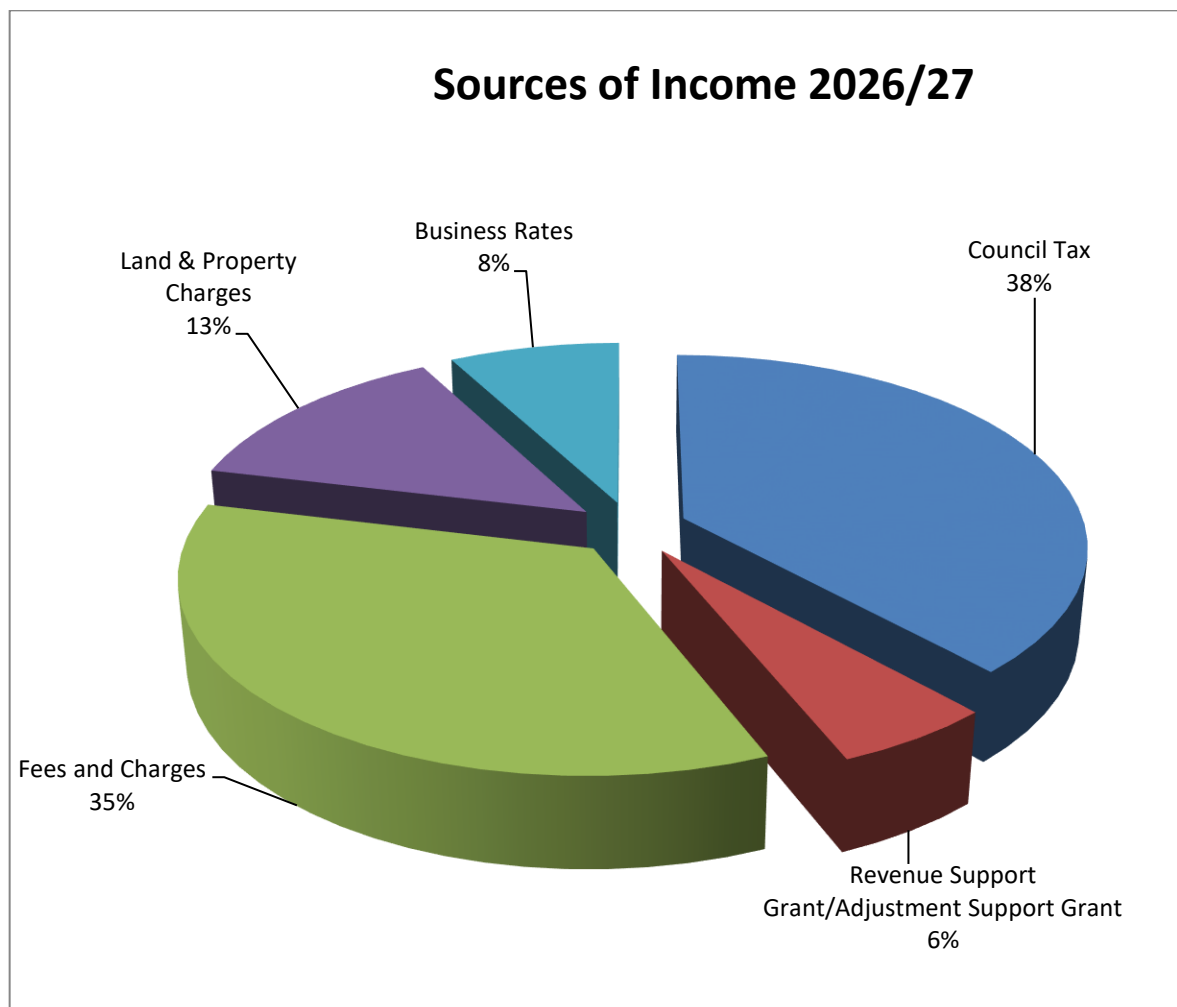
- 4.5.2 The Council's overall key financial risk matrix is shown at Appendix 7. These are reported and monitored and reviewed by the Council's Audit Committee.

4.6 Impact of inflation

- 4.6.1 Energy costs are expected to continue to place pressure on budgets in year although the pressure has materialised in actual costs to 30 June 2026. As far as possible, services will be expected to absorb increased costs by managing other expenditure.

4.7 Council Income

4.7.1 The chart below shows the amount of income for each source as a percentage of total income.



4.7.2 Particular income generating items can fluctuate depending on the economic climate, popularity and affordability. The main risks that are considered the most critical and their financial position are shown in the table below. It should be noted that the income receivable from the Planning Services and Parking Enforcement are not linear and are subject to peaks and troughs throughout the financial year.

4.7.3 For Environmental Services, trade waste is invoiced to customers half yearly in April and October and garden waste for existing customers is charged for in one instalment at the beginning of the financial year.

4.7.4 Garage rents are charged on a weekly basis and are collected by a monthly direct debit. Licensing income relates licences which are issued on a one, three and five year basis.

Service	Income Stream	2026/27 Original Budget £	2026/27 Latest Budget £	2026/27 Actual to date £	2026/27 Year end Forecast £	2026/27 Variance £
Regulatory Services	Application Fees	(889,234)	(889,234)	(194,890)	(889,234)	0
	Licenses	(215,120)	(215,120)	(71,166)	(215,120)	0
Parking	Penalty Charge Notices	(175,000)	(175,000)	(54,702)	(175,000)	0
	Pay and Display	(230,000)	(230,000)	(73,025)	(230,000)	0
Environmental Protection	Trade Refuse	(960,345)	(960,345)	(446,908)	(960,345)	0
	Garden Waste	(1,761,170)	(1,761,170)	(1,656,332)	(1,761,170)	0
	Clinical Waste	(55,985)	(55,985)	(18,957)	(55,985)	0
	Cemeteries	(256,213)	(256,213)	(108,188)	(256,213)	0
Property Services	Garages	(1,213,410)	(1,213,410)	(287,690)	(1,213,410)	0
	Shops	(210,000)	(210,000)	(89,691)	(210,000)	0
	Investment Properties	(1,082,885)	(1,082,885)	(345,017)	(1,082,885)	0

4.7.5 Further details on the Council's key budget indicators for revenue service income streams (including volumes and trends) are shown in the detailed Committee Monitoring Reports at Appendices 1 to 3.

4.8 Debtors (invoicing)

4.8.1 The Council charges its customers for various services by raising debtor invoices. If the debt remains outstanding, then a variety of recovery methods are employed including rearranging the payment terms, stopping the provision of the service or pursuing the debt through the legal recovery process.

4.8.2 As at the end of Period 3 (June), the total outstanding debt was £0.636m. This is equivalent to 2.13% of total budgeted income of £29.824m. Debts less than one month old total £0.301m (47.35% of total debt) and it is considered that this sum will be recovered. Outstanding debt over a year old is £0.186m (29.18% of the total debt) which mainly relate to Temporary Accommodation and rent on a Commercial Property where the tenant has been placed into liquidation. The Council's debt recovery team will continue to chase these debts and initiate payment plans (instalments) wherever possible.

- 4.8.3 The table below shows a summary of the outstanding debt by the three main aged categories.

Aged debt	Services	Under 1 Month	Over 1 Month to year	Over a year	Total
Committee		£	£	£	£
General Public Services and Community Engagement	Community Partnerships	21,027	770	720	22,517
	Economic Development and Planning Policy	0	0	7,463	7,463
	Housing, Public Health and Wellbeing	3,053	11,319	30,105	44,477
	Public Services	132,199	60,470	3,984	196,653
Climate Change and Leisure	Leisure	11,959	19,175	176	31,310
	Sustainability & Climate	0	0	0	0
Policy & Resources	Resources	132,816	57,456	143,036	333,308
	Leader	0	0	71	71
Total		301,054	149,190	185,555	635,799

4.9 Treasury Management

- 4.9.1 The Council has managed its cash flows and adhered to its Treasury Management policy during the period to 30 June. The interest earned on the investments made by the Council supports the funding of the services it provides. The Council set an original budget of £1.000m on short-term interest investment for 2026/27. The Bank of England base interest rate was 3.75% on 1st April 2026 and has remained the same since. The base rate was therefore 3.75% at the end of the period.

4.10 Staff Vacancy Monitoring

- 4.10.1 A major risk of non-delivery of service is where key staff leave the Council's employ and there is a delay or difficulty in recruiting suitable candidates to fill the vacant post. The table below summarises the level of vacancies at the end of June 2026 with a detailed analysis by service within Appendices 1 to 3.

Committee	Vacancies
General Public Services and Community Engagement	9
Climate Change and Leisure	0
Policy & Resources	7
	16

- 4.10.2 The percentage of vacant posts at the end of the second quarter is 4.41% when compared against the total number of 362 Council posts. In some cases, vacant posts will be covered by agency staff to ensure service delivery.

Options and Reasons for Recommendations

- 5.1 The recommendations below enable the Committee to make recommendations to Council to agree the allocation of financial resources to deliver Council services.

6 Policy/Budget Reference and Implications

- 6.1 In accordance with the Council's Constitution and Financial Procedure Rules, if the recommendations are accepted, this will amend the Council's budgets for 2026/27, and over the MTFP.
- 6.2 There are no substantial changes to Council policy resulting from this report.

Financial Implications

- 7.1 The following revenue and capital variations have been identified for all service committees at 30 June 2026:

Variance	2026/27 £	2027/28	2028/29
Revenue - (Favourable)/ Unfavourable	399,946	334,517	334,369
Capital - Increase / (Decrease)	277,288	0	0

- 7.3 The explanations relating to these variations are set out in the main body of this report and supporting appendices.

Legal Implications

- 8.1 There are no legal implications directly arising from this report.

Equal Opportunities Implications

- 9.1 Relevance Test

Has a relevance test been completed for Equality Impact?	No
Did the relevance test conclude a full impact assessment was required?	No

Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications and Website Implications

- 10.1 There are no relevant implications directly arising from this report.

Risk and Health & Safety Implications

- 11.1 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.
- 11.2 The Financial and Budgetary risks are set out in Appendix 8 and are also reported to each meeting of the Audit Committee. FIN07, which captures the

risk that the medium term financial position worsens, is also reported within the Council's Strategic Risk Register.

The risks set out in Appendix 8 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.

Data Quality

Data sources:

Council's financial ledger

Data checked by:

Sally Riley, Finance Business Partner

Data rating:

1	Poor	
2	Sufficient	
3	High	✓

Background Papers

Budget papers to Council – February 2026

APPENDICES / ATTACHMENTS

Appendix 1	General Public Services and Community Engagement Committee Detailed Monitoring Report Annex A - Medium term revenue budget by service Annex B - Explanations of revenue variances reported this Period Annex C - Medium term capital investment programme Annex D - Explanations of capital variances reported this Period Annex E – Key Income Streams
Appendix 2	Climate Change and Leisure Committee Detailed Monitoring Report Annex A - Medium term revenue budget by service Annex B - Explanations of revenue variances reported this Period Annex C - Medium term capital investment programme Annex D - Explanations of capital variances reported this Period
Appendix 3	Policy and Resources Committee Detailed Monitoring Report Annex A - Medium term revenue budget by service Annex B - Explanations of revenue variances reported this Period Annex C - Medium term capital investment programme Annex D - Explanations of capital variances reported this Period Annex E – Key Income Streams
Appendix 4	Corporate Costs Medium Term Revenue Budget
Appendix 5	Funding the capital programme
Appendix 6	Medium Term Financial Plan 2026-2029
Appendix 7	Reserves Forecast 2026/27
Appendix 8	Budgetary Risks

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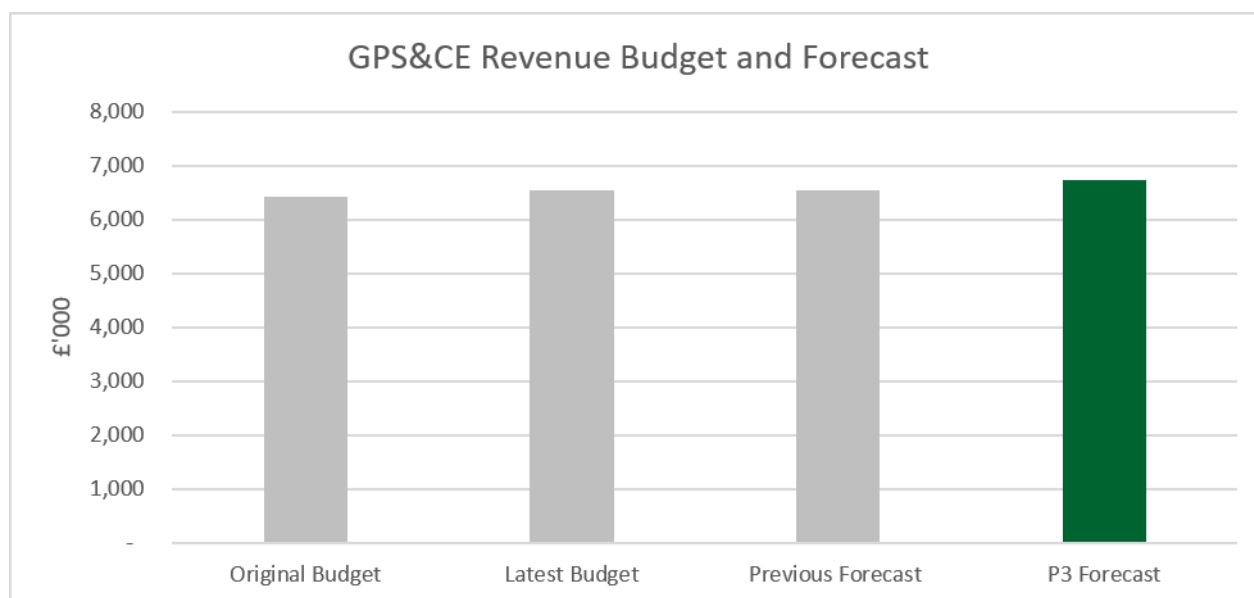
General Public Services and Community Engagement Committee Detailed Monitoring Report

Overview

1. This appendix sets out the detailed financial monitoring position for budgets within the scope of the General Public Services and Community Engagement (GPS&CE) Committee for the 2026/27 financial year. The forecast is based on the position as at Period 3 which covers the period from 1 April 2026 to 30 June 2026.

Revenue

2. The latest forecast is net expenditure of £6.721m against the latest budget of £6.543m. This is an unfavourable variance of £0.178. The detailed revenue budgets and MTFP forecast is set out in Annex A.



Service Area	Original Budget £000	Original Budget Plus 2025/26 Carry Forwards £000	Latest Budget £000	Previous Forecast £000	Latest Forecast £000	Variation to Previous Forecast £000	Variation to Latest Budget £000
Community Partnerships	1,136	1,191	1,191	1,191	1,195	3	3
Economic Development and Planning Policy	813	813	813	813	813	0	0
Housing	588	588	588	588	758	170	170
Public Services	3,892	3,950	3,950	3,950	3,955	5	5
Total	6,429	6,543	6,543	6,543	6,721	178	178

3. Annex B sets out the main variations to budget.

4. Income Streams

The key income streams are detailed in Annex E. All are currently on target to achieve budget income levels in 2026/27.

Capital Investment Programme

5. The latest capital investment programme for 2026/27 is £4.410m. A variation of £0.058m is reported.
6. Detailed Capital budgets are set out in Annex C and Annex D respectively.

Staff Vacancy Monitoring

7. A major risk of non-delivery of service is where key staff leave the Council's employ and there is a delay or difficulty in recruiting suitable candidates to fill the vacant post.
8. The following table sets out the vacancies as at 30 June 2026.

Department	Job Title	Comments	Total
	Grounds Maintenance Operative	Recently advertised	1.00
Waste Services	Loader	Recently advertised	3.00
	Head of Waste and Environment	Not currently advertised	1.00
	HGV Driver	Recently advertised	1.00
Land and Property	Land and Property Information Manager	Covered by interim	1.00
Parking, Traffic & Transport	Transport & Parking Officer	Recently advertised	1.00
Planning	Planning Officer	Not currently advertised	1.00
Total General Public Services & Community Engagement			9.00

Annex A

GPS&CE Committee Medium Term Revenue Budget by Service

General Public Services and Community Engagement										
Community Partnerships	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P3	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£		£		£	£	£	£	£	
Citizens Advice Bureaux	288,340	288,340	288,340	288,340	65,000	288,340	0	288,340	288,340	Budget currently forecast to be spent
Community Development	4,500	5,351	5,351	5,351	(562)	5,351	0	4,500	4,500	Budget currently forecast to be spent
Community Safety	413,102	452,677	452,677	452,677	117,268	452,677	0	413,102	413,102	Budget currently forecast to be spent
Community Partnerships	214,067	214,067	214,067	214,067	56,436	217,237	3,170	217,237	217,237	Budget required for LGIU Subscription
Env Health - Commercial Team	209,790	209,790	209,790	209,790	0	209,790	0	209,790	209,790	Budget currently forecast to be spent
Licensing	(61,426)	(61,426)	(61,426)	(61,426)	(40,167)	(61,426)	0	(61,426)	(61,426)	Budget currently forecast to be spent
Community & Leisure Grant	67,500	82,700	82,700	82,700	38,250	82,700	0	67,500	67,500	Budget currently forecast to be spent
Total	1,135,873	1,191,499	1,191,499	1,191,499	236,225	1,194,669	3,170	1,139,043	1,139,043	

Economic Development and Planning Policy	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P3	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Land & Property Info Section	81,545	81,545	81,545	81,545	(8,749)	81,545	0	81,545	81,545	Budget currently forecast to be spent
Street Naming & Numbering	7,130	7,130	7,130	7,130	0	7,130	0	7,130	7,130	Budget currently forecast to be spent
Development Management	220,958	220,958	220,958	220,958	21,271	220,958	0	225,293	229,004	Budget currently forecast to be spent
Development Plans	408,041	408,041	408,041	408,041	91,263	408,041	0	409,932	360,627	Budget currently forecast to be spent
Hertfordshire Building Control	37,500	37,500	37,500	37,500	32,983	37,500	0	37,500	37,500	Budget currently forecast to be spent
HS2 Planning	0	0	0	0	(404)	0	0	0	0	Income received from HS2
GIS Officer	57,809	57,809	57,809	57,809	14,316	57,809	0	57,809	57,809	Budget currently forecast to be spent
Total	812,983	812,983	812,983	812,983	150,680	812,983	0	819,209	773,615	

Housing, Public Health and Wellbeing	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P3	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Housing Services Needs	596,987	596,987	596,987	596,987	199,148	596,987	0	583,335	587,056	Budget currently forecast to be spent
Rent Deposit Guarantee Scheme	5,110	5,110	5,110	5,110	1,650	5,110	0	5,110	5,110	Demand led service
Homelessness General Fund	(148,740)	(148,740)	(148,740)	(148,740)	(202,557)	(28,740)	120,000	(28,740)	(28,740)	Budget of £120,000 required for Temporary Accommodation element of Revenue Support Grant. Income and expenditure budgets required of £329,704 for Homelessness and Rough Sleeper grant and £108,733 for Renters Rights Act grant
Housing Associations	(5,000)	(5,000)	(5,000)	(5,000)	0	(5,000)	0	(5,000)	(5,000)	Income will be received by year end
Refugees	0	0	0	0	0	0	0	0	0	Transfer to/from reserves at year end
LAHF Properties	0	0	0	0	1,289	50,000	50,000	0	0	Budget required for council tax charges on empty LAHF properties
Env Health - Residential Team	116,483	116,483	116,483	116,483	(42,050)	116,483	0	105,156	91,137	Income and expenditure budgets required for Renters Rights Act and Asylum Dispersal grants
Public Health	23,561	23,561	23,561	23,561	(1,510)	23,561	0	39,373	0	Income and expenditure budgets required for W3RT grant for Project Haven and HCC grant to employ a Community Health Engagement Officer
Total	588,401	588,401	588,401	588,401	(44,030)	758,401	170,000	699,234	649,563	

GPS&CE Committee Medium Term Revenue Budget by Service cont.

Public Services	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P3	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Decriminalised Parking Enf	238,570	291,570	291,570	291,570	(114,094)	296,480	4,910	195,866	147,161	Inflationary increase in cost of SLA with Hertsmere Borough Council
Car Parking-Maintenance	110,466	110,466	110,466	110,466	(1,838)	110,466	0	110,466	110,466	Budget currently forecast to be spent
Dial A Ride	40,000	40,000	40,000	40,000	0	40,000	0	40,000	40,000	Budget currently forecast to be spent
Sustainable Travel Schemes	5,280	10,337	10,337	10,337	0	10,337	0	5,280	5,280	Budget currently forecast to be spent
Associate Director of Environment	103,571	103,571	103,571	103,571	29,554	103,571	0	103,571	103,571	Budget currently forecast to be spent
Refuse Domestic	(25,740)	(25,740)	(25,740)	(25,740)	(7,191)	(25,740)	0	(25,740)	(25,740)	Budget currently forecast to be spent
Refuse Trade	(107,096)	(107,096)	(107,096)	(107,096)	(393,068)	(107,096)	0	(106,758)	(106,412)	Budget currently forecast to be spent
Weekly Food Waste	0	0	0	0	0	0	0	0	0	Budget currently forecast to be spent
Better Buses Fund	101,762	101,762	101,762	101,762	101,768	101,762	0	101,762	101,762	Budget currently forecast to be spent
Recycling General	750	750	750	750	(800)	750	0	750	750	Budget currently forecast to be spent
Green Waste	(761,622)	(761,622)	(761,622)	(761,622)	(1,573,609)	(761,622)	0	(760,813)	(760,813)	Income is received at the beginning of the financial year and expenditure against the income is made throughout the year. Budget is currently forecast to be spent
Technical Waste	36,450	36,450	36,450	36,450	(12,230)	36,450	0	36,450	36,450	Budget currently forecast to be spent
Recycling Kerbside	1,387	1,387	1,387	1,387	58,910	1,387	0	1,387	1,387	Budget currently forecast to be spent
Abandoned Vehicles	250	250	250	250	240	250	0	250	250	Budget currently forecast to be spent
Public Conveniences	3,600	3,600	3,600	3,600	1,200	3,600	0	3,600	3,600	Budget currently forecast to be spent
Hertfordshire Fly Tipping	0	0	0	0	0	0	0	0	0	The cost of clearing fly tipping is recharged to the perpetrator if known, or funded from a specific reserve.
Environmental Protection	404,382	404,382	404,382	404,382	111,855	404,382	0	403,907	403,907	Budget currently forecast to be spent
Depot-Batchworth	61,375	61,375	61,375	61,375	(3,625)	61,375	0	61,375	61,375	Budget currently forecast to be spent
Waste Management	2,922,395	2,922,395	2,922,395	2,922,395	1,009,072	2,922,395	0	2,923,301	2,923,301	Budget currently forecast to be spent
Street Cleansing	756,366	756,366	756,366	756,366	184,062	756,366	0	757,815	754,293	Budget currently forecast to be spent
Total	3,892,146	3,950,203	3,950,203	3,950,203	(609,794)	3,955,113	4,910	3,852,469	3,800,588	
Total General Public Services and Community Engagement	6,429,403	6,543,086	6,543,086	6,543,086	(266,918)	6,721,166	178,080	6,509,955	6,362,809	

Annex B
GPS&CE Committee Explanations of revenue supplementary estimates, variances to be managed and virements reported this Period

Supplementary Estimates

General Public Services and Community Engagement					
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Homelessness General Fund	Premises	Budget required for Temporary Accommodation element of Revenue Support Grant	120,000	120,000	120,000
Total Housing, Public Health and Wellbeing			120,000	120,000	120,000
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Decriminalised Parking Enf SLA	Third Party Payments	Inflationary increase in cost of SLA with Hertsmere Borough Council	4,910	4,910	4,910
Total Public Services			4,910	4,910	4,910
Total General Public Services and Community Engagement			124,910	124,910	124,910

Variances to be managed

General Public Services and Community Engagement					
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Community Partnerships	Supplies and Services	Budget required for LGIU Subscription	3,170	3,170	3,170
Total Community Partnerships			3,170	3,170	3,170
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
LAHF Properties	Supplies and Services	Budget required for council tax charges on empty LAHF properties	50,000	-	-
Total Housing, Public Health and Wellbeing			50,000	0	0
Total General Public Services and Community Engagement			53,170	3,170	3,170

Virements

General Public Services and Community Engagement					
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Env Health - Residential Team	Supplies and Services	To spend Renters Rights Act grant and Asylum Dispersal grant	108,733	20,686	-
	Income	Receipt of Renters Rights Act grant and Asylum Dispersal grant	(108,733)	(20,686)	-
Homelessness General Fund	Supplies and Services	To spend Homelessness and Rough Sleeping grant and Domestic Abuse grant	329,704	360,059	384,894
	Income	Receipt of Homelessness and Rough Sleeping grant and Domestic Abuse grant	(329,704)	(360,059)	(384,894)
Public Health	Employees	To spend a grant from HCC to employ a Community Health Engagement Officer	19,872	-	-
	Supplies and Services	To spend a grant from W3RT for Project Haven	1,884	-	-
	Income	Receipt of a grant from W3RT for Project Haven and a grant from HCC to employ a Community Health Engagement Officer	(21,756)	-	-
Total Housing Public Health and Wellbeing			0	0	0
Total General Public Services and Community Engagement			0	0	0

Annex C

GPS&CE Medium term capital investment programme

General Public Services and Community Engagement													
Community Partnerships	Original Budget 2026/27	Original Budgets Plus 2025/26 Rephasing	Latest Budget 2026/27	P3 Spend to Date	Forecast Outturn 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments
	£	£	£	£	£	£	£	£	£	£	£	£	
Capital Grants & Loans	20,000	20,000	20,000	0	20,000	0	20,000	20,000	0	20,000	20,000	0	Budget is currently forecast to be spent
Community CCTV	3,236	3,236	3,236	0	3,236	0	6,000	6,000	0	6,000	6,000	0	Budget is currently forecast to be spent
Sub-total Community Partnerships	23,236	23,236	23,236	0	23,236	0	26,000	26,000	0	26,000	26,000	0	
Economic Development and Planning Policy	Original Budget 2026/27	Original Budgets Plus 2025/26 Rephasing	Latest Budget 2026/27	P3 Spend to Date	Forecast Outturn 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments
	£	£	£	£	£	£	£	£	£	£	£	£	
Listed Building Grants	2,500	2,500	2,500	0	2,500	0	2,500	2,500	0	2,500	2,500	0	Demand led service - No applications to date
CIL Community Grants	0	1,384,853	1,384,853	125,000	1,384,853	0		0	0		0	0	Budget is currently forecast to be spent
Sub-total Economic Development and Planning Policy	2,500	1,387,353	1,387,353	125,000	1,387,353	0	2,500	2,500	0	2,500	2,500	0	
Housing, Public Health and Wellbeing	Original Budget 2026/27	Original Budgets Plus 2025/26 Rephasing	Latest Budget 2026/27	P3 Spend to Date	Forecast Outturn 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments
	£	£	£	£	£	£	£	£	£	£	£	£	
Disabled Facilities Grant	825,485	830,762	830,762	262,281	848,050	17,288	825,485	842,773	17,288	825,485	842,773	17,288	Budget increased to match Capital grants received
Home Repairs Assistance	2,000	2,000	2,000	0	2,000	0	2,000	2,000	0	2,000	2,000	0	Demand led service - No applications to date
Sub-total Housing, Public Health and Wellbeing	827,485	832,762	832,762	262,281	850,050	17,288	827,485	844,773	17,288	827,485	844,773	17,288	
Public Services	Original Budget 2026/27	Original Budgets Plus 2025/26 Rephasing	Latest Budget 2026/27	P3 Spend to Date	Forecast Outturn 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments
	£	£	£	£	£	£	£	£	£	£	£	£	
Transport and Infrastructure	424,000	444,800	444,800	498	444,800	0	179,000	179,000	0	179,000	179,000	0	Budget is currently forecast to be spent
Disabled Parking Bays	2,500	2,500	2,500	0	2,500	0	2,500	2,500	0	2,500	2,500	0	Budget is currently forecast to be spent
Waste Plant & Equipment	25,000	49,785	49,785	0	49,785	0	25,000	25,000	0	25,000	25,000	0	Budget is currently forecast to be spent
Waste Services Depot	0	0	0	40,660	40,660	40,660	0	0	0	0	0	0	Budget Virement of £40,660 from Replacement Grounds Maintenance Vehicles to facilitate flooring works for vehicle maintenance repair.
EV Charging Points	0	169,379	169,379	0	169,379	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Controlled Parking	25,000	40,923	40,923	11,980	40,923	0	25,000	25,000	0	25,000	25,000	0	Budget is currently forecast to be spent
Replacement Bins	45,000	56,012	56,012	28,071	56,012	0	115,000	115,000	0	115,000	115,000	0	Budget is currently forecast to be spent
Waste & Recycling Vehicles	860,525	860,525	860,525	243,857	860,525	0	800,000	800,000	0	800,000	800,000	0	Budget is currently forecast to be spent
Car Park Restoration	250,000	255,113	255,113	0	255,113	0	250,000	250,000	0	250,000	250,000	0	Budget is currently forecast to be spent. Planned works Leavesden Country Park and Rickmansworth Aquadrome
Estates, Paths & Roads	20,000	22,574	22,574	18,619	22,574	0	20,000	20,000	0	20,000	20,000	0	Budget is currently forecast to be spent. Planned works Oakhill, Mill End
TRDC Footpaths & Alleyways	210,000	206,814	206,814	0	206,814	0	220,000	220,000	0	215,000	215,000	0	Budget is currently forecast to be spent. Various projects instructed
Sub-total Public Services	1,862,025	2,108,425	2,108,425	343,685	2,149,085	40,660	1,636,500	1,636,500	0	1,631,500	1,631,500	0	
Total General Public Services and Community Engagement	2,715,246	4,351,776	4,351,776	730,966	4,409,724	57,948	2,492,485	2,509,773	17,288	2,487,485	2,504,773	17,288	

Annex D

GPS&CE Explanations of capital variances reported this Period

Description	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
General Public Services and Community Engagement				
Disabled Facility Grants	Budget increased to match Capital grants received	17,288	17,288	17,288
Waste Services Depot	Budget Virement of £40,660 from Replacement Grounds Maintenance Vehicles to facilitate flooring works for vehicle maintenance repair	40,660	0	0
Total General Public Services and Community Engagement		57,948	17,288	17,288

Annex E

GPS&CE Key Income Streams

Regulatory Services									
Car Park Enforcement	Month	2023/24		2024/25		2025/26		2026/27	
Penalty Charge Notices (PCNs)		£	Volume	£	Volume	£	Volume	£	Volume
	April	(5,410)	114	(12,845)	292	(18,195)	369	(18,473)	357
	May	(8,830)	135	(18,465)	372	(18,050)	362	(16,630)	376
	June	(8,180)	152	(16,355)	313	(17,230)	323	(19,600)	345
	July	(10,735)	248	(21,030)	359	(27,462)	550		
	August	(13,495)	289	(21,830)	337	(17,321)	318		
	September	(11,650)	236	(16,290)	326	(17,160)	326		
	October	(13,707)	247	(20,620)	391	(20,684)	443		
	November	(13,715)	219	(18,400)	349	(19,205)	360		
	December	(11,725)	212	(18,810)	363	(20,305)	361		
	January	(12,865)	316	(20,380)	368	(17,825)	296		
	February	(18,307)	233	(18,655)	345	(19,364)	344		
	March	(14,753)	296	(17,060)	315	(18,460)	296		
	Total	(143,372)	2,697	(220,740)	4,130	(231,261)	4,348	(54,703)	1,078
Comments: The Original budget for 2026/27 is £175,000. The charging structure is based on the severity of the contravention. The charge relating to a serious contravention is £70 and payable within 28-days (reduced to £35 if paid within 14 days). The charge relating to a less serious contravention is £50 payable within 28 days (reduced to £25 if paid within 14-days). The no of PCN's issued can reduce due to greater parking compliance.									

Car Park Enforcement	Month	2023/24		2024/25		2025/26		2026/27	
Pay & Display Tickets		£	Volume	£	Volume	£	Volume	£	Volume
	April	(15,346)	8,197	(19,257)	10,009	(20,758)	11,918	(24,349)	13,186
	May	(17,473)	8,412	(20,212)	10,433	(20,982)	12,325	(23,764)	13,128
	June	(17,912)	9,036	(18,090)	9,441	(19,318)	11,455	(24,912)	13,460
	July	(17,937)	9,271	(19,394)	10,191	(23,290)	13,606		
	August	(16,564)	8,531	(16,320)	9,241	(20,536)	12,394		
	September	(17,540)	9,075	(20,204)	8,752	(22,252)	12,954		
	October	(18,978)	9,450	(16,532)	11,149	(24,189)	14,414		
	November	(19,091)	9,633	(19,932)	10,730	(22,756)	13,238		
	December	(20,515)	10,337	(22,453)	12,168	(27,564)	15,259		
	January	(20,475)	9,612	(19,597)	11,067	(22,636)	13,334		
	February	(19,453)	10,041	(20,048)	11,437	(23,035)	12,852		
	March	(21,063)	10,893	(21,517)	12,655	(27,553)	14,318		
	Total	(222,347)	112,488	(233,556)	127,273	(274,869)	158,067	(73,025)	39,774
Comments: The Original budget for 2026/27 is £230,000. There are different charging regimes for different car parks within the district. However most pay & display car parks in Rickmansworth operate the following regulations - Monday - Friday, 8.30am - 6.30pm max stay up to 24 Hours - charge £4 with the first hour being free.									

Development Management	Month	2023/24		2024/25		2025/26		2026/27	
Application Fees		£	Volume	£	Volume	£	Volume	£	Volume
	April	(31,355)	111	(94,490)	133	(75,721)	162	(77,684)	118
	May	(57,426)	138	(74,771)	119	(128,870)	130	(56,124)	89
	June	(73,723)	122	(80,169)	125	(123,183)	141	(61,082)	101
	July	(23,579)	125	(93,197)	127	(51,684)	139		
	August	(42,914)	137	(52,344)	101	(46,890)	117		
	September	(28,687)	133	(30,825)	115	(101,068)	147		
	October	(32,577)	137	(33,542)	134	(53,080)	134		
	November	(32,047)	120	(53,249)	121	(55,949)	123		
	December	(21,107)	96	(167,972)	125	(97,430)	118		
	January	(17,242)	104	(26,957)	120	(56,379)	115		
	February	(40,229)	103	(61,582)	122	(101,902)	118		
	March	(33,857)	120	(71,186)	115	(74,767)	135		
	Total	(434,743)	1,446	(840,282)	1,457	(966,923)	1,579	(194,890)	308
Comments: The Original budget for 2026/27 is £889,234. There are a number of different charging levels dependent on the type & size of the proposed area. The table of current fees for each type can be found on the Councils website.									

GPS&CE Key Income Streams Cont.

Waste Management									
Trade Refuse	Month	2023/24		2024/25		2025/26		2026/27	
Contract fees		£	Volume	£	Volume	£	Volume	£	Volume
	April	(408,151)	900	(432,709)	865	(433,542)	886	(444,301)	895
	May	2,040	897	2,897	856	630	861	(2,462)	887
	June	200	879	1,981	849	(1,446)	894	(145)	881
	July	1,007	882	(120)	851	(418)	911		
	August	(3,049)	871	(324)	857	(2,526)	910		
	September	(1,635)	872	(1,651)	860	(7,890)	915		
	October	(402,130)	873	(430,584)	862	(433,170)	917		
	November	464	867	(5,727)	858	(523)	911		
	December	337	860	351	855	(3,031)	909		
	January	(940)	867	(883)	854	(914)	904		
	February	(5,573)	870	(2,115)	851	(2,014)	903		
	March	(2,436)	867	(750)	866	(3,467)	899		
	Total	(819,866)	867	(869,634)	866	(888,311)	899	(446,908)	

Comments: The original 2026/27 budget is £960,345. Customers are invoiced twice a year in April and October. Income can fluctuate depending on the size of the bin collected and customers reducing their bin size and using the recycling service. These figures now include Trade Food Contracts.

Garden Waste	Month	2023/24		2024/25		2025/26		2026/27	
Bin Charges		£	Volume	£	Volume	£	Volume	£	Volume
	April	(1,392,490)	21,254	(1,515,550)	21,389	(1,617,260)	21,280	(1,604,534)	20,179
	May	(31,450)	516	(23,624)	356	(21,225)	262	(38,593)	151
	June	(17,754)	273	(17,574)	255	(16,320)	168	(13,206)	163
	July	(6,786)	107	(9,899)	137	(6,122)	99		
	August	(7,494)	111	(6,009)	82	(5,500)	70		
	September	(4,346)	56	(3,090)	34	(3,121)	24		
	October	(3,254)	89	(3,790)	94	(10,778)	50		
	November	(1,781)	50	(2,037)	57	6,603	22		
	December	(645)	16	(366)	9	(582)	5		
	January	(204)	15	0	0	(140)	4		
	February	30	0	655	0	773	0		
	March	0	0	0	0	0	0		
	Total	(1,466,174)	22,487	(1,581,284)	22,413	(1,673,672)	21,984	(1,656,332)	20,493

Comments: The original 2026/27 budget is £1,761,170. The standard charges for 2026/27 are £72.50 for the first bin and £117.50 each for a second or third bin. Customers in receipt of certain benefits pay a concession fee of £62.50 for the first bin.

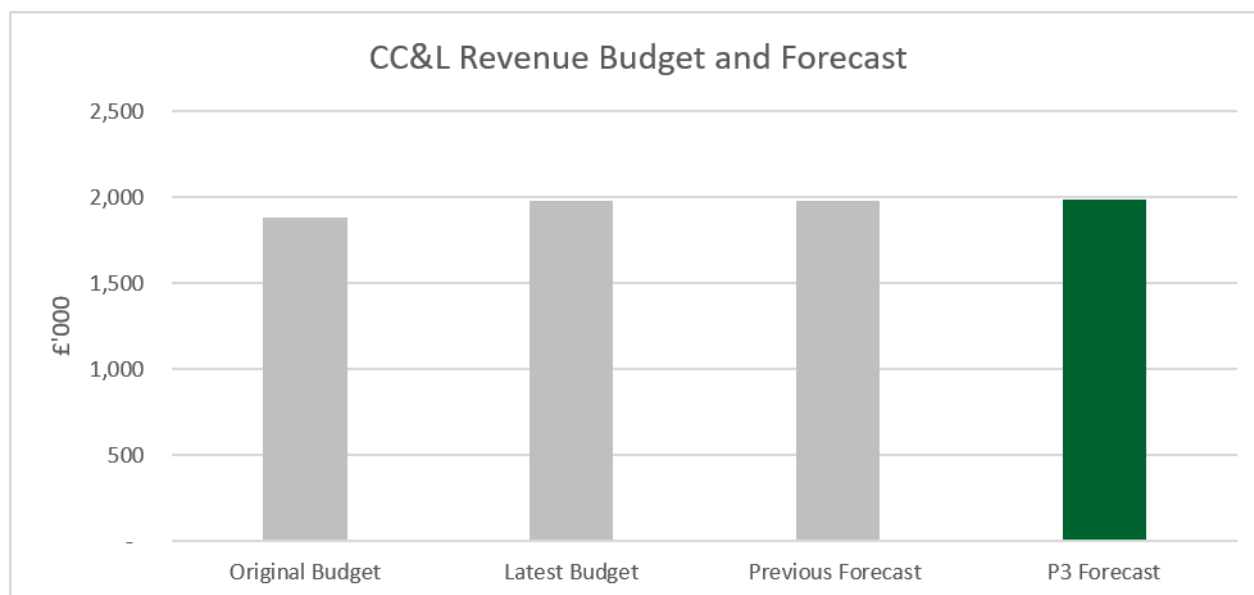
Climate Change and Leisure Committee Detailed Monitoring Report

Overview

1. This appendix sets out the detailed financial monitoring position for budgets within the scope of the Climate Change and Leisure (CC&L) Committee for the 2026/27 financial year. The forecast is based on the position as at Period 3 which covers the period from 1 April 2026 to 30 June 2026.

Revenue

2. The latest forecast is net expenditure of £1.988m against the latest budget of £1.983m. This is an unfavourable variance of £0.005m. The detailed revenue budgets and MTFP forecast is set out in Annex A.



Service Area	Original Budget £000	Original Budget Plus 2025/26 Carry Forwards £000	Latest Budget £000	Previous Forecast £000	Latest Forecast £000	Variation to Previous Forecast £000	Variation to Latest Budget £000
Leisure	1,371	1,399	1,399	1,399	1,404	5	5
Sustainability and Climate	513	584	584	584	584	0	0
Total	1,884	1,983	1,983	1,983	1,988	5	5

3. Annex B sets out the main variations to budget.

Capital Investment Programme

4. The latest capital investment programme for 2026/27 is £3.100m. A £0.219m variation is reported.
5. Detailed Capital budgets and explanation of key variations are set out in Annex C and Annex D respectively.

Staff Vacancy Monitoring

6. A major risk of non-delivery of service is where key staff leave the Council's employ and there is a delay or difficulty in recruiting suitable candidates to fill the vacant post.
7. There were no vacancies as at 30 June 2026.

Annex A

CC&L Committee Medium Term Revenue Budget Service

Climate Change and Leisure										
Leisure	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P3	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Leavesden Country Park	0	0	0	0	5,359	0	0	0	0	Income and Expenditure budgets required for Use of S106 for the management of Leavesden Country Park
Watersmeet	50,938	64,938	64,938	64,938	(159,228)	70,218	5,280	57,161	58,082	Inflationary increase for cleaning contract
Leavesden Ymca	(35,000)	(35,000)	(35,000)	(35,000)	(19,105)	(35,000)	0	(35,000)	(35,000)	Income is received quarterly
Oxhey Hall	(3,000)	(3,000)	(3,000)	(3,000)	(1,032)	(3,000)	0	(3,000)	(3,000)	Income is received quarterly
Museum	(700)	(700)	(700)	(700)	(700)	(700)	0	(700)	(700)	Budget met
Playing Fields & Open Spaces	151,135	151,135	151,135	151,135	1,212	151,135	0	151,135	151,135	Budget currently forecast to be spent
Heritage & Parks Enhancement Programme	100,000	100,000	100,000	100,000	0	100,000	0	50,000	0	Budget currently forecast to be spent
Maple Lodge BNG	0	0	0	0	0	0	0	0	0	
Scotsbridge River Chess Project	0	0	0	0	(1,908)	0	0	0	0	
Aquadrome Project	0	0	0	0	50,831	0	0	0	0	Income and expenditure budgets required for use of National Heritage Lottery fund grant held in reserves and Affinity Water INNS funding held in reserves
Aquadrome	64,615	78,931	78,931	78,931	12,027	78,931	0	64,615	64,615	Budget currently forecast to be spent
De Bury Green Space	0	0	0	0	0	0	0	0	0	
Leisure Venues	(746,212)	(746,212)	(746,212)	(746,212)	(99)	(746,212)	0	(746,212)	(746,212)	Budget currently forecast to be spent
Leisure Activities	103,497	103,497	103,497	103,497	(1,031)	103,497	0	103,497	103,497	Income and expenditure budgets required for HAPpy grant for holiday playschemes
Leisure Development	725,114	725,114	725,114	725,114	179,634	725,114	0	727,942	727,942	Budget currently forecast to be spent
Grounds Maintenance	960,287	960,287	960,287	960,287	194,860	960,287	0	970,739	980,117	Budget currently forecast to be spent
Total	1,370,674	1,398,990	1,398,990	1,398,990	260,820	1,404,270	5,280	1,340,177	1,300,476	

Sustainability and Climate	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P3	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Energy Efficiency	9,500	27,900	27,900	27,900	9,095	27,900	0	9,500	9,500	Budget currently forecast to be spent
Climate Change & Sustainability Projects	305,743	358,234	358,234	358,234	(191,851)	358,234	0	308,255	308,255	Budget currently forecast to be spent
Pest Control	12,755	12,755	12,755	12,755	0	12,755	0	12,755	12,755	Budget currently forecast to be spent
Environmental Maintenance	18,680	18,680	18,680	18,680	121	18,680	0	18,680	18,680	Budget currently forecast to be spent
Animal Control	67,889	67,889	67,889	67,889	18,670	67,889	0	67,889	67,889	Budget currently forecast to be spent
Cemeteries	(234,873)	(234,873)	(234,873)	(234,873)	(101,600)	(234,873)	0	(234,873)	(234,873)	Budget currently forecast to be spent
Trees And Landscapes	333,345	333,345	333,345	333,345	39,930	333,345	0	333,345	243,345	Budget currently forecast to be spent
Total	513,039	583,930	583,930	583,930	(225,635)	583,930	0	515,551	425,551	

Total Climate Change and Leisure	1,883,713	1,982,920	1,982,920	1,982,920	35,185	1,988,200	5,280	1,855,728	1,726,027	
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Annex B

CC&L Committee Explanations of revenue supplementary estimates, variances to be managed and virements reported this Period

Supplementary Estimates

Climate Chage and Leisure					
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Watersmeet - General	Premises	Inflationary increase for cleaning contract	5,280	5,280	5,280
Total Housing, Public Health and Wellbeing			5,280	5,280	5,280
Total General Public Services and Community Engagement			5,280	5,280	5,280

Virements

Climate Change and Leisure					
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Leavesden Country Park	Supplies and services	Use of S106 for the management of Leavesden Country Park	100,000	-	-
	Income		(100,000)	-	-
Aquadrome Project	Supplies and services	To spend grant funding from National Lottery Heritage Fund, held in reserves	48,642	-	-
	Income Funded from Reserves	Grant funding from National Lottery Heritage Fund, held in reserves	(48,642)	-	-
	Supplies and services	To spend grant funding from Affinity Water INNS funding, held in reserves	4,382	-	-
	Income Funded from Reserves	Grant funding from Affinity Water INNS funding, held in reserves	(4,382)	-	-
Leisure Activities	Supplies and Services	To spend grant funding from HAPpy for holiday playschemes	16,795	-	-
	Income	Receipt of grant funding from HAPpy for holiday playschemes	(16,795)	-	-
Total Leisure			0	0	0
Total Climate Change and Leisure			0	0	0

Annex C
CC&L Medium term capital investment programme

Climate Change and Leisure													
Leisure	Original Budget 2026/27	Original Budgets Plus 2025/26 Rephasing	Latest Budget 2026/27	P3 Spend to Date	Forecast Outturn 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments
	£	£	£	£	£	£	£	£	£	£	£	£	
Aquadrome Bridge Replacement	0	21,975	21,975	169,007	281,975	260,000	0	0	0	0	0	0	Increase in budget for remedial works to the bridge was agreed by urgent decision 25/2/26
Watersmeet Electrical	59,000	138,443	138,443	45,520	138,443	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Watersmeet Fire Doors	8,000	75,400	75,400	38,508	75,400	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Scotsbridge-Chess Habitat	8,190	8,190	8,190	0	8,190	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Open Space Access Improvements	60,000	160,448	160,448	2,855	160,448	0	60,000	60,000	0	60,000	60,000	0	Budget is currently forecast to be spent
Improve Play Area-Future Schemes	120,000	176,792	176,792	5	176,792	0	120,000	120,000	0	120,000	120,000	0	Budget is currently forecast to be spent
Aquadrome-Whole Life Costing	11,000	11,000	11,000	0	11,000	0	11,000	11,000	0	11,000	11,000	0	Budget is currently forecast to be spent
Replacement Ground Maintenance Vehicles	540,000	1,236,800	1,236,800	0	1,196,140	(40,660)	540,000	540,000	0	540,000	540,000	0	Budget Virement of £40,660 to Waste Services Depot to facilitate flooring works for vehicle maintenance repair.
Watersmeet-Whole Life Costing	20,000	29,438	29,438	0	29,438	0	20,000	20,000	0	20,000	20,000	0	Budget is currently forecast to be spent
Pavilions-Whole Life Costing	23,504	23,504	23,504	0	23,504	0	11,000	11,000	0	11,000	11,000	0	Budget is currently forecast to be spent
Heritage & Parks Enhancement Programme	150,000	150,000	150,000	0	150,000	0	150,000	150,000	0	0	0	0	Budget is currently forecast to be spent
Sub-total Leisure	999,694	2,031,990	2,031,990	255,895	2,251,330	219,340	912,000	912,000	0	762,000	762,000	0	
Sustainability and Climate	Original Budget 2026/27	Original Budgets Plus 2025/26 Rephasing	Latest Budget 2026/27	P3 Spend to Date	Forecast Outturn 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments
	£	£	£	£	£	£	£	£	£	£	£	£	
Sustainability Schemes	500,000	796,059	796,059	0	796,059	0	500,000	500,000	0	500,000	500,000	0	Budget is currently forecast to be spent
Cemetery-Whole Life Costing	5,000	52,385	52,385	0	52,385	0	5,000	5,000	0	5,000	5,000	0	Budget is currently forecast to be spent. Planned works Woodcock Hill
Sub-total Sustainability and Climate	505,000	848,444	848,444	0	848,444	0	505,000	505,000	0	505,000	505,000	0	
Total Climate Change and Leisure	1,504,694	2,880,434	2,880,434	255,895	3,099,774	219,340	1,417,000	1,417,000	0	1,267,000	1,267,000	0	

Annex D

CC&L Explanations of capital variances reported this Period

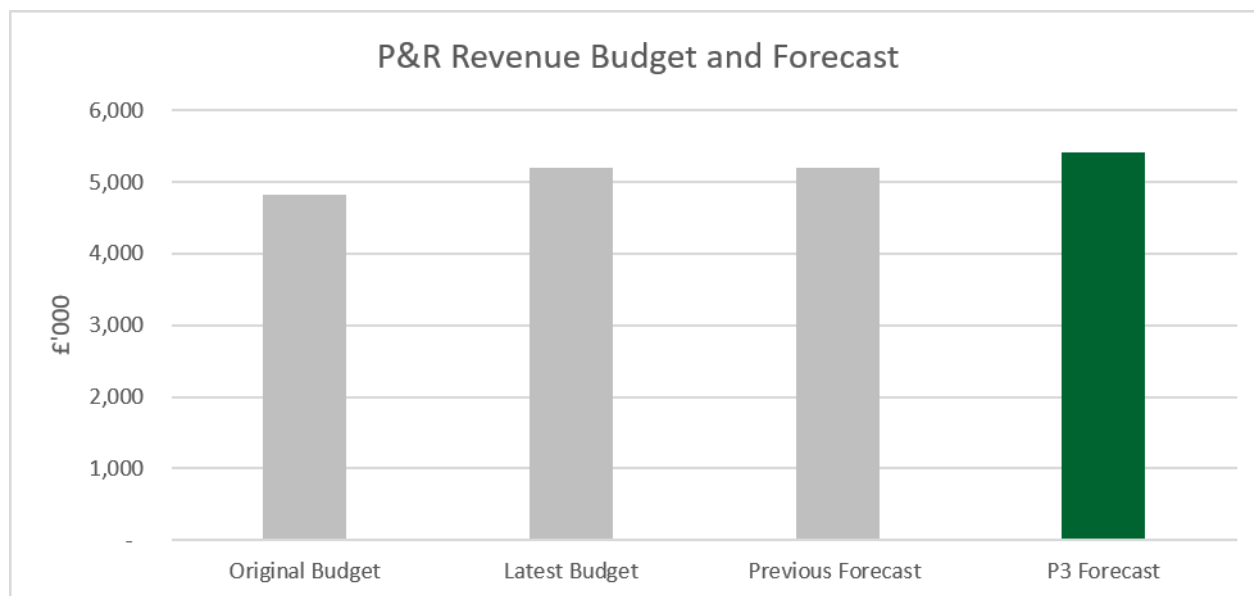
Description	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Climate Change and Leisure				
Aquadrome Bridge Replacement	Increase in budget for remedial works to the bridge was agreed by urgent decision 25/2/26	260,000	0	0
Replacement Grounds Maintenance Vehicles	Budget Virement of £40,660 to Waste Services Depot to facilitate flooring works for vehicle maintenance repair	(40,660)	0	0
Total Climate Change and Leisure		219,340	0	0

Policy and Resources Committee Detailed Monitoring Report

1. This appendix sets out the detailed financial monitoring position for budgets within the scope of the Policy and Resources (P&R) Committee for the 2026/27 financial year. The forecast is based on the position as at Period 3 which covers the period from 1 April 2026 to 30 June 2026.

Revenue

1. The latest forecast is net expenditure of £5.410m against the latest budget of £5.193m. This is an unfavourable variance of £0.217m. The detailed revenue budgets and MTFP forecast is set out in Annex A.



Service Area	Original Budget £000	Original Budget Plus 2025/26 Carry Forwards £000	Latest Budget £000	Previous Forecast £000	Latest Forecast £000	Variation to Previous Forecast £000	Variation to Latest Budget £000
Resources and Leader	6,751	6,902	6,902	6,902	7,119	217	217
Garages and Shops	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	0	0
Investment Properties	(1,083)	(1,035)	(1,035)	(1,035)	(1,035)	0	0
Vacancy Provision	(180)	(180)	(180)	(180)	(180)	0	0
Salary Contingency	750	919	919	919	919	0	0
Total	4,827	5,193	5,193	5,193	5,410	217	217

2. Annex B sets out the main variations to budget.

Income Streams

3. The key income streams are detailed in Annex E. All are currently on target to achieve budget income levels in 2026/27.

Capital Investment Programme

4. The latest capital investment budget for 2026/27 is £14.897m. No variation is reported.
5. Detailed Capital budgets and explanation of key variations are set out in Annex C and Annex D respectively.

Staff Vacancy Monitoring

6. A major risk of non-delivery of service is where key staff leave the Council's employ and there is a delay or difficulty in recruiting suitable candidates to fill the vacant post.
7. The following table sets out the vacancies by service as at 30 June 2026.

Department	Job Title	Comments	Total
Revenues & Benefits	Data Analysis Officer	Recently advertised	1.00
	Appeals and Complaints Officer	Recently advertised	1.00
	Revenues & Benefits Team Leader	Recently advertised	1.00
	Service Delivery Manager	Not currently advertised	1.00
Legal & Committee	Associate Director, Legal, Democratic Service & Monitoring Officer	Currently advertised	1.00
	Principle Lawyer (Litigation and Licencing)	Currently advertised	1.00
Finance	Head of Finance	Covered by interim	1.00
Total Policy & Resources			7.00

Annex A
P&R Committee Medium Term Revenue Budget Service

Resources	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P3	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Corporate Management	341,741	341,741	341,741	341,741	(210,935)	341,741	0	341,741	341,741	Budget currently forecast to be spent
Major Incident Planning	122,418	122,418	122,418	122,418	25,561	129,668	7,250	129,668	129,668	Budget required for Health & Safety SLA with HCC
West Herts Crematorium	0	0	0	0	2,955,464	0	0	0	0	All spend will be recharged to West Herts Crematorium
Miscellaneous Income & Expend	(1,555,686)	(1,555,686)	(1,555,686)	(1,555,686)	424,033	(1,495,776)	59,910	(1,190,000)	(1,190,000)	Contribution to/from reserves budgets no longer required
Non Distributed Costs	5,000	5,000	5,000	5,000	441	5,000	0	5,000	5,000	Budget currently forecast to be spent
Director Of Finance	142,985	142,985	142,985	142,985	40,098	142,985	0	142,985	142,985	Budget currently forecast to be spent
Learning and Development	83,840	93,952	93,952	93,952	6,482	93,952	0	83,840	83,840	Budget currently forecast to be spent
Miscellaneous Properties	(80,500)	(59,850)	(59,850)	(59,850)	(71,454)	(59,850)	0	(80,500)	(80,500)	Budget currently forecast to be spent
Office Services	204,910	204,910	204,910	204,910	45,384	215,580	10,670	215,580	215,580	Inflationary increase for cleaning contract
Asset Management - Property Services	935,499	1,034,824	1,034,824	1,034,824	197,837	1,010,824	(24,000)	904,681	907,875	Procurement Manager budget moved from Asset Management - Property to Finance Client as forms part of the Shared Service agreement with WBC
Finance Services	521,360	521,360	521,360	521,360	282,858	529,760	8,400	532,150	534,594	Inflationary increase in Software contract costs offset by an Increase in shared Service income from Watford Borough Council
Council Tax Collection	319,843	319,843	319,843	319,843	238,937	316,995	(2,848)	319,101	320,758	Increase in shared Service income from Watford Borough Council
Benefits & Allowances	714,180	714,180	714,180	714,180	293,970	700,420	(13,760)	705,860	710,277	Increase in shared Service income from Watford Borough Council
SNR	67,730	67,730	67,730	67,730	9,922	66,117	(1,613)	66,117	66,117	Increase in shared Service income from Watford Borough Council
Revs & Bens Management	47,800	47,800	47,800	47,800	12,560	46,663	(1,137)	46,663	46,663	Increase in shared Service income from Watford Borough Council
Fraud	58,571	58,571	58,571	58,571	19,358	58,571	0	58,571	58,571	Budget currently forecast to be spent
Garages & Shops Maintenance	(1,411,870)	(1,411,870)	(1,411,870)	(1,411,870)	(399,733)	(1,411,870)	0	(1,411,870)	(1,411,870)	Budget currently forecast to be spent
Chief Executive	203,999	224,827	224,827	224,827	59,288	224,827	0	203,999	203,999	Budget currently forecast to be spent

P&R Committee Medium Term Revenue Budget Service cont.

Resources	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P3	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Investment Properties	(1,082,885)	(1,035,385)	(1,035,385)	(1,035,385)	(380,637)	(1,035,385)	0	(1,002,305)	(1,002,305)	Budget currently forecast to be spent
Performance Mgt & Scrutiny	87,813	87,813	87,813	87,813	22,313	87,813	0	87,813	87,813	Budget currently forecast to be spent
Debt Recovery	181,915	181,915	181,915	181,915	97,811	192,283	10,368	177,583	177,583	Agency budget of £35,000 required for the employment of 2 agency staff to work on the Universal Credit Judicial Review - Transitional Protection Relief, offset by an increase in shared Service income from Watford Borough Council
Associate Director Corporate, Customer & Community	121,046	121,046	121,046	121,046	31,783	121,046	0	121,046	121,046	Budget currently forecast to be spent
Local Government Reorganisation	0	0	0	0	0	0	0	0	0	Budget currently forecast to be spent
Three Rivers House	320,503	320,503	320,503	320,503	(35,761)	320,503	0	320,503	320,503	Budget currently forecast to be spent
Basing House	(8,496)	(8,496)	(8,496)	(8,496)	(5,919)	(8,496)	0	(8,496)	(8,496)	Budget currently forecast to be spent
Oxhey Drive	10,250	10,250	10,250	10,250	0	10,250	0	10,250	10,250	Budget currently forecast to be spent
Wimbledon	(500,000)	(500,000)	(500,000)	(500,000)	411,480	(500,000)	0	(500,000)	(500,000)	Budget currently forecast to be spent
Officers' Standby	6,140	6,140	6,140	6,140	6,140	6,140	0	6,140	6,140	Budget currently forecast to be spent
Vacancy Provision	(180,000)	(180,000)	(180,000)	(180,000)	0	(180,000)	0	(180,000)	(180,000)	Budget currently forecast to be spent
Finance Client	32,916	32,916	32,916	32,916	10,044	56,916	24,000	56,916	56,916	Procurement Manager budget moved from Asset Management - Property to Finance Client as forms part of the Shared Service agreement with WBC
Business App Maintenance	284,960	284,960	284,960	284,960	264,393	284,960	0	284,960	284,960	Budget currently forecast to be spent
ICT Client	863,443	863,443	863,443	863,443	265,482	930,436	66,993	932,235	932,235	Increase in shared service recharge to Watford Borough Council
Internal Audit Client	55,968	55,968	55,968	55,968	0	55,968	0	55,968	55,968	Budget currently forecast to be spent
Council Tax Client	(126,879)	(126,879)	(126,879)	(126,879)	2,440	(126,879)	0	(126,879)	(126,879)	Budget currently forecast to be spent
Benefits Client	(470,660)	(470,660)	(470,660)	(470,660)	1,711,086	(470,660)	0	(470,660)	(470,660)	This holds the housing benefits payments and recovery from DWP and further grants from DWP relating to the provision of benefits. There is timing difference between payments made to claimants and income received from Government.
Nndr Cost Of Collection	(107,090)	(107,090)	(107,090)	(107,090)	(7,600)	(107,090)	0	(107,090)	(107,090)	This is received at year end
Insurances	642,520	642,520	642,520	642,520	797,956	642,520	0	642,520	642,520	Budget currently forecast to be spent
Debt Recovery Client Acc	(6,140)	(6,140)	(6,140)	(6,140)	(275)	(6,140)	0	(6,140)	(6,140)	Budget currently forecast to be spent
Benefits New Burden	0	0	0	0	(13,974)	0	0	0	0	Budget currently forecast to be spent
Benefits DHP	0	0	0	0	(35,028)	0	0	0	0	Actioned at year end
Benefits Non Hra	1,020	1,020	1,020	1,020	(61,710)	1,020	0	1,020	1,020	Actioned at year end
HR Client	299,552	299,552	299,552	299,552	110,535	343,505	43,953	343,505	343,505	Increase in shared service recharge to Watford Borough Council and budgets for efficiency savings and miscellaneous sales no longer required
Contingency	750,190	918,518	918,518	918,518	0	918,518	0	1,131,439	1,530,157	Budget currently forecast to be spent
Total	1,897,906	2,264,649	2,264,649	2,264,649	7,120,632	2,452,835	188,186	2,843,914	3,254,344	

P&R Committee Medium Term Revenue Budget Service cont.

Leader	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P3	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Register Of Electors	38,224	38,224	38,224	38,224	126	38,224	0	38,224	38,224	Budget currently forecast to be spent
District Elections	76,388	76,388	76,388	76,388	159,590	76,388	0	76,388	76,388	Recharges to Parish Councils and Neighbourhood Planning Referendum to be actioned
Customer Service Centre	1,038,126	1,038,126	1,038,126	1,038,126	241,234	1,038,126	0	1,044,732	1,046,094	Budget currently forecast to be spent
Democratic Representation	355,296	355,296	355,296	355,296	112,253	355,296	0	355,296	355,296	Budget currently forecast to be spent
Customer Contact Programme	97,503	97,503	97,503	97,503	96,299	97,503	0	97,503	97,503	Budget currently forecast to be spent
Head Of Communications, Customer and Culture	105,197	105,197	105,197	105,197	26,279	105,197	0	105,197	105,197	Budget currently forecast to be spent
Communication	403,030	403,030	403,030	403,030	97,873	403,030	0	403,698	404,379	Budget currently forecast to be spent
Legal Practice	482,664	482,664	482,664	482,664	128,252	482,664	0	488,751	494,199	Budget currently forecast to be spent
Committee Administration	181,427	181,427	181,427	181,427	45,630	181,427	0	183,224	185,020	Budget currently forecast to be spent
Elections & Electoral Regn	150,978	150,978	150,978	150,978	75,257	179,378	28,400	181,175	182,971	Contractual increase to cover Modern Democracy
Parish Elections	0	0	0	0	28,667	0	0	0	0	Budget currently forecast to be spent
Parliamentary Elections	0	0	0	0	46,882	0	0	0	0	July 2024 election claim with Cabinet Office
Referendums	0	0	0	0	0	0	0	0	0	Awaiting final invoice for recent Neighbourhood Planning Referendum
Total	2,928,833	2,928,833	2,928,833	2,928,833	1,058,341	2,957,233	28,400	2,974,188	2,985,271	
Total Policy and Resources	4,826,739	5,193,482	5,193,482	5,193,482	8,178,973	5,410,068	216,586	5,818,102	6,239,615	

Annex B

P&R Committee Explanations of revenue supplementary estimates, variances to be managed and virements reported this Period

Supplementary Estimates

Policy and Resources					
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Elections & Electoral Regn	Supplies and Services	Contractual increase to cover Modern Democracy	28,400	28,400	28,400
Total Leader			28,400	28,400	28,400
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Major Incident Planning	Supplies and Services	Budget required for Health & Safety SLA with HCC	7,250	7,250	7,250
Office Services	Premises	Inflationary increase for cleaning contract	10,670	10,670	10,670
Finance Services	Supplies and Services	Inflationary increase in Software contract costs	20,000	20,000	20,000
Council Tax Collection	Income	Increase in shared Service income from Watford Borough Council	(11,600)	(11,600)	(11,600)
Benefits & Allowances	Income	Increase in shared Service income from Watford Borough Council	(2,848)	(2,899)	(2,940)
NDR	Income	Increase in shared Service income from Watford Borough Council	(13,760)	(13,892)	(13,999)
Debt Recovery	Income	Increase in shared Service income from Watford Borough Council	(1,613)	(1,613)	(1,613)
Debt Recovery	Employees	Agency budget required for the employment of 2 agency staff to work on the Universal Credit Judicial Review - Transitional Protection Relief	35,000	-	-
ICT Client	Income	Increase in shared Service income from Watford Borough Council	(24,632)	(4,332)	(4,332)
HR Client	Third Party Payments	Increase in shared service recharge to Watford Borough Council	66,993	67,658	67,658
HR Client	Third Party Payments	Increase in shared service recharge to Watford Borough Council	28,953	27,742	27,742
Total Resources			113,276	97,847	97,699
Total Policy and Resources			141,676	126,247	126,099

Variances to be managed

Policy and Resources					
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Miscellaneous Income & Expenditure	Supplies and Services	Contribution to/from reserves budgets no longer required	(14,280)	(14,280)	(14,280)
	Income		74,190	74,190	74,190
HR Client	Third Party Payment	Efficiency savings budget no longer required	10,000	10,000	10,000
	Income	Miscellaneous Sales budget no longer required	5,000	5,000	5,000
Total Resources			74,910	74,910	74,910
Total Policy and Resources			74,910	74,910	74,910

Virements

Policy & Resources					
Description	Main Group Heading	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Finance Client	Employees	Procurement Manager budget moved from Asset Management - Property to Finance Client as forms part of the Shared Service agreement with WBC	24,000	24,000	24,000
Asset Management Property	Employees	Procurement Manager budget moved from Asset Management - Property to Finance Client as forms part of the Shared Service agreement with WBC	(24,000)	(24,000)	(24,000)
Total Resources			0	0	0
Total Policy and Resources			0	0	0

Annex C
P&R Medium term capital investment programme

Policy and Resources													
Leader and Resources	Original Budget 2026/27	Original Budgets Plus 2025/26 Rephasing	Latest Budget 2026/27	P3 Spend to Date	Forecast Outturn 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments
	£	£	£	£	£	£	£	£	£	£	£	£	
Election Equipment	4,440	4,440	4,440	0	4,440	0	6,000	6,000	0	6,000	6,000	0	Budget is currently forecast to be spent
Members' IT Equipment	48,780	48,780	48,780	0	48,780	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Rickmansworth Work Hub	3,200	3,200	3,200	0	3,200	0	0	0	0	0	0	0	Budget is currently forecast to be spent
ICT-Managed Project Costs	60,000	126,377	126,377	0	126,377	0	60,000	60,000	0	60,000	60,000	0	Budget is currently forecast to be spent
ShS-Hardware Replace Prog	80,000	80,000	80,000	0	80,000	0	40,000	40,000	0	40,000	40,000	0	Budget is currently forecast to be spent
Garage Improvements	200,000	252,583	252,583	0	252,583	0	150,000	150,000	0	150,000	150,000	0	Budget is currently forecast to be spent. Programme of works underway
ICT Website Development	0	9,025	9,025	0	9,025	0	0	0	0	0	0	0	Budget is currently forecast to be spent
ICT Hardware Replacement Prog	45,000	45,000	45,000	5,457	45,000	0	45,000	45,000	0	45,000	45,000	0	Budget is currently forecast to be spent
TRH Whole Life Costing	230,000	262,095	262,095	0	262,095	0	170,000	170,000	0	170,000	170,000	0	Budget is currently forecast to be spent. Planned works. A/C on ground floor, Ladies toilets, Corporate Corridor
Living House-Whole Life Costing	66,914	66,914	66,914	0	66,914	0	60,000	60,000	0	60,000	60,000	0	Budget is currently forecast to be spent
Business Application Upgrade	90,000	205,849	205,849	0	205,849	0	90,000	90,000	0	90,000	90,000	0	Budget is currently forecast to be spent
Temporary Accommodation - All Sites	0	47,514	47,514	0	47,514	0	0	0	0	0	0	0	Budget is currently forecast to be spent. Waiting for programme from WCHT for Lincoln Drive
Sub-total Leader and Resources	828,334	1,151,777	1,151,777	5,457	1,151,777	0	621,000	621,000	0	621,000	621,000	0	
Major Projects	Original Budget 2026/27	Original Budgets Plus 2025/26 Rephasing	Latest Budget 2026/27	P3 Spend to Date	Forecast Outturn 2026/27	Variance	Latest Budget 2027/28	Proposed 2027/28	Variance	Latest Budget 2028/29	Proposed 2028/29	Variance	Comments
	£	£	£	£	£	£	£	£	£	£	£	£	
South Oxhey Parking	0	500,000	500,000	0	500,000	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Local Authority Housing Fund	2,250,000	13,245,190	13,245,190	1,742,552	13,245,190	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Sub-total Major Projects	2,250,000	13,745,190	13,745,190	1,742,552	13,745,190	0	0	0	0	0	0	0	
Total Policy and Resources	3,078,334	14,896,967	14,896,967	1,748,009	14,896,967	0	621,000	621,000	0	621,000	621,000	0	

Annex D
P&R Explanations of capital variances reported this Period

None reported this Period.

Annex E
P&R Key Income Streams

Garages and Shops									
Garages	Month	2023/24		2024/25		2025/26		2026/27	
Rent		£	Volume	£	Volume	£	Volume	£	Volume
	April	(79,962)	18%	(84,907)	8%	(89,801)	8%	(92,285)	6%
	May	(70,669)	16%	(90,903)	7%	(92,049)	8%	(96,564)	6%
	June	(80,973)	16%	(89,983)	8%	(92,909)	8%	(98,842)	6%
	July	(82,085)	14%	(94,267)	8%	(92,738)	7%		
	August	(81,588)	14%	(89,655)	7%	(90,563)	8%		
	September	(81,247)	14%	(90,008)	7%	(93,490)	7%		
	October	(82,104)	14%	(93,797)	6%	(91,070)	6%		
	November	(80,289)	14%	(89,644)	7%	(93,057)	6%		
	December	(82,367)	11%	(90,244)	7%	(93,561)	7%		
	January	(80,210)	9%	(91,618)	6%	(92,461)	7%		
	February	(81,581)	9%	(90,863)	7%	(91,990)	7%		
	March	(80,968)	8%	(92,504)	7%	(97,757)	7%		
	Total	(964,043)		(1,088,393)		(1,111,445)		(287,690)	
Comments: The original budget for 2026/27 is £1,213,410. There are currently 1,050 rentable garages. The void percentage is based on the rentable stock only.									
Shops	Month	2023/24		2024/25		2025/26		2026/27	
Rent		£	Volume	£	Volume	£	Volume	£	Volume
	April	(39,495)	n/a	(35,353)	n/a	(24,727)	n/a	(44,402)	n/a
	May	0	n/a	0	n/a	0	n/a	0	n/a
	June	(37,853)	n/a	(37,463)	n/a	(37,853)	n/a	(45,289)	n/a
	July	(8,250)	n/a	(4,890)	n/a	(3,190)	n/a		
	August	0	n/a	0	n/a	0	n/a		
	September	(31,244)	n/a	(37,870)	n/a	(36,458)	n/a		
	October	(14,773)	n/a	(4,500)	n/a	(6,015)	n/a		
	November	0	n/a	0	n/a	0	n/a		
	December	(37,853)	n/a	(40,376)	n/a	(36,440)	n/a		
	January	(8,250)	n/a	(21,750)	n/a	(30,852)	n/a		
	February	0	n/a	2,915	n/a	3,750	n/a		
	March	(7,017)	n/a	25,933	n/a	(407)	n/a		
	Total	(184,735)		(153,352)	0	(172,192)	0	(89,691)	0
Comments: The original 2026/27 budget is £210,000. There are 20 shops in the district which are predominantly let as self repairing leases. Each shop rent is negotiated at the best market rate taking into consideration local factors regarding usage, availability, affordability and community benefit.									

Corporate costs Medium Term Revenue Budget

Corporate Costs	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P3	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Interest Earned	(1,420,000)	(1,420,000)	(1,420,000)	(1,420,000)	(14,954)	(1,420,000)	0	(1,370,000)	(1,370,000)	Budget currently forecast to be spent
Interest Paid	804,693	804,693	804,693	804,693	(8,452)	804,693	0	1,137,800	1,244,800	Budget currently forecast to be spent
Parish Precepts	2,872,364	2,872,364	2,872,364	2,872,364	1,436,182	2,872,364	0	2,929,820	2,988,410	Paid half yearly in April & September
Total Corporate Costs	2,257,057	2,257,057	2,257,057	2,257,057	1,412,777	2,257,057	0	2,697,620	2,863,210	

Funding the Capital Investment Programme

CAPITAL INVESTMENT PROGRAMME 2026-2029 - FUNDING

Capital Programme	2026/27			2027/28	2028/29
	Original Budget	Latest Budget	Outturn Forecast at P3	Forecast	Forecast
	£	£	£	£	£
Balance Brought Forward					
Govt Grants: Disabled Facility Grants	(1,459,829)	(1,459,829)	(1,459,829)	(1,454,552)	(1,454,552)
Section 106 Contributions	(3,264,769)	(3,264,769)	(3,264,769)	(2,586,941)	(2,586,941)
Capital Receipts Reserve	0	0	0	0	0
LAHF	0	0	0	0	0
Future Capital Expenditure Reserve	0	0	0	0	0
Total Funding Brought Forward	(4,724,598)	(4,724,598)	(4,724,598)	(4,041,493)	(4,041,493)
Generated in the Year					
Govt Grants: Disabled Facility Grants	(825,485)	(825,485)	(842,773)	(842,773)	(842,773)
Section 106 Contributions	0	0	(72,172)	0	0
Capital Receipts Reserve	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
LAHF	(997,750)	(997,750)	(997,750)	0	0
Future Capital Expenditure Reserve	0	0	0	0	0
Total Generated	(2,823,235)	(2,823,235)	(2,912,695)	(1,842,773)	(1,842,773)
Use of Funding					
Govt Grants: Disabled Facility Grants	825,485	830,762	848,050	842,773	842,773
Section 106 Contributions	750,000	750,000	750,000	0	0
CIL Contributions	1,576,207	1,576,207	1,576,207	0	0
Capital Receipts Reserve	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
LAHF	997,750	997,750	997,750	0	0
Future Capital Expenditure Reserve	0	0	0	0	0
Borrowing	2,148,832	16,974,458	17,234,458	2,705,000	2,550,000
Total Use of Funding	7,298,274	22,129,177	22,406,465	4,547,773	4,392,773
Balance Carried Forward					
Govt Grants: Disabled Facility Grants	(1,459,829)	(1,454,552)	(1,454,552)	(1,454,552)	(1,454,552)
Section 106 Contributions	(2,514,769)	(2,514,769)	(2,586,941)	(2,586,941)	(2,586,941)
Capital Receipts Reserve	0	0	0	0	0
LAHF	0	0	0	0	0
Future Capital Expenditure Reserve	0	0	0	0	0
Total Funding Carried Forward	(3,974,598)	(3,969,321)	(4,041,493)	(4,041,493)	(4,041,493)
Total Expenditure Capital Investment Programme	7,298,274	22,129,177	22,406,465	4,547,773	4,392,773

Medium Term Financial Plan 2026-2029

Medium Term Financial Plan - Consolidated Revenue Account (General Fund)							
Funding				2026/27		2027/28	2028/29
	Original	Original Budget plus Carry Forwards from 2025/26	Latest Budget	Previous Forecast	Outturn	Forecast	Forecast
	£	£	£	£	£	£	£
Council Tax Base (No.)	40,124.80	40,124.80	40,124.80	40,124.80	40,124.80	40,927.30	41,745.80
Council Tax Base Increase (%)	0.0	0.0	0.0	0.0	0.0	1.96	1.96
Band D Council Tax (£)	212.53	212.53	212.53	212.53	212.53	218.88	225.42
Council Tax Increase - TRDC (%)	0.00	0.00	0.00	0.00	0.00	2.99	2.99
Council Tax (£)	(8,527,724)	(8,527,724)	(8,527,724)	(8,527,724)	(8,527,724)	(8,958,167)	(9,410,338)
Parish Precepts (£)	(2,872,364)	(2,872,364)	(2,872,364)	(2,872,364)	(2,872,364)	(2,929,820)	(2,988,410)
Total Taxation (£)	(11,400,087)	(11,400,087)	(11,400,087)	(11,400,087)	(11,400,087)	(11,887,987)	(12,398,748)
Business Rates/Revenue Support Grant (£)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,400,000)	(4,150,000)
Collection Fund Surplus/Deficit (£)	254,000	254,000	254,000	254,000	254,000	0	0
Total Grant Funding (£)	(3,746,000)	(3,746,000)	(3,746,000)	(3,746,000)	(3,746,000)	(4,400,000)	(4,150,000)
Total Taxation & Grant Funding (£)	(15,146,087)	(15,146,087)	(15,146,087)	(15,146,087)	(15,146,087)	(16,287,987)	(16,548,748)
Financial Statement - Summary	2026/27					2027/28	2028/29
	Original	Original Budget plus Carry Forwards from 2025/26	Latest Budget	Previous Forecast	Outturn	Forecast	Forecast
	£	£	£	£	£	£	£
Committee - Net Cost Of Services							
General Public Services and Community Engagement	6,429,403	6,543,086	6,543,086	6,543,086	6,543,086	6,381,875	6,234,729
Climate Change and Leisure	1,883,713	1,982,920	1,982,920	1,982,920	1,982,920	1,850,448	1,720,747
Policy and Resources	4,826,739	5,193,482	5,193,482	5,193,482	5,193,482	5,616,945	6,038,606
Period 3 Variances	0	0	0	0	399,946	334,517	334,369
Sub-Total	13,139,855	13,719,488	13,719,488	13,719,488	14,119,434	14,183,785	14,328,451
Other							
Parish Precepts	2,872,364	2,872,364	2,872,364	2,872,364	2,872,364	2,929,820	2,988,410
Interest Payable & Borrowing costs	804,693	804,693	804,693	804,693	804,693	1,137,800	1,244,800
Interest Received	(1,420,000)	(1,420,000)	(1,420,000)	(1,420,000)	(1,420,000)	(1,370,000)	(1,370,000)
Period 3 Variances	0	0	0	0	0	0	0
Sub-Total	2,257,057	2,257,057	2,257,057	2,257,057	2,257,057	2,697,620	2,863,210
Net Expenditure	15,396,912	15,976,545	15,976,545	15,976,545	16,376,491	16,881,405	17,191,661
Income from Council Tax, Government Grants & Business Rates	(15,146,087)	(15,146,087)	(15,146,087)	(15,146,087)	(15,146,087)	(16,287,987)	(16,548,748)
(Surplus)/Deficit Before Use of Earmarked Reserves	250,824	830,457	830,457	830,457	1,230,403	593,418	642,913
Planned Use of Reserves:							
Economic Impact Reserve	0	0	0	0	0	0	0
(Surplus) / Deficit to be funded from General Balances	250,824	830,457	830,457	830,457	1,230,403	593,418	642,913
Movement on General Fund Balance	2026/27					2027/28	2028/29
	Original	Original Budget plus Carry Forwards from 2025/26	Latest Budget	Previous Forecast	Outturn	Forecast	Forecast
	£	£	£	£	£	£	£
Balance Brought Forward at 1 April	(5,181,646)	(5,181,646)	(5,181,646)	(5,181,646)	(5,181,646)	(3,951,243)	(3,357,825)
Revenue Budget (Surplus)/Deficit for Year	250,824	830,457	830,457	830,457	1,230,403	593,418	642,913
Closing Balance at 31 March	(4,930,822)	(4,351,189)	(4,351,189)	(4,351,189)	(3,951,243)	(3,357,825)	(2,714,912)
Movement on Economic Impact	2026/27					2027/28	2028/29
	Original	Original Budget plus Carry Forwards from 2025/26	Latest Budget	Previous Forecast	Outturn	Forecast	Forecast
	£	£	£	£	£	£	£
Balance Brought Forward at 1 April	(1,047,958)	(1,047,958)	(1,047,958)	(1,047,958)	(1,047,958)	(1,047,958)	(1,047,958)
Impact for Year	0	0	0	0	0	0	0
Closing Balance at 31 March	(1,047,958)	(1,047,958)	(1,047,958)	(1,047,958)	(1,047,958)	(1,047,958)	(1,047,958)
Total Reserves Impact	2026/27					2027/28	2028/29
	Original	Original Budget plus Carry Forwards from 2025/26	Latest Budget	Previous Forecast	Outturn	Forecast	Forecast
	£	£	£	£	£	£	£
Balance Brought Forward at 1 April	(6,229,604)	(6,229,604)	(6,229,604)	(6,229,604)	(6,229,604)	(4,999,201)	(4,405,783)
Impact for Year	250,824	830,457	830,457	830,457	1,230,403	593,418	642,913
Closing Balance at 31 March	(5,978,780)	(5,399,147)	(5,399,147)	(5,399,147)	(4,999,201)	(4,405,783)	(3,762,870)
Total Reserves	(5,978,780)	(5,399,147)	(5,399,147)	(5,399,147)	(4,999,201)	(4,405,783)	(3,762,870)

Reserves Forecast 2026/27

Category	Opening Balance 01/04/2026 £	Net Movement in Year £	Closing Balance 31/03/2027 £	Purpose
General Reserves				
General Fund	(5,181,646)	1,230,403	(3,951,243)	Working balance to support the Council's revenue services. £2M is a suggested prudent minimum
Economic Impact (EIR)	(1,047,958)	0	(1,047,958)	To support the funding of unexpected/unplanned Council expenditure as a result of fluctuations in the economy.
Total Revenue	(6,229,604)	1,230,403	(4,999,201)	
Capital Reserves				
Community Infrastructure Levy (CIL)	(7,838,158)	0	(7,838,158)	Developers contributions towards Infrastructure
Capital Receipts	0	0	0	Generated from sale of Council assets
Grants & Contributions	(1,459,829)	0	(1,459,829)	Disabled Facility Grants and other contributions
Reserve for Capital expenditure	0	0	0	Reserve set aside for supporting capital expenditure
Total Capital	(9,297,987)	0	(9,297,987)	
Other Earmarked Reserves				
Section 106	(3,264,769)	0	(3,264,769)	Developers contributions towards facilities
Leavesden Hospital Open Space	(733,888)	0	(733,888)	To maintain open space on the ex hospital site
Abbots Langley - Horsefield	(395,936)	0	(395,936)	Developers contributions towards maintenance of site
Environmental Maintenance Plant	(91,630)	0	(91,630)	Reserve to fund expenditure on plant & machinery
Building Control	(371,643)	0	(371,643)	To provide against future losses and/or borrowing against Hertfordshire Building Control Ltd
Commercial Risk Reserve	(9,242,704)	0	(9,242,704)	To manage timing of cashflows and risks in relation to commercial ventures
Collection Fund Reserve & HB Equalisation	(13,698,005)	0	(13,698,005)	To manage timing differences on the Collection Fund and to provide against future deficits on the Housing Benefit account
Grants & Contributions	(2,182,749)	0	(2,182,749)	Revenue Grants earmarked for use in future years
Planning Reserve	(120,360)	0	(120,360)	To allow for conservation area appraisals, the local plan timetable to be accelerated and other planning advice
Local Government Reform Reserve	(1,062,544)	0	(1,062,544)	To allow for advice for the proposed Local Government Reform. £1m will be transferred from the Collection Fund reserve into The Local Government Reform reserve to provide resources for reorganisation.
Total Other	(31,164,228)	0	(31,164,228)	
Total All	(46,691,819)	1,230,403	(45,461,415)	

Budgetary Risks

Date risk added to register	Risk ref	Risk owner	Category	Risk description	Comment	Likelihood score (inherent)	Impact score (inherent)	Inherent risk score	Risk controls	Risk control owners	Likelihood score (residual)	Impact score (residual)	Residual risk score	Risk direction	Action plan	Action plan owners	Action plan completion dates
Apr-05	FIN01	Head of Finance	Operational	Insufficient staff	As the Council becomes more complex in its financial arrangements, key skills become more important. LGR results in staff retention and recruitment difficulties.	3	4	12	Improve depth of skills and knowledge. Bring in temporary additional resources as necessary. Once new structure for LGR is known, increased cooperation between partner district/boroughs.	Head of Finance	3	3	9	↑	The Finance team is currently fully staffed and an interim Head of Finance has been appointed to cover the period either side of the departure of the current Head of Finance. All staff have an annual Personal Development Review which contains smart objectives including objectives related to career development and identification of training needs and opportunities.	Chief Executive/ Director of Finance	Continuous
Apr-05	FIN02	Head of Finance	Operational	Total failure of ICT	The Council's Integrated Financial Management System (IFMS) is held on an ICT platform. If this were to fail then potentially there will be a loss of functionality occurring during any downtime. BCPs have recently been updated.	3	4	12	System migrated to latest version. Payments system updated.	Head of Finance	3	3	9	→	Monitor reliability	Head of Finance	Continuous
Apr-05	FIN03	Head of Finance	Operational	Loss of accommodation	Inability to provide services due to access to accommodation being prevented	2	2	4	With all staff able to work from home, this risk becomes less critical. Ensure Business Continuity Plan is kept up to date.	Head of Finance	1	1	1		Review Business Continuity Plan	Head of Finance	Continuous
Apr-11	FIN04	Head of Finance	Operational	Fraudulent activity	The Council experiences loss of resources as a result of a mistake, misadministration or fraud	2	3	6	Effective financial procedure rules, internal audit review and fraud prevention. Reconciliations carried out.	Head of Finance	2	2	4		Review Financial Procedure Rules. Improve effectiveness of reconciliations.	Head of Finance	Continuous
Sep-15	ST07	Director of Finance	Strategic	The Medium term financial position worsens.	The Council has set its budget for 2026/27 and beyond. The budget is balanced across the Medium Term Financial Plan, with the final year of the MTFP as a baseline for the unitary authority. LGR will bring additional risks in terms of transitional costs and the final year of the MTFP will be under new unitary authority. Pressures are emerging around the cost of planning appeals as well as fuel costs as a result of the war in Iran.	3	3	9	The Council maintains a healthy level of balances and continues to actively monitor its budgets, taking action in year where necessary. Currently the Council is benefiting from a high level of interest income due to higher than anticipated interest rates and high levels of cash balances.	Head of Finance	3	2	6	→	Regular budget monitoring reports to committees; Budgetary and Financial Risk Register reviewed and updated as part of the budget monitoring process; identification of budgetary pressure when reviewing the medium term financial plan during the budget setting process which includes a risk assessment for the prudent level of general balances and an assessment of financial resilience with reference to the CIPFA Financial Resilience Index.	Heads of Service/ Head of Finance	Continuous
Apr-06	RIN08	Director of Finance	Budgetary	The pay award exceeds estimates included in the MTFP resulting in unplanned and unsustainable use of reserves.	The Council's 3 year Medium term Financial Strategy includes forecast pay awards for the next three years and there is contingency provision for pay awards.	2	3	6	The pay award is covered by the contingency within the budget. Maintain reserves to guard against risk. Early identification of new pressures through Budget Monitoring.	Head of Finance	3	2	6	→	The Council's 3 year Medium term Financial Strategy includes forecast pay awards for the next three years. The Council maintains reserves to guard against risk including setting a prudent minimum level for general balances. Early	Head of Finance	Continuous
Apr-06	RIN09	Director of Finance	Budgetary	Other inflationary increases exceed estimates included in the MTFP resulting in unplanned and unsustainable use of reserves.	Other than contractual agreements, budgets are cash limited where possible and budget managers are expected to manage increases within existing budgets. Pressure on fuel budgets due to Iran war. Inflation remains above forecast levels.	3	3	9	Monitor future inflation projections. Actively manage budgets to contain inflation. Maintain reserves.	Senior Head/Head of Finance	2	2	4	↑	Monitor future inflation projections. Actively manage budgets and contracts to contain inflation. The Council maintains reserves to guard against risk including setting a prudent minimum level for general balances. Early identification of new pressures through Budget Monitoring enable the Council to take steps to bring the budget back into balance.	Head of Finance	Continuous

Jan-15	RN10	Director of Finance	Budgetary	Interest rates increase or decrease resulting in significant variations in estimated interest income (investments) or interest expense (borrowing)	The Council remains cash positive so is experiencing a short term benefit from higher interest rates. Over the longer term rates are expected to come down allowing the Council to borrow for future capital projects.	3	2	4	The Council has a Treasury Management Strategy which is reviewed annually. The Council is looking to lend out over a longer period to maximise the benefit from temporary higher rates.	Head of Finance	3	2	4	➡	The Audit Committee receives two reports per year on Treasury Management activity and interest income and expenditure is monitored through the Budget Monitoring Report.	PIB	Continuous
Apr-06	RN11	Director of Finance	Budgetary	Inaccurate estimates of fees and charges income and / or estimates of cost of delivering chargeable services result in budgetary pressure.	A budget pressure is created due to income shortfalls or increased expenditure	3	2	4	Budget levels realistically set and closely scrutinised	Service Heads/Head of Finance	2	2	4	➡	Fees and charges, including and surplus or loss are monitored through budget monitoring with key income streams reported to CMT.	Service Heads	Continuous
Apr-06	RN12	Director of Finance	Budgetary	The Council loses the ability to recover VAT as a result of exceeding the partial exemption threshold resulting in budgetary pressure.	If the council's expenditure on functions for which it receives income that is exempt for VAT purposes exceeds 5% of its total taxable expenditure, then the Council may lose its ability to recover VAT on all of its exempt inputs. This is mitigated by close monitoring of exempt supplies and prudent VAT planning. The Council elects to tax on development schemes.	2	4	4	VAT Planning and opt to tax on schemes. VAT advisers employed.	Head of Finance	1	4	4	➡	Partial Exemption Review is undertaken annually with support provided by the Council's external tax advisors, PS Tax. The Council continue to opt to tax land where appropriate.	Head of Finance	Continuous
Dec-13	RN13	Director of Finance	Budgetary	The estimated cost reductions and additional income gains set out in the MTTP are not achieved resulting in an unplanned and unsustainable use of reserves.	Minimal savings identified and included in the budget will be monitored as part of the budget monitoring process. See fees and charges above. MTTP agreed for next three years.	2	2	4	Service Heads to take responsibility for achieving savings. Budget monitoring to highlight any issues to allow corrective action to be taken.	Service Heads/Head of Finance	2	1	2	⬇️	Budget process to clearly identify savings to be achieved and ensure clarity over responsibility over delivery. Savings to be challenged.	Head of Finance	Continuous
Apr-06	RN14	Director of Finance	Budgetary	The Council is faced with potential litigation and other employment related risks	Thornock has recently issued proceedings against 23 members of APSE. Whilst the Council is not one of these three it is an APSE member and may be drawn in at a later date. A stay of litigation has been issued by the court whilst separate activity takes place to resolve.	2	4	4	Council procedures are adhered to. These will be reviewed in respect of member organisation and advice issued.	Solicitor to the Council	2	2	4	➡	Adherence to council procedures to be monitored and procedures maintained.	Solicitor to the Council	ongoing
Dec-13	RN18	Director of Finance	Budgetary	Business Rates Retention fluctuates impacting on the amount of funding received by the Council.	Hertfordshire decided not to form a pool for 2025/27 due to the impact of the business rate reset. The local government settlement confirmed baseline funding for the three year spending review period.	2	2	4	Maintain reserves against risk.	Head of Finance	2	1	2	⬇️	Hertfordshire CFDs continue to work with LG Futures to maximise revenue from the business rate pool for 2025/26. The scale of appeals is still unknown but this is likely to become clearer over the next 24 months as transitional relief reduces for businesses impacted by the increase in rateable value.	Director of Finance	Continuous
Mar-18	RN21	Director of Finance	Budgetary	Property Investment	The Property Investment Board manage its property portfolio in order to secure additional income to support its general fund.	2	3	4	Portfolio to be actively managed to maintain income levels. Income to be reviewed regularly when MTTP is updated.	Head of Property Services	1	3	3	➡	PIB to assume responsibility for ongoing oversight.	Head of Property Services	Continuous
Sep-18	RN23	Director of Finance	Budgetary	Commercial Investment	The Council has limited options to further improve self sustainability through commercial investment.	3	2	4	Oversight mechanisms to be put in place to ensure oversight by PIB.	Head of Finance	2	2	4	➡	Monitor new developments. Investments overseen by the cross party Shareholder and Commercial Ventures Panel.	Head of Property Services	Continuous

PLANNING COMMITTEES AND THE NATIONAL SCHEME OF DELEGATION 20/10/2026

FULL COUNCIL - 20 OCTOBER 2026
PART I

PLANNING COMMITTEES AND THE NATIONAL SCHEME OF DELEGATION
DoF

1 Summary

1.1 On 31 October 2026, The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 come into effect. These regulations set out:

- The planning and related applications which can only be determined by Officers under delegated powers (listed at Schedule 1 of the Regulations).
- The planning and related applications which there is a presumption the decision is delegated to officers but they are eligible to be considered for determination by Planning Committee (listed at Schedule 2 of the Regulations).
- The maximum membership of the Planning Committee.

1.2 Applications in Schedule 2 can only be referred to Committee if the council's Nominated Officer and Nominated Member agree that a 'Gateway Test' is passed, that is, that in their view the application raises:

- (a) one or more issues of economic, social or environmental significance to the local area, or
- (b) one or more significant planning matters having regard to the development plan and any other material considerations

1.3 Not all Schedule 2 applications should be eligible for consideration under the Gateway Test. It is a matter for the council's constitution to set out which applications are eligible to be considered, and which are not.

1.4 In addition, Own Interest applications may be referred to committee.

1.5 The regulations also set out that the Planning Committee cannot comprise of more than 13 Members.

1.6 This paper sets out details of the impact and implications of the Regulations, Officer's suggested amendments to the constitution to effect the Regulations, and consequential procedural changes that are necessary. It is critical to note that if the constitution is not amended to reflect the Regulations, any decisions made by the council as Local Planning Authority may be in contravention of the legislation and statutory guidance, meaning decisions on whether applications should be delegated to officers or determined by committee, and the planning decision itself, are open to legal challenge/judicial review.

2 Recommendation

2.1 That Council:

2.1.1 Agree the process and procedure detailed in Appendix 4, with minor amendments delegated to the Director of Finance and Head of Regulatory

Services in consultation with the Lead Member for Planning and the Chair of the Planning Committee.

2.1.2 Agree the required changes to the constitution and as detailed in Appendix 5 to enable the new regulations, process and procedures to be implemented, including:

2.1.2.1 Define the nominated officer(s)/member(s).

2.1.2.2 Define Own Interest.

2.1.2.3 Amend to confirm receipt of a petition can no longer trigger a committee call-in.

2.1.2.4 Set the maximum number of Planning Committee at 13.

and any other changes required with minor amendments delegated to the Director of Finance and Head of Regulatory Services in consultation with the Lead Member for Planning and the Chair of the Planning Committee:

2.1.3 Delegate authority to the Director of Finance in consultation with the Head of Planning Policy and Conservation to update the Statement of Community Involvement to align with the changes to the constitution, together with such other necessary changes

2.1.4 That public access to the report be immediate.

2.1.5 That public access to the decision be immediate.

Report prepared by: Adam Ralton, Development Management Team Leader

3 Details

3.1 Background

3.1.1 In May 2025, the Government launched a public consultation to seek views on the detailed provisions that could be contained within regulations to set out which planning functions should be delegated to officers and which should go to committee, to control the size of committees, and to impose a requirement for training. The consultation was launched ahead of the Planning and Infrastructure Act receiving Royal Assent, but based on measures included in the Bill to give the Secretary of State power to set out which planning functions should be delegated and which should go to a planning committee. The consultation outlined how a national scheme of delegation could work. The consultation did not ask respondents whether they support or object to the National Scheme of Delegation. Instead, the consultation asked questions around the mechanics of how the scheme could work.

3.1.2 TRDC issued a response to this consultation, which agreed to the majority of the proposed 'Schedule 1' applications (ie those which cannot be referred to committee) except for Reserved Matters applications, which we said should be eligible for committee. TRDC agreed with the principle of the two tier structure within the national scheme of delegation but raised concerns regarding accountability and transparency of decision making.

3.1.3 At the end of March 2026, the Government ran a further consultation "Planning committee reforms: statutory consultation on draft Regulations and guidance".

This consultation related to those measures introduced through the Planning and Infrastructure Act 2025 which allow the Secretary of State to set out which planning functions should be delegated to planning officers and which should go to a committee, and asked a number of more specific questions. A copy of the Council's response to the consultation is attached at **Appendix 1**. In summary, TRDC raised concerns about the removal of local democratic oversight, the impact on relationships between Members and Officers, and the additional resource burden that results from the Gateway Test process. Concerns were also raised about Reserved Matters applications being Schedule 1.

3.1.4 On 1 June 2026 the government issued its response¹ to the consultation . They also published Statutory Guidance (**Appendix 2**) to support local planning authorities in England in implementing the national scheme of delegation. Regulations (**Appendix 3**) were also published on this date, which were subsequently made on 15 July 2026 and come into effect on 31 October 2026.

3.1.5 The guidance sets out the aim behind the regulations:

The government's aim behind the national scheme of delegation is to ensure that there is greater clarity and consistency about the role of planning committees in planning decision making. Committees should focus on the key proposals that matter to an area, enabling other, often more minor and technical, decisions to be made by planning officers.

3.2 What do the regulations change

3.2.1 The regulations set out, in their Schedule 1, planning and related applications which can only be determined by Officers. They set out, in their Schedule 2, planning and related applications which are eligible to be considered at Planning Committee, subject to passing a Gateway Test. Local Authorities are required to change their constitution to reflect the Regulations.

3.2.2 The following applications fall into Schedule 1 and from 31 October 2026 can only be determined by Officers:

Application for certificate of appropriate alternative development	Application for listed building lawful development certificate (CLLB)
Householder Planning Application Development for an existing dwellinghouse or within curtilage and purpose incidental.	Minor Commercial Application
Minor Residential Application <i>Includes only dwellings or incidental to dwellings, between 1 and 9 dwellings, less than 0.5ha site. Development of a building containing flats if no change of use or change in number of flats.</i>	Application for Permission in Principle (PIP)
Application under S73 to vary/remove a condition where the original permission was Schedule 1	Application for Non-Material Amendment (NMA)
Request to agree to modify/discharge a planning obligation pursuant to a Schedule 1 approval	Application to modify/discharge a planning obligation pursuant to a Schedule 1 approval

¹ <https://www.gov.uk/government/consultations/planning-committee-reform-draft-regulations-and-guidance/outcome/planning-committee-reform-statutory-consultation-on-draft-regulations-and-guidance-government-response>

Existing Lawful Development Certificate (CLED)	Proposed Lawful Development Certificate (CLPD)
Submission of Biodiversity Gain Plan (BGP)	Reserved Matters (other than relating to a large outline permission) (AOD)
Discharge of planning condition (DIS)	Application for Prior Approval

3.2.3 Examples of the types of application that fall into the above category and therefore can only be determined by officers include:

- applications for extensions to a house.
- the construction of between 1 and 9 houses.
- applications for new shopfronts.
- reserved matters (which follow a grant of outline planning permission) for schemes of fewer than 500 dwellings.
- Applications to change a house into a House in Multiple Occupation (HMO) (converting a dwellinghouse to an HMO for up to six occupants benefits from a national grant of deemed planning permission under the General Permitted Development Order. Converting a dwellinghouse into an HMO with more than six occupants would be classed as 'Minor Residential' under the regulations. This categorisation has been referenced by the Minister for Housing and Planning in Parliament²).

3.2.4 This is regardless of whether a site is within a conservation area, the Green Belt, or any other planning designation. This is in addition to application types where the existing constitution does not allow a committee referral, for example applications for lawful development certificates, prior approval, and discharge of conditions.

3.2.5 The following applications fall into Schedule 2, which must be determined by Officers unless referred to committee:

Application for listed building consent (LBC) (A Schedule 1 application for planning permission connected to an application for listed building consent can fall within Schedule 2)	Application to vary/discharge condition of listed building consent
Application for planning permission relating to an application for listed building consent or application to vary/discharge condition	Application for planning permission which is not a) householder, b) minor commercial, c) minor residential
Application under S73 to vary/remove a condition where the original permission was Schedule 2	Application under S73A for development already carried out (RSP)
Request to agree to modify/discharge a planning obligation pursuant to a Schedule 2 approval	Application to modify/discharge a planning obligation pursuant to a Schedule 2 approval
Reserved Matters in respect of a large outline permission (AOD)	Application for Advertisement Consent

² <https://hansard.parliament.uk/Commons/2026-06-25/debates/64B52F8F-AB4A-424E-A8D3-B62E7B4F7032/houses-in-multiple-occupation>

500+ dwellings or 50,000+sqm area	
Application for consent under TPO	

3.2.6 Examples of the types of application which fall into this category include:

- applications to build or extend new offices,
- applications for major development (10 or more houses),
- some applications for the change of use of a building or land (including to provide Gypsy and Traveller pitches),
- applications for reserved matters for 500 or more dwellings.

3.2.7 Regulation 5 provides that the nominated member and nominated officer (see definition below) may agree to refer a Schedule 2 application to committee if in their view it raises:

- a) one or more issues of economic, social or environmental significance to the local area, or
- b) one or more significant planning matters having regard to the development plan and any other material considerations.

3.2.8 It is important to note that the test is whether the application raises the issues in (a) or (b), and the recommendation is immaterial.

3.2.9 Regulation 6 provides that the nominated member and nominated officer may agree to refer an own interest application to committee. Own interest applications are where the application is made by or on behalf of the authority, a member of the authority, an officer of the authority, or in the view of the nominated member and nominated officer the authority or any of its members or officers otherwise has an interest in the application. The Statutory Guidance recognises that there may be cases where, in the interests of transparency and public accountability, it may be appropriate for some such applications to be referred to a planning committee, whether they are Schedule 1 or 2. Where the nominated officer and member agree, these applications can be referred to committee without the need for consideration of the Gateway Test criteria.

3.2.10 Regulation 7 provides that committees must have a maximum of 13 members.

3.2.11 The Government have published Statutory Guidance which sits alongside the Regulations. This provides further information in respect of implementing the Regulations and states “as required by section 319ZZE(4) and (5) of the Town and Country Planning Act 1990, local planning authorities must have regard to this guidance in operating or making arrangements required under the Regulations”.

3.3 What do the regulations change for planning decision making at Three Rivers

3.3.1 Under the current arrangements, applications submitted under the Planning Act, Listed Building and Conservation Areas Act, or Advertisement Regulations are determined by the Head of Regulatory Services if:

- i. an approval accords with the provisions of the development plan
- ii. the application has not been called in by three Members of the Planning Committee or the relevant Parish Council within the consultation period
- iii. the decision would not conflict with an objection from an adjoining local authority.

- iv. The Head of Regulatory Services considers it prudent to exercise their delegated authority.
- 3.3.2 The regulations change this, so that only those applications falling within Schedule 2 and which pass the Gateway Test (set out above from Regulation 5) are referred to committee.
- 3.3.3 It will no longer be possible for Parish Councils to directly call a planning application in for determination at committee. Applications can only be presented to committee if they pass the Gateway Test.
- 3.3.4 In terms of managing the Gateway Process, the Statutory Guidance is clear that:
- 12. It is for individual local planning authorities to put in place their own arrangements for how the consideration of cases for referral to committee will operate in practice.*
- 13. It is not a requirement of the national scheme of delegation that nominated officers and nominated members consider all Schedule 2 applications or all own-interest applications for potential referral to committee. Local planning authorities may, through their constitutions, decide which Schedule 2 or own-interest applications need to be considered for referral. The regulations provide for the option for Schedule 2 applications to be considered for committee against the gateway test but do not require all schedule 2 applications to be considered – they will otherwise be delegated to officer.*
- 14. Where local planning authorities anticipate that there may be a significant number of Schedule 2 or own-interest applications which may need to be considered for referral to committee they may wish to put in place a triage system to ensure that the nominated officer and nominated member of the committee are not overwhelmed and to avoid any unnecessary delays in planning decision making.*
- 3.3.5 The constitution will need to be amended to reflect Schedules 1 and 2, including which Schedule 2 applications are eligible to be selected as part of a triage process and considered for the Gateway Test. Officers are proposing a Triage Process (**Appendix 4**), which will set out how applications can be selected for consideration for the Test. The application will only proceed to be determined by Committee if the Gateway Test is passed. At this time, Officers propose to maintain an element of the existing scheme of delegation within the triage process, – for example not allowing applications that cannot currently be determined by committee, to now be considered for determined by committee.
- 3.4 Required Actions
- 3.4.1 It will be necessary to amend the constitution to include the following:
- 3.4.1.1 Confirm the Nominated Member(s). Statutory Guidance suggests the nominated member should be the chair of planning committee, or vice chair or equivalent member, and that arrangements should be in place for other members to cover. It is proposed that the nominated members should be initially defined using the following cascade:
- i. Planning Committee Chair
 - ii. Planning Committee Vice Chair
 - iii. Leader of the Council

- iv. Deputy Leader of the Council.
- 3.4.1.2 Confirm the Nominated Officer(s). Statutory Guidance suggests the nominated officer should be the Chief Planning Officer or equivalent officer who has extensive professional planning experience, with others who can provide cover. It is proposed that the nominated officers should be initially defined using the following cascade:
- i. Head of Regulatory Services
 - ii. Development Management Team Leaders
 - iii. Development Management Principal Planning Officers
- 3.4.1.3 Define 'Own Interest'. The regulations set out that own interest applications are those made by or on behalf of that authority, or a member of that authority, or an officer of that authority, or 'in the view of the nominated member and the nominated officer, the authority or any of its members or officers otherwise has an interest in that application'. It is currently practice at TRDC to take applications to committee where a member or officer is within the consultation area of an application, and it is intended that this would be included in a definition of Own Interest and would also be a factor considered by the nominated member and nominated officer when considering whether to refer to committee. The guidance sets out that this will be in the interests of transparency and public accountability. It is proposed that this definition be adopted and included within the constitution.
- 3.4.1.4 Dealing with Petitions. At present the constitution (Part 4 – Rules of Procedure) requires the Chair and Spokespersons of Planning Committee to be notified of receipt of any petition and enables them to exercise their right to require the matter to be determined by the appropriate committee. This requirement shall be deleted as the regulations only allow for applications to be presented to committee having passed the Gateway Test.
- 3.4.1.5 Set the maximum number of committee members to 13.
- 3.4.2 In addition, officers will need to establish a Triage Process, by which applications can be flagged for consideration under the Gateway Test. See **Appendix 4**.
- 3.4.3 Officers will also need to establish a protocol governing the Gateway Test, which will include how the test will be initiated, attended and recorded. It is intended that the outcome of the Gateway Test will be published. See **Appendix 4**.
- 3.4.4 The Council's Statement of Community Involvement will also require updating, to accurately reflect how planning and related applications will be determined.

4 Options and Reasons for Recommendations

- 4.1 Option 1: Agree the procedure and guidance and amendments to the constitution as detailed in appendix 4 and 5. Amend the constitution as appropriate by 31 October 2026, to ensure that decisions made by the council as Local Planning Authority are lawful.
- 4.2 Option 2: Agree amendments to the procedure, guidance, and/or constitution. Amend the constitution as appropriate by 31 October 2026, to ensure that decisions made by the council as Local Planning Authority are lawful.
- 4.3 Option 3: Do nothing. If the constitution is not amended, any decisions made by the council as Local Planning Authority would be in contravention of the

legislation and statutory guidance, meaning decisions on whether applications should be delegated to officers or determined by committee, and the planning decision itself, open to legal challenge/judicial review.

5 Policy/Budget Reference and Implications

- 5.1 The recommendations in this report are necessary to ensure that decisions made by the council as Local Planning Authority are lawful.

Financial, Equal Opportunities, Environmental, Community Safety, Public Health, Customer Services Centre, Health & Safety Implications

None specific.

6 Legal Implications

- 6.1 The constitution and the council's procedures must be updated to comply with the abovementioned regulations, and planning decisions must be taken in accordance with the updated procedures from 31 October 2026. Failure to comply with the Regulations may lead to planning decisions being unlawful and subject to risk of judicial review, with the potential for decisions to be quashed.

7 Equal Opportunities Implications

- 7.1 Relevance Test

Has a relevance test been completed for Equality Impact?	No
The changes are required as a result of government legislation.	

8 Staffing Implications

- 8.1 Compliance with the regulations will require the Nominated Officer(s) to increase the number of scheduled meetings with the Nominated Member(s). Planning Case Officers will be required to review the details of their planning applications earlier in the planning process, in order to attend the meetings and provide an effective briefing as part of the Gateway Test process. These are generally additional tasks that will have some operational impact. Staff resource implications will need to be reviewed periodically.
- 8.2 Other operational implications include fewer planning staff having applications presented to committee, meaning staff have reduced exposure to and experience of the planning committee process.

9 Communications and Website Implications

- 9.1 It will be necessary to establish how the timings of the meetings between the Nominated Officer and Member are agreed and communicated internally. It will also be necessary to consider how the outcome of any meetings are published (expected to be within the planning online section of the website).
- 9.2 It will also be necessary to communicate these changes with Councillors, Parish Councils and residents so that all understand the new scope of Planning Committee, the applications it can and cannot consider, and how eligible applications can be referred. This communication will need to take place before the regulations come into effect.

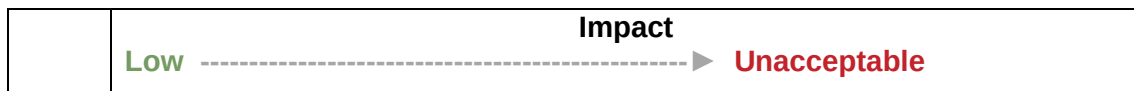
10 Risk and Health & Safety Implications

- 10.1 The Council has agreed its risk management strategy which can be found on the website at <http://www.threerivers.gov.uk>. The risk management implications of this report are detailed below.

Nature of Risk	Consequence	Suggested Control Measures	Response (tolerate, treat, terminate, transfer)	Risk Rating (combination of likelihood and impact)
Failure to update the constitution prior to 30 October 2026	Decisions made on planning applications may not be lawful, and may be subject of challenge via judicial review, with a risk of decisions being quashed.	Ensure constitution is updated by 30 October 2026	Treat	6-8
Failure to adopt new legislative requirements and introduce new processes	Decisions made on planning applications may not be lawful, and may be subject of challenge via judicial review, with a risk of decisions being quashed.	Ensure new processes and requirements are adopted	Treat	6

- 10.2 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 	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 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%))

- 10.3 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.

Background Papers

APPENDICES / ATTACHMENTS

Appendix 1 – TRDC Response to Government consultation on Committee Reforms

Appendix 2 – Statutory Guidance - Planning Committees and the National Scheme of Delegation of Planning Functions: Guidance for local planning authorities in England (1 June 2026)

Appendix 3 - The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026

Appendix 4 – Process Notes

Appendix 5 – Amendments to Scheme of Delegation

Appendix 5 – Changes to Constitution

Open consultation

Planning committee reform: statutory consultation on draft Regulations and guidance

Published 26 March 2026

Applies to England

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Print this page

Scope of the consultation

This statutory consultation seeks views on the draft Regulations and guidance underpinning our planning committee reforms from the Planning and Infrastructure Act 2025.

It covers the following areas:

- delegation of planning decisions to officers
- the size of planning committees

Geographical scope

These proposals relate to England only.

Impact assessment

We have undertaken an impact assessment through the passage of the parent Act which can be found online: [Planning and Infrastructure Act 2025 publications - Parliamentary Bills - UK Parliament](#).

Body responsible for the consultation:

Ministry of Housing, Communities and Local Government.

Duration

This consultation will last for 4 weeks from 26 March 2026.

Enquiries

For any enquiries about the consultation,
email: planningcommittees@communities.gov.uk

How to respond

You can respond by completing [the online survey](#)

Alternatively you can email your response to the questions in this consultation
to: planningcommittees@communities.gov.uk

If you are responding in writing, please make it clear which questions you are
responding to.

Written responses should be sent to:

Planning Development Management
Fry Building
2 Marsham Street
London
SW1P 4DF

When you reply it would be very useful if you confirm whether you are replying as an
individual or submitting an official response on behalf of an organisation and include:

- your name
- your position (if applicable)
- the name of organisation (if applicable)
- an address (including post-code)
- an email address
- a contact telephone number

Introduction

1. Planning committees play a critical role in maintaining public trust and ensuring local
democratic oversight within the English planning system. Planning committees remain
central to transparent, consistent, and high-quality decision-making.

2. In the King's Speech, the government announced that it would modernise the way planning committees operate to best deliver for communities and support much needed development. To achieve this, the government introduced measures through the Planning and Infrastructure Act 2025 (the Act) to:

- give a new power to the Secretary of State to set out which planning functions should be delegated to planning officers for a decision and which should instead go to a planning committee or sub-committee
- give a new power to the Secretary of State to control the size and composition of planning committees
- impose a new requirement for members of planning committees to be trained, and certified, in key elements of planning

3. The measures in the Act are enabling powers, with the detailed provisions to be set out in subsequent regulations. In May 2025, the government launched [a public consultation](#) to seek views on what detailed provisions should be included in the regulations.

4. This consultation reinforced the importance of planning committees as a fundamental part of local democratic accountability. The consultation stated that planning is inherently a local activity and should reflect the views of residents and communities. However, it also highlighted that there was significant variation in how committees currently operate across England, which can create inconsistency, delay, and inefficiencies.

5. To address this, we have consulted on proposals to reform the way planning committees work including the introduction of a national scheme of delegation, introducing clear rules on committee size, and introducing mandatory training for committee members to ensure consistent professional standards. Our [government response to that consultation](#) has now been published.

In summary:

- in general, respondents were in favour of the proposals for a tiered approach to the national scheme of delegation which would allocate types of applications as being always delegated to officers (Tier A), or being able to be brought to committee subject to a gateway test (Tier B)
- we received a variety of feedback on the technical issues related to Tier A and Tier B which we have reflected on in the preparation of these draft regulations
- we also received feedback on the size of planning committees, including practical points on those councils with a wide range of political representation

- we received a range of views on the implementation of mandatory training which we will continue to consider following the implementation of reforms to the national scheme of delegation and the size of committees

6. We propose to bring forward the regulations and statutory guidance for a national scheme of delegation and size of planning committees so that the reforms will be in place by the end of September.

7. There is a statutory requirement to consult on both draft regulations and guidance under section 319ZZE (6) of the Town and Country Planning Act 1990. This statutory consultation seeks views on the technical detail and drafting of the regulations and guidance which reflect these principles and supports LPAs in delivering planning decisions that are transparent, accountable and community focused.

Draft regulations

8. Our draft regulations make provision for the national scheme of delegation and the size threshold for committees in England.

9. Regulation 1 sets out geographic extent, citation and commencement details of the Regulations. Regulation 2 sets out definitions of how terms used in the regulations should be understood. Regulation 2 also sets out restrictions on limiting officer discretion where applications have been delegated to officers and arrangements for joint committees where local planning authorities have made such arrangements.

10. Regulation 4 requires decisions on types of applications that are set out in Schedule 1 of the Regulations to be delegated to officers. (Tier A under the previous consultation).

11. Regulation 5 gives local planning authorities the ability to refer decisions on the types of application that are set out in Schedule 2 to a committee, subject to the nominated officer and nominated member agreeing to this (Tier B under previous the consultation). In their agreement they must have concluded that the proposal raises:

- one or more issues of economic, social or environmental significance to the local area
- one or more significant planning matters having regard to the development plan and any other material consideration

12. Regulation 5 also sets out that where a local planning authority has not made such arrangements to refer an application to a committee, it must be determined by an officer. In considering whether to refer an application, the relevant officer and relevant member must have regard to guidance issued by the Secretary of State.

13. Regulation 6 sets out the procedure for linked persons applications – which are applications made by the authority itself, or a member or officer of the authority or an entity owned or controlled (whether wholly or partly) by that authority or any of its members or officers. In these circumstances the nominated member and the nominated officer may refer the application to the committee. There is no need to have regard to the gateway test in Regulation 5 in this determination.

14. Regulation 7 sets out that committee discharging a function in Schedule 2 of the Regulations must be capped at 13 members.

Schedule 1 (Tier A)

15. Schedule 1 sets out the list of types of applications that must in all circumstances be delegated to officers. These includes applications for planning permission for householder, minor residential and minor commercial development, as well as a number of supplementary and technical consents such as discharge of conditions, reserved matter approvals (for non-phased development), lawful development certificates, and non-material amendments.

Schedule 2 (Tier B)

16. Schedule 2 sets out the list of types of applications that may be referred to a committee subject to the circumstances set out in Regulation 5 and must be delegated to an officer where those circumstances have not been met. These include other applications for planning permission not in Schedule 1, reserved matters approvals for phased development, variations of permissions, and special controls such as listed building and tree preservation order consents.

Questions

17. As the regulations are largely implementing the proposals consulted on during the passage of the Planning and Infrastructure Act 2025, we are particularly interested on views about the details and drafting of the regulations to ensure they are effective. We have set out one open ended question to gather views.

Question 1

Do you have any comments on the draft Regulations

Whilst comments on the specific details of the regulations are covered below Three Rivers DC remain concerned about their implications in terms of removing local democratic oversight of a number of planning applications and weakening local democracy. Maintaining strong and professional relationships between Officers and Members is key but this approach could result on a breakdown of these relationships, including between members of the Planning Committee, given the powers now being given to the nominated officer and nominated member. In addition, the new regulations are likely to place nominated Officers and Members

under additional resource burden with expected scrutiny and local challenge to how they have made their decisions on ‘significant’ impacts and ‘local area’ (as examples).

In respect of the wording of the regulations, it is our view that Para 4 of Schedule 2 should relate to “An application for planning permission or for reserved matters”, and Para 11 of Schedule 1 deleted, for the reasons set out in our response to question two.

How should local authorities deal with applications which relate to the development of land directly adjacent to land owned by a member or officer of that authority. At present, we would take those applications to committee because of the potential perception of bias that could occur.

The draft regulations are silent about transitional arrangements, ie when an application has been called-in to committee under the current constitution, but the decision is not made until a time after the draft regulations are brought into effect.

The regulations should require the Gateway Test to be undertaken within a specific time period following the registration/validation of the application – to save any situation where a call-in is instigated last minute, at a time where Officers are prepared to determine under delegated powers. Our current constitution requires any call-in to be made during the application’s consultation period.

There is reference to S191 and 192 certificates but not Certificate of Lawfulness for Listed Buildings.

It is unclear how Advertisement applications could ever pass the gateway tests and therefore why they appear in Schedule 2.

Approach to Reserved Matters Applications on phased outline permissions

18. Most applications for reserved matter approvals will be in Schedule 1 reflecting the fact that the principle of development has already been established at the outline stage and that delegation to officers can speed up decision making.

19. Our original consultation was silent on the specific issue of reserved matters applications on phased development, instead proposing that all reserved matters would always be delegated. However, numerous responses to our previous consultation expressed a view that when it comes to large-scale multi-phase developments, where development takes place over many years and in some cases decades, the scale and impact of reserved matters applications for individual phases

could justify committee consideration in some circumstances. We are therefore proposing an alternative approach in our draft Regulations to Reserved Matters applications on phased outline permissions, placing them in Schedule 2.

20. As a result, this type of application would be presumed to be delegated unless referred to a committee via the gateway test set out in Regulation 5. As per our approach to other applications in Schedule 2, there would be a strong expectation that the vast majority of phased reserved matters applications would be delegated, in line with our statutory guidance, unless the gateway test was met.

21. We welcome views on our proposed approach, which differs from the original consultation proposal to delegate all reserved matter applications, including whether the gateway test is sufficient to ensure that the vast majority of phased reserved matters applications would be delegated or whether alternative thresholds should apply to such applications to specify those that should always be delegated – for example, should there be a size threshold in relation to the scale of outline permission to determine whether a phased Reserved Matters application would be in Schedule 2, and therefore in scope of committee consideration, or in Schedule 1, and therefore delegated in all circumstances.

Question 2

Do you agree with our proposed approach to phased reserved matters applications? If not, do you think we should return to the original position of reserved matters on phased development being delegated in all circumstances or should we instead consider delegating certain types of phased reserved matters applications?

Para 18 states “*Most applications for reserved matter approvals will be in Schedule 1 reflecting the fact that the principle of development has already been established at the outline stage*”. However, this does not take into account that these applications might only deal with the principles of the development, with none of the five ‘reserved matters’ provided in any detail. Therefore, there would have been no agreement to the access, appearance, landscape, layout or scale of the development. It does not seem to be consistent that these reserved matters, for a major development which is not phased, can only be determined under delegated powers when a full/detailed application for a major development of an identical nature would under Schedule 2 be capable of being called to committee. As one example, if outline permission is granted with all matters reserved for a major industrial development, the reserved matters would show the layout of the buildings but could not be determined by committee. Compare this to a full application for a major industrial development that includes the layout – that application could go to committee. Both are considering the layout of the development, and therefore its appropriateness in the context of an area, and its wider impacts (positive and negative). The proposal will encourage the use of more outline applications followed by reserved matters, silent on phasing, to avoid committee. This may lead to an increase in the number of applications being submitted, lengthening the time period before works can begin for the sake of

attempting to avoid a committee hearing. It is our view that Para 4 of Schedule 2 should relate to “An application for planning permission or for reserved matters”, and Para 11 of Schedule 1 deleted. The draft guidance states ‘*Committees should focus on the key proposals that matter to an area, enabling other, often more minor and technical, decisions to be made by planning officers.*’ Reserved matters applications following outline applications are key proposals that matter to areas, regardless of whether they are phased or not – how the schemes are implemented is not relevant. What is relevant is the extent of development proposed and how it will impact the area. This is why any major reserved matters scheme should be within Schedule 2.

Draft guidance

22. This statutory guidance sets out in further detail what local planning authorities should have regard to when implementing the national scheme of delegation.

23. In addition to explaining the Regulations, it sets out additional detail on the gateway test in Regulation 5, and how this should be interpreted. In particular, it sets out how local planning authorities should interpret the two limbs of the gateway test in relation to matters of economic, environmental or social significance, and that where applications are in accordance with site allocations these should not be considered to raise significant planning matters and should not be referred to committee in line with the gateway test. The guidance also provides expectations around transparency, record keeping, and committee size limits.

Questions

Question 3

Do you have any comments on the draft guidance?

The guidance should require the call-in process to take place within a set time period from the validation of the planning application, to avoid last-minute requests to call in which could delay decisions where they are prepared on the basis of a delegated decision. Our current constitution requires any call-in to be made during the application’s consultation period.

There needs to be clearer guidance on how triaging should work – Should LPA Officers triage all schedule 2 submissions, with its associated resource burden or is it acceptable to have a local ‘call in’ procedure which just identifies those schedule 2 applications to be considered under the ‘Gateway Test’ We do not disagree with the process – but it should be made clear whether we need to expressly triage schemes, with a written audit trail as to why they are/are not called in. In the absence of this, we have concerns about judicial review risk when there is disagreement about the decision making process used. This will take more LPA time and resource, and delay decisions. A centrally defined way to achieve this would be preferred, as this should

help to reduce the challenges LPAs may otherwise face from interested parties through formal complaints procedure or judicial review.

Will there be guidance in respect of how the chosen route might be challenged by third parties? For example, could they use judicial review or is this not appropriate/possible?

How would you define a 'significant' planning matter, and/or the 'Local Area' at para 19 of the draft guidance.

It is not clear how change of use applications fall into the guidance or schedule 1 or 2. Are change of use applications always minor (ie not major) and therefore always schedule 1? They are minor but they might not relate always to commercial or residential development.

Para 24 – Reserved Matters applications can represent substantial development even if not phased, so the phased approach is not supported.

Implementation

24. Further to this statutory consultation and the consideration of any responses we will look to lay the regulations in draft for consideration by both Houses of Parliament in Spring.

25. We are looking to set a date to bring the regulations into force from 30 September 2026. This will allow time for local authorities over the summer to make arrangements, such as amending their constitutions, so that planning committees comply with the regulations.

26. During this period, the Planning Advisory Service will be providing practical training and support to local planning authorities with the implementation of these reforms.

About this consultation

This consultation document and consultation process have been planned to adhere to the Consultation Principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Environmental Information Regulations 2004 and UK

data protection legislation. In certain circumstances this may therefore include personal data when required by law.

If you want the information that you provide to be treated as confidential, please be aware that, as a public authority, the Department is bound by the information access regimes and may therefore be obliged to disclose all or some of the information you provide. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Ministry of Housing, Communities and Local Government will at all times process your personal data in accordance with UK data protection legislation and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties. A full privacy notice is included below.

Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not or you have any other observations about how we can improve the process please contact us via the [complaints procedure](#).

Personal data

The following is to explain your rights and give you the information you are entitled to under UK data protection legislation.

Note that this section only refers to personal data (your name, contact details and any other information that relates to you or another identified or identifiable individual personally) not the content otherwise of your response to the consultation.

1. The identity of the data controller and contact details of our Data Protection Officer

The Ministry of Housing, Communities and Local Government (MHCLG) is the data controller. The Data Protection Officer can be contacted at dataprotection@communities.gov.uk or by writing to the following address:

Data Protection Officer,
Ministry of Housing, Communities and Local Government,
Fry Building,

2 Marsham Street,
London
SW1P 4DF

2. Why we are collecting your personal data

Your personal data is being collected as an essential part of the consultation process, so that we can contact you regarding your response and for statistical purposes. We may also use it to contact you about related matters.

We will collect your IP address if you complete a consultation online. We may use this to ensure that each person only completes a survey once. We will not use this data for any other purpose.

Sensitive types of personal data

Please do not share [special category](#) personal data or criminal offence data if we have not asked for this unless absolutely necessary for the purposes of your consultation response. By 'special category personal data', we mean information about a living individual's:

- race
- ethnic origin
- political opinions
- religious or philosophical beliefs
- trade union membership
- genetics
- biometrics
- health (including disability-related information)
- sex life
- sexual orientation.

By 'criminal offence data', we mean information relating to a living individual's criminal convictions or offences or related security measures.

3. Our legal basis for processing your personal data

There is a legal duty for us to consult on the draft regulations and guidance, as set out in section 54 of the Planning and Infrastructure Act 2025.

The collection of your personal data is lawful under article 6(1)(e) of the UK General Data Protection Regulation as it is necessary for the performance by MHCLG of a task in

the public interest/in the exercise of official authority vested in the data controller. Section 8(d) of the Data Protection Act 2018 states that this will include processing of personal data that is necessary for the exercise of a function of the Crown, a Minister of the Crown or a government department i.e. in this case a consultation.

Where necessary for the purposes of this consultation, our lawful basis for the processing of any special category personal data or ‘criminal offence’ data (terms explained under ‘Sensitive Types of Data’) which you submit in response to this consultation is as follows. The relevant lawful basis for the processing of special category personal data is Article 9(2)(g) UK GDPR (‘substantial public interest’), and Schedule 1 paragraph 6 of the Data Protection Act 2018 (‘statutory etc and government purposes’). The relevant lawful basis in relation to personal data relating to criminal convictions and offences data is likewise provided by Schedule 1 paragraph 6 of the Data Protection Act 2018.

4. With whom we will be sharing your personal data

MHCLG may appoint a ‘data processor’, acting on behalf of the Department and under our instruction, to help analyse the responses to this consultation. Where we do we will ensure that the processing of your personal data remains in strict accordance with the requirements of the data protection legislation.

5. For how long we will keep your personal data, or criteria used to determine the retention period.

Your personal data will be held for two years from the closure of the consultation, unless we identify that its continued retention is unnecessary before that point.

6. Your rights, e.g. access, rectification, restriction, objection

The data we are collecting is your personal data, and you have considerable say over what happens to it. You have the right:

- a. to see what data we have about you
- b. to ask us to stop using your data, but keep it on record
- c. to ask to have your data corrected if it is incorrect or incomplete
- d. to object to our use of your personal data in certain circumstances
- e. to lodge a complaint with the independent Information Commissioner (ICO) if you think we are not handling your data fairly or in accordance with the law. You can contact the ICO at <https://ico.org.uk/>, or telephone 0303 123 1113.

Please contact us at the following address if you wish to exercise the rights listed above, except the right to lodge a complaint with the ICO: dataprotection@communities.gov.uk or

Knowledge and Information Access Team,
Ministry of Housing, Communities and Local Government,
Fry Building,
2 Marsham Street,
London
SW1P 4DF

7. Your personal data will not be sent overseas.

8. Your personal data will not be used for any automated decision making.

9. Your personal data will be stored in a secure government IT system.

We use a third-party system, Citizen Space, to collect consultation responses. In the first instance your personal data will be stored on their secure UK-based server. Your personal data will be transferred to our secure government IT system as soon as possible, and it will be stored there for 2 years before it is deleted.

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Statutory guidance

Planning Committees and the National Scheme of Delegation of Planning Functions: Guidance for local planning authorities in England

Published 1 June 2026

Applies to England

Contents

1. [Introduction](#)
2. [National Scheme of Delegation of Planning Functions](#)
3. [Size of committees](#)

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Introduction

1. This guidance supports local planning authorities in England in implementing the provisions in [sections 319ZZC to 319ZZF of the Town and Country Planning Act 1990](#) (introduced through section 54 of the Planning and Infrastructure Act 2025) and the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 (the Regulations). These sections relate to the national scheme of delegation of planning functions and the size of planning committees.

2. Sections 319ZZC to 319ZZE of the Town and Country Planning Act 1990 apply to all local planning authorities except development corporations, Homes and Communities Agency, National Park Authorities and the Broads Authority. They also apply to mineral planning authorities where they exist (excluding those which are National Park Authorities).

3. As required by section 319ZZE(4) and (5) of the Town and Country Planning Act 1990, local planning authorities must have regard to this guidance in operating or making arrangements required under the Regulations.

4. For the avoidance of doubt, where local planning authorities do not comply with the Regulations from the date they come into force (31 October 2026) and their planning committees make decisions on applications which must be delegated officers, those decisions may be subject to judicial review by anyone aggrieved by the decision. This may lead to the quashing of the decision.

National Scheme of Delegation of Planning Functions

5. The government's aim behind the national scheme of delegation is to ensure that there is greater clarity and consistency about the role of planning committees in planning decision making. Committees should focus on the key proposals that matter

to an area, enabling other, often more minor and technical, decisions to be made by planning officers.

6. Section 319ZZC of the Town and Country Planning Act 1990 gives the Secretary of State the power to set out which functions of a local planning authority should be delegated to planning officers for a decision and which should instead go to a planning committee or sub-committee.

7. The Secretary of State has exercised this power through the Regulations. These Regulations set out the following general approach to decision making:

- where applications fall under Schedule 1 decisions must be delegated to officers under regulation 4
- where applications fall under Schedule 2, there is a presumption under regulation 5 that decisions are delegated to officers unless the nominated officer and nominated member agree the application should be referred to a planning committee or sub-committee for determination and that it meets at least one of the criteria in regulation 5(3)

8. There is further specific provision under regulation 6 for own-interest applications i.e. an application made (whether or not jointly with any other person) by the authority or an officer or member of the authority or an application where the authority or any of its members or officers has an interest, to support transparency and propriety. These applications can be referred to a planning committee or sub-committee for determination if the nominated officer and nominated member of the planning committee agree. Where a planning function is not listed in either Schedule 1 or 2, it is for the local planning authority to decide whether it should be delegated to an officer or referred to a committee or sub-committee for a decision (as part of its local constitution).

9. Under the national scheme of delegation, current practices set out in local authority constitutions, such as the power for ward councillors to require cases to be called in for committee consideration or having trigger points for referral to committee if a certain number of objections is reached, will not be possible. Local authorities will need to amend their constitutions to align with the national scheme of delegation. Failure to do so may make decisions on whether to delegate applications to officers or refer them to committees for determination liable to judicial review.

Consideration for referral to committee

10. For the purposes of considering referral of applications to committee:

a. the nominated officer should be the Chief Planning Officer or equivalent officer who has extensive professional planning experience. However, local planning authorities will also need to ensure they have other senior planning officers who can provide cover if

needed to avoid any unnecessary delays in the referral process (or where there is an own interest application and the Chief Planning Officer or equivalent officer has an interest in it).

b. the nominated member should be the chair of the planning committee or, where such a role does not exist, the vice chair or equivalent member. As in the case of nominated officers, the authority will need to ensure there are arrangements in place for other members to cover should the nominated member not be available (or where there is an own interest application and the nominated member has an interest in it).

11. Where local planning authorities have more than one planning committee, they may nominate different officers or members for each committee.

12. It is for individual local planning authorities to put in place their own arrangements for how the consideration of cases for referral to committee will operate in practice.

13. It is not a requirement of the national scheme of delegation that nominated officers and nominated members consider all Schedule 2 applications or all own-interest applications for potential referral to committee. Local planning authorities may, through their constitutions, decide which Schedule 2 or own-interest applications need to be considered for referral. The regulations provide for the option for Schedule 2 applications to be considered for committee against the gateway test but do not require all schedule 2 applications to be considered – they will otherwise be delegated to officer.

14. Where local planning authorities anticipate that there may be a significant number of Schedule 2 or own-interest applications which may need to be considered for referral to committee they may wish to put in place a triage system to ensure that the nominated officer and nominated member of the committee are not overwhelmed and to avoid any unnecessary delays in planning decision making.

15. Nominated officers and nominated members should make every effort to reach agreement on which cases should be referred to committee. However, where agreement is not possible, the case must be determined by officers in accordance with regulation 5(2) or regulation 6(3).

16. Further best practice advice is available from the Planning Advisory Service on the referral of applications to committee.

Schedule 1 functions

17. Schedule 1 of the Regulations sets out all the functions which must be delegated to officers for a decision (unless it is an own-interest application). These include a number of categories of applications for planning permission for:

- householder development (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015)
- minor commercial development (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015)
- minor residential development which is defined in the Regulations as:
 - development that includes only dwellings and development for the purposes incidental to the enjoyment of dwellings, comprises at least one but not more than nine dwellings, and is to be carried out on a site having an area smaller than 0.5 hectares
 - development of a building containing flats, or development within the curtilage of such a building, for any purpose incidental to the enjoyment of the flats or any of them but excludes development in respect of a building containing flats, or development within the curtilage of such a building, that involves either or both of a change of use or change to the number of flats
 - an application for any consent, agreement or approval required by or under a planning permission, development order or local development order for development within paragraph (a) or (b)

18. It also contains a range of other planning consents:

- to develop land without compliance with conditions previously attached) in respect of which the previous planning permission was a Schedule 1 planning permission (applications under section 73(1) of the Town and Country Planning Act 1990)
- reserved matters approval in respect of an outline planning permission other than a large outline phase permission (i.e. one which grants permission for development involving the provision of at least 500 dwellings or a building or buildings where the floorspace to be created by the development is 50,000 square metres or more) (applications under Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015)
- discharge of conditions (applications under Article 27(1) of Town and Country Planning (Development Management Procedure) (England) Order 2015)
- prior approval for permitted development rights (applications under Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015)
- permission in principle (as referred to in section 58A of the Town and Country Planning Act 1990)

- where a local planning authority considers a planning obligation is connected to a Schedule 1 application, requests to agree to modify or discharge a planning obligation (under section 106A(1)(a) of the Town and Country Planning Act 1990)
- where local planning authority considers a planning obligation is connected to a Schedule 1 application, modification or discharge of a planning obligation (applications under section 106A(3) of the Town and Country Planning Act 1990)
- non-material changes to planning permission or permission in principle (applications under section 96A(4) of the Town and Country Planning Act 1990)
- certificates of lawfulness of existing use or development (under section 191(1) of the Town and Country Planning Act 1990)
- certificates of lawfulness of proposed use or development (under section 192(2) of the Town and Country Planning Act 1990)
- certificates of lawfulness for proposed works to listed buildings (under section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- biodiversity gain plan (duty to approve under paragraph 14 of Schedule 7A to the Town and Country Planning Act 1990)
- certificates of appropriate alternative development (applications under section 17 of the Land Compensation Act 1961)

19. However, applications which would otherwise fall under Schedule 1, will fall within Schedule 2 where:

- a local authority considers that the application for planning permission is connected to a Schedule 2 application for listed building consent or for the variation or discharge of a condition on a listed building consent
- the application is made under section 73A of the Town and Country Planning Act 1990

Schedule 2 functions

20. The functions which fall within Schedule 2 of the Regulations are:

- applications for planning permission which are not householder, minor commercial or minor residential applications
- applications for planning permission which would otherwise fall into Schedule 1 but are connected to a Schedule 2 application for listed building consent or for the variation or discharge of a condition on a listed building consent
- applications to develop land without compliance with conditions previously attached in respect of which the previous planning permission was a Schedule 2

planning permission (under section 73(1) of the Town and Country Planning Act 1990)

- applications for development which has already been carried out (under section 73A(1) of the Town and Country Planning Act 1990)
- where it is related to a large outline planning permission, applications for reserved matters approvals (under Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015)
- where a local planning authority considers a planning obligation is connected to a Schedule 2 application, requests to agree to modify or discharge a planning obligation (under section 106A(1)(a) of the Town and Country Planning Act 1990)
- where a local planning authority considers a planning obligation is connected to a Schedule 2 application, application for modification or discharge of a planning obligation (under section 106A(3) of the Town and Country Planning Act 1990)
- applications for listed building consent (under section 10 of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- applications for the variation or discharge of conditions of listed building consent (under section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- applications for advertisement consent (under regulation 9 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007)
- applications for consent under tree preservation orders (under regulation 16 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012)
- applications to which paragraph 19 above apply

21. The overriding presumption is that the applications listed in Schedule 2 will be delegated to officers. An application can be referred to a committee or sub-committee only where:

- a. at least one of the criteria in regulation 5(3) is met **or** it is an own-interest application (regulation 6); **and**
- b. the nominated officer and nominated member of the planning committee agree to the referral

Criteria which must be met before a case can be considered for referral under regulation 5

22. In determining whether a referral under regulation 5 is made, the presumption should be that decisions are delegated to officers and only exceptionally be referred to

committee. At a minimum, at least one of the following statutory criteria must be met for a referral to committee to be considered to meet that threshold:

A. where the application raises an economic, social or environmental issue of significance to the local area

B. where the application raises a significant planning matter having regard to the development plan and any other material considerations

23. Applications for development which do not raise a significant planning matter can only be referred to the committee under criterion A if they raise a significant economic, social or environmental issue for the local area. It is for the nominated officer and member to assess whether the development proposal raises any such issue, providing an opportunity for local democratic oversight where necessary. What constitutes 'significant' will vary depending on the local area but examples could include:

- an application for outline planning permission for a large multi-phase residential development allocated in the local plan
- an application for planning permission for change of use of a community shop in a rural area
- an application for planning permission or listed building consent for changes to a notable listed building in a town centre

24. For the purpose of criterion B, the following circumstances are unlikely to raise a significant planning matter:

- where the application for development broadly complies with a detailed site allocation and other relevant policies set out in a local or neighbourhood plan and national decision making policies set out in the National Planning Policy Framework. Significant planning matters may arise if new material considerations are raised by the application
- where a specific planning matter (e.g. highways or flood risk) was initially raised by a statutory consultee as a concern, but the development proposal has been modified to make it acceptable in the view of the statutory consultee (unless the nominated officer has compelling reasons to consider otherwise)

Own-interest applications

25. Applications which are made (whether or not jointly with any other person) by the authority or an officer or member of the authority or it is an application where, in the view of the nominated officer and nominated member, the authority or any of its members or officers has an interest, are own-interest applications dealt with under regulation 6. We recognise that there may be cases where, in the interests of transparency and public accountability, it may be appropriate for some such

applications whether they are in Schedule 1 or Schedule 2 to be referred to a planning committee or sub-committee. Where the nominated officer and nominated member agree, they can be referred to the committee without the need for consideration of the criteria set out in regulation 5(3). Where no such referral has been made, they must be determined by an officer.

26. Under regulation 10 of the Town and Country Planning General Regulations 1992, where a local planning authority is determining its own application for planning permission, it must not be determined by a committee, sub-committee or officer responsible for the management of the building or land to which the application relates. In addition to this restriction, where a planning application is made by a nominated officer or nominated member of the authority or they have an interest in it, in the interests of propriety, they should not be involved in the decision on whether to refer it to committee or not.

Treatment of reserved matters applications

27. We recognise that outline planning permission can be granted for largescale multi-phase development which can take place over many years. As such each related reserved matters application can represent substantial development in its own right and cover more issues of substance, for example, the provision of on site community infrastructure, which may, in exceptional circumstances, merit committee scrutiny. For this reason, we have distinguished between those reserved matters approval applications which relate to large outline planning permissions and those which do not, with the former being placed in Schedule 2 and the latter in Schedule 1.

28. A large outline planning permission for the purpose of these regulations is an outline planning permission which grants permission for development involving the provision of at least 500 dwellings or a building or buildings where the floorspace to be created by the development is 50,000 square metres or more. A reserved matters application for such development must meet the criteria set out under regulation 5(3) for a committee to consider it.

29. When considering reserved matters approval applications which fall into Schedule 2 against the criteria in regulation 5(3), nominated officers and nominated members should only have regard to matters which are directly relevant to the reserved matters application before them.

Treatment of section 106 decisions

30. Specific provision has not been made for section 106 agreements themselves in the regulations. This is because, most of the time, appropriate section 106 planning obligations will be considered as part of the application process. In other cases, they can be entered into unilaterally by the landowner so there is no real 'function' for the

local planning authority. We recognise that there may occasionally be section 106 planning obligations which are agreed outside of the context of a planning application but we consider that, in these cases, the decision on whether it should be delegated to officers or referred to committee should be left to the discretion of the local authority.

31. Where a local planning authority considers a section 106 agreement is connected to an application falling into either Schedule 1 or Schedule 2, and agreement is being sought to amend or discharge the planning obligation (under section 106A(1)(a) of the Town and Country Planning Act 1990), the function of agreeing to amend or discharge the obligation should fall into the same schedule as the related application. This same approach applies to applications to modify or discharge an obligation under section 106A(3).

Treatment of special control applications

32. Applications for listed building consent, advertisement consent and consent under tree preservation orders are included in Schedule 2. In most cases, these types of application will not raise issues which would merit committee scrutiny. The presumption, therefore, is that decisions should be delegated to officers and only exceptionally referred to committee.

33. Whether such an application meets the criteria in regulation 5(3) will depend on the particular circumstances but an example could include where there are proposals for a change of use and works to a prominent listed building which makes an important contribution to a town centre.

Transparency and reporting

34. As a minimum, the local planning authority should keep a record of the cases the nominated officer and nominated member have considered for referral to committee, the outcome of their consideration and the reasons for their decision. They should report this to the planning committee on a regular basis and make it available on their website.

Size of committees

35. Regulation 7 provides for the number of members on a planning committee or sub-committee to be no more than 13. This is a maximum figure to accommodate local planning authorities where members are from multiple political parties. Local planning authorities should consider whether a smaller number of members would be more appropriate in their area to support effective decision making.

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2026 No. 854

TOWN AND COUNTRY PLANNING, ENGLAND

LOCAL AUTHORITIES, ENGLAND

**The Town and Country Planning (Discharge of Local Planning
Authority Functions) (England) Regulations 2026**

Made - - - -

15th July 2026

Coming into force - -

31st October 2026

The Secretary of State makes these Regulations in exercise of the powers conferred by sections 319ZZC to 319ZZE and 333(2A) and (2B) of the Town and Country Planning Act 1990(a).

The Secretary of State has consulted in accordance with section 319ZZE(6)(a) of that Act.

In accordance with section 333(3ZAB) of that Act, a draft of these Regulations has been laid before Parliament and approved by a resolution of each House of Parliament.

Citation, commencement, extent and application

1.—(1) These Regulations may be cited as the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026.

(2) These Regulations come into force on 31st October 2026.

(3) These Regulations extend to England and Wales, but only apply in relation to England.

Interpretation

2.—(1) In these Regulations—

“arrangements” means arrangements by local authorities under section 101 of the 1972 Act(b);

“committee”, in relation to a relevant local planning authority(c), means a committee or sub-committee of that authority;

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- (a) 1990 c. 8. Sections 319ZZC to 319ZZE were inserted by section 54(1) of the Planning and Infrastructure Act 2025 (c. 34). Section 333(2A) was inserted by paragraph 14(2) of Schedule 6 to the Planning and Compulsory Purchase Act 2004 (c. 5). Section 333(2B) was inserted by section 130(1)(a) of the Levelling-up and Regeneration Act 2023 (c. 55).
- (b) 1972 c. 70. See section 319ZZF(4) of the Town and Country Planning Act 1990 (c. 8), as inserted by section 54(1) of the Planning and Infrastructure Act 2025 (c. 34), for the definition of “the 1972 Act”.
- (c) See section 319ZZF(1) of the Town and Country Planning Act 1990 (c. 8) as inserted by section 54(1) of the Planning and Infrastructure Act 2025 (c. 34) for the definition of “relevant local planning authority”.

“DMPO” means the Town and Country Planning (Development Management Procedure) (England) Order 2015(a);

“dwelling” means a house or a flat;

“excluded flat development” means development in respect of a building containing flats, or development within the curtilage of such a building, that involves either or both of—

(a) a change of use(b);

(b) a change to the number of flats;

“flat” means a separate and self-contained set of premises constructed or adapted for use for the purpose of a dwelling and forming part of a building from some other part of which it is divided horizontally;

“householder application” has the same meaning as in DMPO as it has effect when these Regulations come into force(c);

“large outline permission” means an outline planning permission which permits development involving either or both of—

(a) the provision of 500 or more dwellings;

(b) the provision of a building or buildings where the floorspace to be created by the development is 50,000 square metres or more;

“Listed Buildings Act” means the Planning (Listed Buildings and Conservation Areas) Act 1990(d);

“minor commercial application” has the same meaning as in DMPO as it has effect when these Regulations come into force(e);

“minor residential application” means—

(a) an application for planning permission for development that—

(i) includes only dwellings and development for purposes incidental to the enjoyment of dwellings,

(ii) comprises at least one but not more than nine dwellings, and

(iii) is to be carried out on a site having an area smaller than 0.5 hectares;

(b) an application for planning permission for development (other than excluded flat development) of a building containing flats, or development within the curtilage of such a building, for any purpose incidental to the enjoyment of the flats or any of the flats; or

(c) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order for development within paragraph (a) or (b);

“nominated member” has the meaning given in regulation 3;

“nominated officer” has the meaning given in regulation 3;

(a) S.I. 2015/595.

(b) Section 55(1) of the Town and Country Planning Act 1990 (c. 8) provides that “development” includes “the making of any material change in the use of any buildings or other land”.

(c) See regulation 2(1) of S.I. 2015/595.

(d) 1990 c. 9.

(e) See regulation 2(1) of S.I. 2015/595.

“outline planning permission” has the same meaning as in DMPO as it has effect when these Regulations come into force^(a);

“own-interest application” has the meaning given in regulation 6;

“reserved matters” has the same meaning as in DMPO as it has effect when these Regulations come into force^(b);

“reserved matters approval application” means an application for the approval of reserved matters;

“Schedule 1 application” means an application that—

- (a) is of a kind specified in Schedule 1 to these Regulations,
- (b) is not a Schedule 2 application, and
- (c) is not an own-interest application;

“Schedule 2 application” means an application that—

- (a) is of a kind specified in Schedule 2 to these Regulations, and
- (b) is not an own-interest application;

“TCPA 1990” means the Town and Country Planning Act 1990^(c).

(2) Where an application is to be determined by an officer of a relevant local planning authority pursuant to arrangements made under regulation 4, 5(2) or 6(3), the authority must not make arrangements that limit the officer’s discretion as to how to determine that application.

(3) Where arrangements are in force under section 101(1)(b) of the 1972 Act for an application made to a relevant local planning authority (“A”) to be determined by another relevant local planning authority (“B”), these Regulations apply in relation to that application as though it had been made to B instead of A.

(4) Where arrangements are in force under section 101(5) of the 1972 Act for two or more relevant local planning authorities to discharge any of their functions jointly, these Regulations apply in relation to those functions as if—

- (a) references to a committee of a relevant local planning authority included references to a joint committee of those authorities;
- (b) references to an officer of a relevant local planning authority included references to an officer of any of those authorities.

Nominated members and officers

3.—(1) A relevant local planning authority may nominate—

- (a) a member of the authority to act as the nominated member for the purposes of regulations 5 and 6;
- (b) an officer of the authority to act as the nominated officer for the purposes of regulations 5 and 6.

(2) When nominating a member or officer under paragraph (1), a relevant local planning authority may—

- (a) nominate different members or officers for different purposes;
- (b) provide for substitute nominated members or nominated officers.

^(a) See regulation 2(1) of S.I. 2015/595.

^(b) See regulation 2(1) of S.I. 2015/595.

^(c) 1990 c. 8.

Applications that must be determined by an officer

4. A relevant local planning authority must make arrangements so that any Schedule 1 application made to that authority is determined by an officer of that authority.

Applications that may be determined by a committee or by an officer

5.—(1) A relevant local planning authority must make arrangements so that any Schedule 2 application made to that authority is determined in accordance with paragraphs (2) to (4).

(2) Any Schedule 2 application that is not referred to a committee in accordance with paragraph (3) must be determined by an officer of that authority.

(3) The nominated member and nominated officer may agree to refer a Schedule 2 application to a committee if in their view it raises—

- (a) one or more issues of economic, social or environmental significance to the local area, or
- (b) one or more significant planning matters having regard to the development plan and any other material considerations.

(4) In considering whether to make a referral under paragraph (3), the nominated member and the nominated officer must have regard to any relevant guidance issued by the Secretary of State under section 319ZZE(4) of TCPA 1990.

Own-interest applications

6.—(1) An own-interest application is an application to a relevant local planning authority of a kind specified in Schedule 1 or Schedule 2 to these Regulations where—

- (a) the application is made (whether or not jointly with any other person) by or on behalf of—
 - (i) that authority,
 - (ii) a member of that authority, or
 - (iii) an officer of that authority, or
- (b) in the view of the nominated member and the nominated officer, the authority or any of its members or officers otherwise has an interest in the application.

(2) A relevant local planning authority must make arrangements so that any own-interest application made to that authority is determined in accordance with paragraphs (3) to (5).

(3) Any own-interest application that is not referred to a committee in accordance with paragraph (4) must be determined by an officer of that authority.

(4) The nominated member and nominated officer may agree to refer an own-interest application to a committee.

(5) In considering whether to make a referral under paragraph (4), the nominated member and the nominated officer must have regard to any relevant guidance issued by the Secretary of State under section 319ZZE(4) of TCPA 1990.

Limit on size of committee determining applications

7. A committee determining an application pursuant to arrangements under regulation 5 or 6 must not comprise more than 13 members.

Review

8.—(1) By 31st October 2028, the Secretary of State must—

- (a) carry out a review of these Regulations, and
 - (b) publish a report setting out the conclusions of the review.
- (2) The review must, in particular—
- (a) set out the objectives intended to be achieved by these Regulations,
 - (b) assess the extent to which those objectives are achieved,
 - (c) assess whether those objectives remain appropriate, and
 - (d) set out any proposals for amending these Regulations.

Signed by authority of the Secretary of State for Housing, Communities and Local Government

Matthew Pennycook
Minister of State

15th July 2026

Ministry of Housing, Communities and Local Government

SCHEDULES

SCHEDULE 1

Regulation 4

Applications that must be determined by an officer

1. An application made under section 17(1) of the Land Compensation Act 1961 (certificates of appropriate alternative development)(a).

2. An application made under section 26H(1) of the Listed Buildings Act (certificate of lawfulness of proposed works)(b).

3. A householder application.

4. A minor commercial application.

5. A minor residential application.

6. An application for permission in principle(c).

7.—(1) An application made under section 73(1) of TCPA 1990 (application to develop land without compliance with conditions previously attached) in respect of which the original planning permission was a Schedule 1 planning permission.

(2) In this paragraph—

“original planning permission” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions were granted under section 73(1) of TCPA 1990;

“Schedule 1 planning permission” means a planning permission granted pursuant to an application which is of a kind specified in this Schedule.

8. An application made under section 96A(4) of TCPA 1990 (non-material changes to planning permission or permission in principle)(d).

9.—(1) In respect of a planning obligation that the authority concerned considers is connected with a Schedule 1 approval—

(a) a request to agree to modify or discharge that obligation under section 106A(1)(a) of TCPA 1990 (modification and discharge of planning obligations)(e);

(b) an application to modify or discharge that obligation under section 106A(3) of TCPA 1990 (modification and discharge of planning obligations)(f).

(2) In this paragraph, “Schedule 1 approval” means any permission, agreement, consent or approval (other than a planning obligation) pursuant to an application which is of a kind specified in this Schedule.

(a) 1961 c. 33. Section 17 was substituted by section 232(3) of the Localism Act 2011 (c. 20) and was amended by section 189(3) of the Levelling-up and Regeneration Act 2023 (c. 55).

(b) Section 26H(1) was inserted by section 61 of the Enterprise and Regulatory Reform Act 2013 (c. 24).

(c) For the definition of “permission in principle”, see section 336(1) of the Town and Country Planning Act 1990 (c. 8).

(d) Section 96A was inserted by section 190(2) of the Planning Act 2008 (c. 29). Subsection (4) was amended by regulation 3(4)(c) of S.I. 2017/276.

(e) Section 106A was inserted by section 12(1) of the Planning and Compensation Act 1991 (c. 34); section 106A(1)(a) was amended by section 34(2) of the Greater London Authority Act 2007 (c. 24).

(f) Section 106A(3) was amended by section 34(3) of the Greater London Authority Act 2007 (c. 24).

10. An application made under section 191(1) of TCPA 1990 (certificate of lawfulness of existing use or development)(a).

11. An application made under section 192(1) of TCPA 1990 (certificate of lawfulness of proposed use or development)(b).

12. The submission of a biodiversity gain plan under paragraph 13(2)(a) of Schedule 7A to TCPA 1990(c).

13. A reserved matters approval application in respect of an outline planning permission other than a large outline permission.

14. An application made under article 27(1) of DMPO (applications made under a planning condition).

15. An application pursuant to provision in Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015(d) for—

(a) prior approval, or

(b) a determination as to whether prior approval is required.

SCHEDULE 2

Regulation 5

Applications that may be determined by a committee or by an officer

1. An application for listed building consent made under section 10(1) of the Listed Buildings Act (making of applications for listed building consent).

2. An application made under section 19(1) of the Listed Buildings Act (variation or discharge of conditions of listed building consent).

3. An application for planning permission that the authority concerned considers is connected with an application of a kind specified in paragraph 1 or 2.

4. An application for planning permission that is not—

(a) a householder application,

(b) a minor commercial application, or

(c) a minor residential application.

5.—(1) An application made under section 73(1) of TCPA 1990 (application to develop land without compliance with conditions previously attached) in respect of which the original planning permission was a Schedule 2 planning permission.

(2) In this paragraph—

“original planning permission” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions were granted under section 73(1) of TCPA 1990;

“Schedule 2 planning permission” means a planning permission granted pursuant to an application which is of a kind specified in this Schedule.

(a) Section 191 was substituted by section 10(1) of the Planning and Compensation Act 1991 (c. 34).

(b) Section 192 was substituted by section 10(1) of the Planning and Compensation Act 1991 (c. 34).

(c) Schedule 7A was inserted by paragraph 2 of Schedule 14 to the Environment Act 2021 (c. 30).

(d) S.I. 2015/596.

6. An application made under section 73A(1) of TCPA 1990 (planning permission for development already carried out)(**a**).

7.—(1) In respect of a planning obligation that the authority concerned considers is connected with a Schedule 2 approval—

- (a) a request to agree to modify or discharge that obligation under section 106A(1)(a) of TCPA 1990 (modification and discharge of planning obligations);
- (b) an application to modify or discharge that obligation under section 106A(3) of TCPA 1990 (modification and discharge of planning obligations).

(2) In this paragraph, “Schedule 2 approval” means any permission, agreement, consent or approval (other than a planning obligation) pursuant to an application which is of a kind specified in this Schedule.

8. A reserved matters approval application in respect of a large outline permission.

9. An application made under regulation 9(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (application for express consent to display advertisement)(**b**).

10. An application made under regulation 16(1) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (application for consent under tree preservation order)(**c**).

(a) Section 73A was inserted by paragraph 16(1) of Schedule 7 to the Planning and Compensation Act 1991 (c. 34).

(b) S.I. 2007/783.

(c) S.I. 2012/605.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations require relevant local planning authorities (“LPAs”) in England (as defined by section 319ZZF(1) of the Town and Country Planning Act 1990 (c. 8) (“TCPA 1990”)) to make arrangements for specified planning functions to be discharged by committees (including sub-committees) or by officers.

Regulation 4 provides that the function of determining an application of a kind listed in Schedule 1 must be delegated to an officer, unless—

- the application is also of a kind listed in Schedule 2 (for example, a minor residential application which the LPA considers is connected with an application for listed building consent), in which case regulation 5 applies, or
- the application is made by the LPA itself, or a member or officer of the LPA, or the LPA otherwise has an interest in the application (an “own-interest application”), in which case regulation 6 applies.

Regulation 5 provides that the member and officer nominated by the LPA under regulation 3 may refer the function of determining an application of a kind listed in Schedule 2 to a committee, if they agree that the application raises an issue of economic, social or environmental significance to the local area, or raises a significant planning matter. Any such application not referred to a committee must be delegated to an officer. Regulation 5 does not apply to an own-interest application; regulation 6 applies instead.

Regulation 6 provides that the function of determining an own-interest application may be referred to a committee by agreement of the LPA’s nominated member and nominated officer, at their discretion. Any such application not referred to a committee must be delegated to an officer.

Regulation 7 provides that any committee determining an application pursuant to these Regulations may have a maximum of 13 members.

Regulation 8 provides that the Secretary of State must undertake a statutory review of these Regulations and publish it by 31st October 2028.

In making and operating arrangements under these Regulations, section 319ZZE(4) and (5) of TCPA 1990 requires LPAs to have regard to any relevant guidance issued by the Secretary of State. Regulations 5(4) and 6(5) require nominated members and nominated officers to have regard to any such guidance when considering whether to refer an application to a committee.

A full impact assessment of the effect on the costs of business, the voluntary sector and the public sector was undertaken in relation to the primary legislation and has been published alongside this instrument, together with an explanatory memorandum, at www.legislation.gov.uk. The full impact assessment is available for inspection at the Planning Directorate, Ministry of Housing, Communities and Local Government, 2 Marsham Street, London, SW1P 4DF.

£8.90

<http://www.legislation.gov.uk/id/uksi/2026/854>

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Appendix 4 –Process Notes

Triage Process for applications

Planning applications will be flagged as either being 'Delegated' or being 'Schedule 2' when they are received. This will be visible on the Weekly List, and on the planning application details online (in the area identified in Image 1 below). It will also be identified on neighbour and consultee notification letters.

In order to be considered under the Gateway Test, a request must be received:

- 1) from not less than three substantive Members of the Council's Planning Committee, or
- 2) from the relevant Parish Council, or
- 3) from the Head of Regulatory Services.

And must:

- a) Be made in writing (email) using template to be produced by the Development Management team.
- b) Be received within the application's consultation period.
- c) In the case of a call in from Members of the Council's Planning committee, include the name of the Councillor making the request and the name of those Councillors supporting the request.
- d) Include the application reference number, address and proposed development.
- e) Include confirmation that the application is eligible for consideration under the Gateway Test (ie, it is a Schedule 2 application which the TRDC Constitution allows to be triaged).
- f) Include an explanation as to how the application:
 - i) Raises an economic, social or environmental issue of significance to the local area, or
 - ii) Raises a significant planning matter having regard to the development plan and any other material considerations.
- g) Include any other relevant planning considerations relating to this request.

Transitional Arrangement:

For those applications registered as valid prior to 31 October 2026, and falling within Schedule 2, and eligible for triage under the council's constitution, and subject of a committee call-in prior to 31 October 2026 under the arrangements in place at that time, the Nominated Officer will refer the application to the Gateway Test in accordance with the above.

Draft Gateway Test Process

Following receipt of a valid triage request for an application to be considered under the Gateway Test, the application shall be discussed at a Gateway Test meeting.

Gateway Test meetings

- Scheduled fortnightly.
- To take place virtually (MS Teams), but with provision made to hold them face to face.
- Attended by
 - Nominated Member(s), and
 - Nominated Officer(s).
 - Planning Case Officer for any case to be discussed will be in attendance to present the key planning issues.
- Discussions will not be noted/minuted but the outcome of the test, with explanation of the decision whether to refer to committee or not, will be recorded and published on the online planning register.
- An application may not go through the Gateway Test process until after the consultation period has ended. This is because Officers will need to have considered the merits of the application and any responses from local residents and consultees. These will be

- An application may go through the Gateway Test process more than once, if there is a material change in circumstances, policy, or to the merits of the case including as a result of the receipt of additional/amended information, or further consultee comments.

Image 1: Identifying where on the online planning record applications will be identified as 'Delegated' (ie Schedule 1, or those Schedule 2 not eligible for triage), or 'Schedule 2' (ie eligible to be triaged for the Gateway Test)

Appendix 5 - Proposed Changes to Constitution

- Insert definitions of
 - o Nominated Member
 - o Nominated Officer
 - o Own Interest
- Include Schedule 1 – applications that must be determined by an officer.
- Include Schedule 2 as set out in the table below – Applications that may be determined by a committee or by an officer, with the local amendments.
- Add details of the mechanism to instigate the Triage Process (including that this can be instigated by three members of the planning committee, a parish council, or the Head of Regulatory Services) and the requirement for applications to pass the Gateway Test in order to be referred to committee, including the exceptions as set out in Table 1 Below:
- Part 3 – Responsibility for Functions
 - o Planning Committee at Page 3/7 – set maximum membership and review delegations
 - o Scheme of Delegation at Para 11.29 – Review and amend to reflect regulations
 - o Review and amend Proper Officer functions.
- Part 4 – Rules of Procedure
 - o Rule 18 – Petitions – Update (1)
- Part 5 – Codes and Protocols
 - o Planning Matters Guidance note to be updated
- Appendices – Officer’s Code of Conduct
 - o Para 4.2.1 (PDF Page 100) to be updated

The applications eligible for Triage for the Gateway Test will be set out in the constitution:

1. An application for listed building consent made under section 10(1) of the Listed Buildings Act (making of applications for listed building consent) (LBC) <i>A Schedule 1 application for planning permission connected to an application for listed building consent can fall within Schedule 2</i>	Eligible for triage to Gateway Test
2. An application made under section 19(1) of the Listed Buildings Act (variation or discharge of conditions of listed building consent)	Not eligible for triage to Gateway Test
3. An application for planning permission that the authority concerned considers is connected with an application of a kind specified in 1 and 2 above.	Eligible for triage to Gateway Test
4. An application for planning permission that is not (a) a householder application, (b) a minor commercial application, or (c) a minor residential application.	Eligible for triage to Gateway Test
5. An application made under S73(1) of TCPA 1990 (application to develop land without compliance with conditions previously attached) in respect of which the original	Eligible for triage to Gateway Test

planning permission was a Schedule 2 planning permission.	
6. An application made under S73A(1) of TCPA 1990 (planning permission for development already carried out) (RSP)	Eligible for triage to Gateway Test for all those application types eligible within the other parts of Schedule 2.
7. In respect of a planning obligation that the authority concerned considers is connected with a Schedule 2 approval, a) A request to agree to modify or discharge that obligation under section 106A(1)(a) of TCPA 1990 (modification and discharge of planning obligations); b) An application to modify or discharge that obligation under section 106A(3) of TCPA 1990 (modification and discharge of planning obligations).	Eligible for triage to Gateway Test for any request made relating to a planning application which was determined by the planning committee after 31 October 2026.
8. A reserved matters approval application in respect of a large outline permission	Eligible for triage to Gateway Test
9. An application made under regulation 9(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (application for express consent to display advertisement)	Eligible for triage to Gateway Test
10. An application made under regulation 16(1) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (application for consent under tree preservation order)	Not eligible for triage to Gateway Test

Note:

For definitions of key terms, see The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026

Lead Members Report 20/10/2026

Full Council
PART I
Lead Members Reports

Report from the Leader of the Council, Councillor Stephen Giles-Medhurst

Council Leaders Report

Local Government Reform

I am sure many of you were as shocked as I was by yet another Government "U-turn" on Local Government Reform.

Having announced just before Parliament rose for the summer that Hertfordshire would move to four unitary councils, with elections scheduled for May 2027, the Government has now decided to "pause" the process while it reconsiders its position. I am told we may hear more by the end of October, but I am not holding my breath.

I wrote to all our hardworking staff following this announcement, reassuring them that we value their work and that it remains business as usual. However, this latest development has inevitably created considerable uncertainty and concern.

It also risks wasting hundreds, if not thousands, of officer hours and significant public resources if Local Government Reorganisation does not proceed. Alongside other senior councillors across Hertfordshire, I have personally invested hundreds of hours over the past eighteen months working collaboratively to determine what we believed would be the best outcome for Hertfordshire residents.

While we may have disagreed with the Government's decision in July, the current position is arguably the worst of all outcomes, with a pause but no clear direction or decision.

Along with the other Hertfordshire Leaders, I have urged the Government to provide dedicated funding to cover the unavoidable costs of maintaining the Local Government Reorganisation programme during the review period and the consequential implementation delays. Without such support, councils will be forced to divert resources away from essential services to fund a process whose timetable has been altered by Government.

New Parish Council's Consultation

To me, parish and community councils may be the first tier of local government, but that does not make them any less important.

I have served as a Parish Councillor in Abbots Langley since 2008, including five terms as Chairman, so I know first-hand how valuable parish councils can be. They provide a vital link

with local communities, manage important local amenities such as allotments, community halls and open spaces, and represent residents' views on planning applications and many other local issues.

Among residents who responded to the consultation in the currently unparished area of Three Rivers, covering Maple Cross, West Hyde, Penn and Mill End, a majority supported establishing a parish council with powers to make genuinely local decisions.

As a result, a second stage consultation is now taking place to consider what any new parish arrangements should look like and whether changes should be made to existing parish boundaries.

A Green Council

Next month residents will be able to see first-hand how renewable technologies and energy-saving improvements can reduce bills, improve comfort and cut carbon emissions.

The Renewables Roadshow, taking place from 10am on Saturday 14 November at the Manor House in Abbots Langley, will feature presentations on home retrofit and renewable energy, information about available grants and opportunities to speak with local accredited installers.

The event will also feature the award-winning retrofit advocate and author Judith Leary-Joyce, who will share her experience of reducing her energy bills by 75% after making improvements to her home in St Albans.

I am also pleased that, despite opposition from some councillors, we have increased our Business Solar Panel Grant to £6,500 and extended the scheme until March 2028.

We have also widened eligibility so that, in addition to small businesses, community buildings can now benefit from these grants. Three Rivers remains one of the few councils offering this level of support.

Securing Investment for Our Community

Next month the Council will be submitting an application for £5 million from the National Lottery Heritage Fund.

If successful, residents will see major improvements at Rickmansworth Aquadrome beginning next spring. This builds on the Council's own investment and the £1.4 million already secured through other third parties funding.

Subject to a successful bid, the first phase of this exciting project will include a new Woodland Walk, with construction expected to begin next April.

Of course, we are also putting the health and safety of residents and visitors first. That is why work continues on asbestos mitigation measures to ensure that high-risk and medium-risk areas remain securely fenced and inaccessible to the public.

I know not all political groups supported spending money on these essential safety measures, but I will not put current or future generations of residents at risk.

Local Plan

There were 603 individual respondents, including my own, who submitted 1,029 responses through the Have Your Say platform.

In addition, we received 76 responses by email, including submissions from developers and statutory consultees, and a further 13 handwritten responses. This represents a total of 692 individual respondents.

The lower number of overall responses compared with Regulation 18 reflects the different consultation process used for Regulation 19. Under Regulation 18, each site and policy had its own separate question, generating a much higher number of responses. Under Regulation 19, many consultees responded to multiple sites and policies within a single submission.

Officers are currently separating these responses so that comments can be grouped and analysed by site and policy.

A number of key community organisations, including the Three Rivers Joint Residents' Association, Croxley Green Residents' Association, Abbots Langley Parish Council and Kings Langley Residents' Association, Abbots Langley Association and most Parish Councils. have submitted detailed well-argued representations on a number of proposed sites – especially those imposed on us by the government..

Officers remain on track to submit the Local Plan to the Planning Inspectorate by the end of November as required by the Minister.

It is also worth noting that St Albans has recently adopted a Local Plan under the previous National Planning Policy Framework (NPPF) . However, it has already been required to work on a new plan which is expected to identify around 23,000 additional homes by 2041.

As Three Rivers is submitting its plan under the current National Planning Policy Framework, this is not something we will need to revisit for some years once the plan has been adopted.

Opposing the National Delegation Scheme

I have already voiced my strong objections to the significant planning changes approved by Parliament. These changes attracted criticism from across the political spectrum because they remove a substantial element of democratic oversight from elected councillors.

However, at its meeting on 20 October, the Council has little choice but to amend its Constitution and procedures to comply with the new requirements imposed by Government.

If we fail to do so, there was a significant risk that the Council would lose what remaining

influence it retains over planning decision-making.

I do not believe decisions of this nature should be dictated from Whitehall. Local decisions should be made locally wherever possible.

From the Local Plan downwards, we are increasingly seeing centralisation rather than local democracy, and frankly I believe that is wrong and deeply concerning.

And the next month

November is the month of Remembrance. Across Croyley Green and the wider Three Rivers District, people we mark Armistice Day and Remembrance Sunday. At this time of year my thoughts are with all those who made immense sacrifices in previous conflicts, and with those affected by wars and conflicts around the world today, together with their families and loved ones. I thank all Councillors who will take part in these events.

“At the going down of the Sun, We will remember them”

Stephen Giles-Medhurst OBE

October 2026

Report from the Lead Member for Resources, Regeneration and Economic Development, Councillor Louise Price

Cllr Giles-Medhurst has updated council on progress with Harrow Health and Barton Way. In other key property areas we are working to complete the Local Authority Housing Fund investments with the market purchase of further properties and Bugler has been contracted to develop the former garage sites.

The Council is currently working with its Auditor's Azets on the audit of the 2025/26 Statement of Accounts in order for the auditors to provide their opinion on the accounts by the statutory deadline of January 2027. Azets have also replaced EY as auditors for Housing Benefit audits and are working proactively with officers to complete these.

The Budget monitoring report elsewhere on the agenda shows additional cost pressures of £0.2M and £0.2M adjustments in budgets to reflect changes in funding. Since budget monitoring was completed the pay award for 2026/27 has been announced at 3.3% which will be contained within the contingency budget.

In addition the pause in Local Government Reorganization was announced by the Secretary of State. To date, Hertfordshire has relied on Central Government funding to fund its costs and Three Rivers Earmarked Reserve of £1M remains unallocated. Once the impact of the review is fully understood, the financial implications can be properly assessed.

Report by Lead Member for Sustainability and Climate Change, Councillor Aidan Bentley

This past summer, containing a series of record-breaking heatwaves. There have been wildfires across the country, including a fire from a combine harvester here in Three Rivers. It has also been saddening and deeply troubling to hear of the pressure being put on our local farmers due to these weather patterns.

It is likely we will see flood events in the winter as Climate Change continues to impact precipitation patterns and a significant El Niño event is predicted towards the end of 2026. This will probably mean a wetter and milder winter for much of the UK.

It is imperative that we continue to push towards reducing our emissions and enhancing our local natural environment – two missions which go hand in hand.

Our strategies are taking us in the right direction.

In 2025/26, our annual carbon reporting showed an approximately 13% decrease in CO2 emissions year-on-year. Dropping from 1939 tCO2e emitted in 2024/25 to 1790 tCO2e in 2025/26. On nature, a local naturalist found Star Sedge (*Carex Echinata*) growing in Bishops Wood Country Park – which was thought extinct in our part of the country. The same naturalist found Hard Fern here, a species not recorded in Hertfordshire since 2017.

I had a productive meeting with representatives looking to keep more Biodiversity Net Gain local to Three Rivers. We are also exploring remaining biodiversity opportunities from the Biodiversity Opportunities Audit.

The rivers for which our district is named also need our continued help. Cllr Tankard and I participated in the Water Blitz last month and tested the river Gade to keep informing our data on the health of our chalk streams.

I understand that nationally, various political parties have wobbled on commitments to climate and nature in recent months. From pledging to scrap Natural England to supporting new gas and oil drilling. Here in Three Rivers, it is vital that we pull together to do all we can to address the climate and nature crises.

Warm Homes Local Grant (2025-2028):

44 live applications from Three Rivers residents to date and these are progressing through the customer journey.

Three Rivers has 8 properties with an installation underway or completed and awaiting post-install checks, and 16 awaiting survey/quote.

More marketing has been arranged via a mail-out to 600 EPC D-G homes in IMD eligible postcodes and addresses receiving council tax discount based on low income among other measures to increase take-up of this grant and achieve full spend.

Grand Union Community Energy contracts

Sustainable Streets

Two groups have completed the programme to-date: Chorleywood and Sarratt.

GUCE seeking new groups currently.

Retrofit Events

Grand Union Community Energy (GUCE) have been contracted to run local events that promote domestic retrofit, primarily to “able to pay” households i.e. those who are not eligible for grant funding, until October 2026.

Open Home events are scheduled throughout October 2026 and another “Renewables Roadshow” event on 14 November 2026 in Abbots Langley. A [press release](#) has been published promoting these events.

I would be grateful if Members could share details of these events via their local networks.

See Eco Open Homes – October 2026 [Here](#)

Viability of Air Source Heat Pump and Solar Canopy on the Car Park for William Penn Leisure Centre through pre-market engagement

William Penn Leisure Centre is a the most significant user of energy in our building estate, accounting for 31% of total electricity consumption and 46% of total gas consumption. This project could save 325 tonnes CO2e per annum.

The boilers are due to be replaced in 2028, and officers are working to determine if there is a financially viable option to decarbonise the building. Since 2024 several externally funded studies have been undertaken to determine the optimal technical and financial solution.

A pre-market engagement exercise was undertaken to explore solutions with the private sector. Four suppliers responded, all recommending a combination of additional rooftop solar, car park solar canopies and ASHPs. As a result, further feasibility work is being progressed.

In parallel, opportunities to supply electricity generated at the site to other council buildings are being explored.

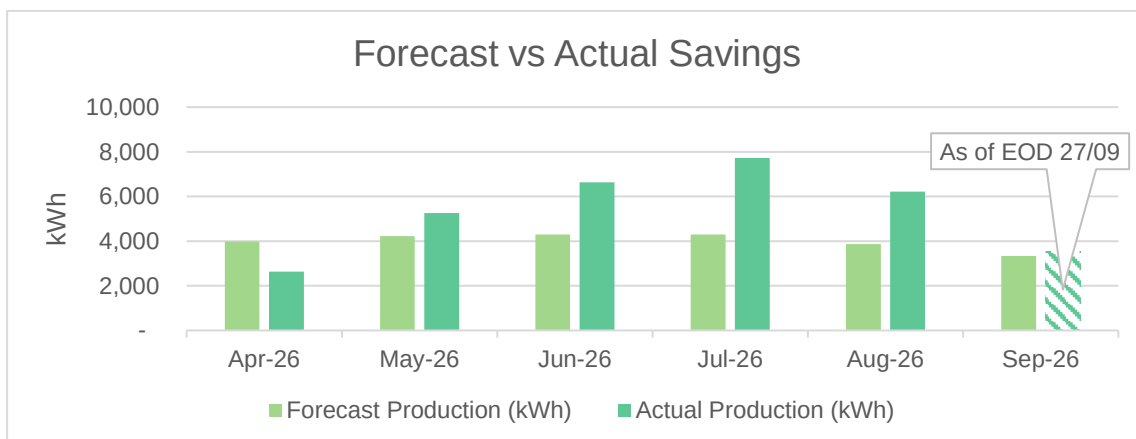
Great British Energy Community Energy Fund

In September 2026, Great British Energy launched the Great British Energy Community Fund (GBECF), providing £20 million of support for community-owned clean energy projects. Stage 1 provides grants of up to £40,000 to assess the technical, financial and legal feasibility of a project, whilst Stage 2 provides up to £100,000 to develop viable projects to an investment-ready stage. A further Stage 3 capital funding stream offers up to £3 million towards project delivery.

We are intending to apply for a CEF Stage 1 Feasibility Study for a small heat network in South Oxhey in partnership with the diocese of St Albans and Herts County Council, among other potential applications.

Three Rivers House Solar

The solar PV installed at Three Rivers House has been operational for the entirety of summer and greatly benefitted from the heatwaves experienced throughout the summer. As such, the array has already produced almost 90% of the expected annual production, with 6 months of the year remaining (measured on fiscal year). So far, the array has saved £6228.79 in electricity costs, and 4.19tCO2e of greenhouse gas emissions.



This helps to demonstrate the Council's investment in solar is worth it – helping us secure savings and greener energy into the future.

[UK100](#)

We are progressing the Council's membership of UK100 to become a full member.

UK100 is a cross-party network of 117 local and combined authorities in the UK committed to accelerating climate action, clean energy, and net-zero targets.

This body offers a range of research and training opportunities to its members, 1:1 support from their team and access to their broad network. They also conduct advocacy work to further these goals. Their website is linked above.

[Three Rivers Environmental Network \(TREN\)](#)

Attendance in July was disappointing low, most likely due to the exceptionally hot weather. However, there is a trend of low attendance at these meetings, and the meetings take up a fair amount of officer time and effort.

I think that this Network has value, historically bringing together parish councils, environmental organisations, residents' associations and other stakeholders to discuss environmental issues, share best practice and provide feedback to the Council. I want to see it continue and thrive.

I would welcome input from all Members to try and increase attendance at the TREN. Any local groups or individuals you think may be interested, please do flag them to me.

Next Meeting: 4th November 2026, location TBD

[Aquadrome Programme](#)

National Lottery Heritage Fund main application

Officers continue to work towards submitting the Delivery Phase bid in November 2026 for approximately £5m to greatly enhance the amenity and biodiversity of the site.

A positive public meeting took place in September 2026 when the feedback from RIBA 2 was presented to the public along with the RIBA 3 designs for improvements at the site.

Thank you to all officers who set up and delivered the evening and for all Members and the public who attended and put questions forward.

Alternative Grassland Management (AGM)

The 2022 Biodiversity Opportunities Audit and Alternative Grassland Management Strategy was agreed unanimously by general assent at the Leisure, Environment and Community Committee on Wednesday 16th March 2022. This work was completed following a council motion to increase the area of grass managed for the benefit of biodiversity. A public consultation on the subject took place in 2023.

The Grassland Management online map is on the council's website, this outlines the various forms of grassland management that take place and is currently being updated. Many of the sites have borders cut as either designated firebreaks or as amenity. The council receive requests every year to change the AGM process; however, it must be noted that with climate change increasing summer temperatures, nature has a vital part to play in combatting this; in addition to their value to wildlife these wildflower meadows hold the ability to store 500% more carbon than fields of grass alone.

The AGM has always been an evolving policy – to find the best balance between nature and amenity space. I welcome Member's input on this. I have personally been out to Coombe Hill and discussed with residents in other areas to hear their views on adjustments that can be made.

Report from the Lead Member for Leisure, Councillor Chris Lloyd

The summer months are very busy for the Leisure Team and you can see details of events below. The Aquadrome Project Team are getting ready to submit the bid for the main funding next month. I have attended several events since the last Full Council, including Parkruns and Junior Parkruns.

Watersmeet

Staff

- Tom Harrop Theatre Manager joined on 13 July.

Projects

- Visited the Theatre to discuss current and potential future projects:
 - The electrical intake room replacement works have now been completed
 - The majority of the fire door replacement works have been completed with some final remediation works due to be completed in the next month

Pantomime

- The Pantomime is Peter Pan – 4th – 21st December 2026 – Cast announced:
 - Tinker Bell - Nadiya Bychkova
 - Mr Smee - Steve Best
 - Dame Able Mabel - Paul Giddings
 - Mr. Darling/Captain Hook - Nicholas Lee
 - Peter Pan - Will Joel
 - Mrs Darling/Tiger-Lily - Rachel O'Hare
 - Wendy Darling - Lucy Rose-Walker
- The pantomime opens on Friday 4th December
- Gala Night (previously known as civic night) has been rescheduled to Friday 11 December @ 6:30pm (this performance includes invited press, community stakeholders, councillors and other VIPs)
- Tickets Sales and how they compare to last year: currently 7157 tickets sold, on average 1.7% ahead of last year.
- Watersmeet Annual Review Presentation was given at the Climate Change and Leisure Committee in September.

Aquadrome Programme

NLHF main application- WWW bid

- Development Phase (£787,315.40) - Following the Development Phase review by the National Lottery Heritage Fund, permission was given to proceed towards submitting the Delivery fund bid. Officers are working towards finalising documents including RIBA 4, Conservation & Management Plans, Activity Plan, full costings of the project, Risk Register and Programme for Delivery, Evaluation Framework and Project Management Structure.
- During the Development Phase review, the Lottery identified that whilst they expect costs to increase from our initial bid, they would also expect to see income/match funding increase and specifically highlighted that they would like to see the council support its own funding bid with a financial contribution. The

team have therefore submitted a report, requesting £165,000 for consideration that can be used as match funding. This match funding will put us in an even stronger position to secure the £4+ million to the lottery.

- RIBA 4 is now being reviewed by officers.
- The RIBA 4 drawings include key areas of change e.g. the Welcome Hub, the Meadow, Woodland path and aspects of the project will be submitted to planning this month.
- A public facing document has been produced, summarising RIBA 2 through to RIBA 3, which includes outcomes from the public engagement and scientific investigations, including asbestos surveys. This document was on the website before the Public Engagement meeting on 16 September.
- The Public Engagement meeting was a well attended and positive event and I would like to thank all that took the time to attend or submit a question. A recording of the presentation and questions and answers are now published on our website: [The Rickmansworth Aquadrome Project | Three Rivers District Council](#)
- If successful, the National Lottery funding will be confirmed for a start date of March 2027 to April 2030, making delivery phase three years.
- The small-scale activity plan has been successful throughout this development period and currently include including Bat Walks and Guided Chalk Stream Walks.
- Significant amounts of asbestos have been located on site and remediation work has taken place with further works planned to include fencing sections within the wet woodland and canal entrance areas.
- Check the website for the latest information: [Rickmansworth Aquadrome | Three Rivers District Council](#)
- The bid will be submitted in November to National Lottery.

Play Areas and Open Spaces.

Ebury Play Area

- Review meeting to took place in September following the summer holidays – focused around the grass.
- Given prolonged heatwaves reseeding in some areas will be required in the Autumn.

Scotsbridge Management Plan

- Officers and colleagues from CMS are currently working to develop this.
- It is anticipated to be consulted upon later this year and then be discussed at committee in February 2027

Hayling Road Play Area

- To be delivered in 2026/27
- Current plan highlights
 - Designs have been requested to submit for public consultation mid Sept
 - School engagement session on 8 October
 - Consultation report due mid October
 - Tender issued mid/end October for evaluation and award towards the end of November.
 - Planning submission planned to be submitted in early December
 - Subject to planning permission, works to start March 2027

Parks and Heritage Capital (£150k) and Revenue (£100k) Works

- To be delivered 2026/27 and 2027/28
- **Leisure Capital Projects Officer:** new Officer started on 01/09
- **Croxley Boulders** 72 boulders were removed on 7th August and taken to the Chiltern Open Air Museum (£2k). discussions ongoing with the Parish about the Parking prevention measures around the two pubs.

Cattle grazing for 2026:

- Cattle at Horses Field, Chorleywood Wood House Estate, Withey Beds and Croxley Common Moor all remain until the Grazier makes the decision to remove them.
- This may be weather dependent and on the grass conditions.
- The grazier will update officers once they are removed and then we can share information with councillors.

Leisure Management Contract:

- GolfPod
 - Groundworks commenced on 13 July 2026 regarding the installation of Golfpod facility at Rickmansworth Golf Course.
 - Golf Pod expect the works to be fully complete by Monday 12th October with the technology being installed on 14th October.
 - The site will go live from this date, but a launch event will be hosted on Saturday 17th October.
- Beryl Bikes are being considered for South Oxley Leisure Centre.

Leisure Development

Artistsmeet -

- Petra Geggie's exhibition will run from 25 September, through to 16 November. An open evening was held on Wednesday 30 September and was well attended.
- Watersmeet will then use the space for their Christmas Market and the Christmas panto.

Active Parks

- Our Active Parks programme started on Monday 8th June and finished on Thursday 10th September.
- This year we hosted Yoga, Tai Chi, Pilates, Beginners running, Zumba, Tennis, Stroller strength, Mum and baby yoga, Nordic Walking, and Circuits.
- Programme has been successful with lots of sold-out sessions and positive feedback and compliments from instructors and participants.
- Numbers across all sessions are up from last year.
 - Pilates had 97 attendances this year (34 in 2025).
 - Yoga 350 attendances (271 in 2025).
 - Tai Chi 99 attendances (109 in 2025).
 - We have also had 145 attendances on Zumba in the Park which was new this year.
 - Beginners running had 7 participants complete the course.

Leavesden Country Park football pitch and pavilion

Evergreen FC have agreed the five-year lease term.

Croxley Skate Jam

- The annual Croxley Skate Jam took place on Sunday 30th August from 12pm to 5pm.
- ABC skateboarding hosted the event which included various competitions for scooters, BMX's and skaters seeing around 50 competitors.
- Prizes were awarded to the first and second place winners of each competition, including a brand-new skateboard.
- Croxley Green Parish Council kindly supported the event with funding for prizes.
- Three Rivers District Council Chairman attended most of the event.
- Alongside the competitions, there was music, an inflatable skateboard game and extra star power from McFly singer Tom Fletcher.
- Thanks to The Corner Plaiice for the amazing meal deal.

Play Rangers

- This summer we had 1,111 attendances (up from 791 attendances in 2025) across 70 sessions delivered across parks and open spaces.
- Popular sites were South Oxhey, Stones Orchard and Barton Way.
- We have 301 people signed up to our Play Ranger membership.
- School delivery resumed on Monday 7 September and we have 4 confirmed schools for the autumn term (Arnett Hills, Malvern Way, Yorke Mead and Christ Church).

Summer Playscheme

- This summer at Playscheme we had 1,045 attendances across the 20 days (95% attendances).
- Of these, 74 children booked via the Accessible Childcare for Everyone scheme.
- We also had 304 attendances from the HAPpy funded spaces (76% attendances), supporting vulnerable children and providing them with a funded daily hot meal
- Our total attendances for the whole of summer was 90%. In summer 2025, we had an 84% uptake on all bookings, so we are 6% up this year!
- During the summer, we had some wonderful visits from different organisations including
 - St John's Ambulance,
 - The NHS Mental Health Support Team
 - Play Rangers
 - Mr Marvel
 - Wild Science experiments
 - ABC skateboarding
 - A-Life healthy lifestyles
 - African drumming
 - Ranger Stu's exotic animals
 - JD ballers football workshop.

Summer Walking trails

- This summer we had two trails, one at Leavesden Country Park and one at Oxhey Woods.
- The trails were active from Wednesday 29th July until Monday 31st September.

- The Elmer Hide and Seek Adventure Trail at Oxhey Woods had 278 registered players estimating 1,112 people participated in the trail and participants walked roughly 4 million steps. The busiest day for people participating in the trail was the 4th August, and there was an 85% participant rate overall.
- The Summer of Football Champion's Quest Trail at Leavesden Country Park had 220 registered players estimating 880 people participated during summer and participants walked roughly 1.94 million steps. The days with the highest engagement were August 7th and August 25th, and there was an 80% participant rate overall.

Autumn Walking Trail

- During October half term there will be a "Totally Spooking Out" trail at Rickmansworth Aquadrome: [Totally Spooking Out Trail at Rickmansworth Aquadrome | Three Rivers District Council](#)

National Play Day event

- The National Playday event took place at King George V Playing Fields on Wednesday 5th August this year, from 12pm to 3pm.
- Around 300 people attended the event.
- Stalls included Healthy Hubs, the Otley Way Family Centre Intensive Family Support Team, One YMCA, Mental Health Support Team, Everyone Active, Home Start, Action for Children, and Thrive 2gether.
- Alongside this, were free activities including Mr Marvel's magic show, face painting, TRDC smoothie bike, beat the buzzer game, an inflatable game, and our play rangers.
- The day was a huge success with lots of happy families and praise from all the organisations in attendance

Play Rangers at Leavesden Country Park (LCP)

- On Thursday 6th August we had a play ranger session at Leavesden Country Park hosted for children supported by the Intensive Family Support Team

Watercolour painting at Leavesden Country Park

- On Wednesday 19th August we hosted a water colouring painting class in the HIVE at Leavesden Country Park for 1.5 hours.
- 13 participants gave positive feedback on enjoying the class and wanting more of a similar nature!

Wild Play

- The Wild Play sessions hosted by Groundwork East so far this year have had 266 attendees across all sessions.
- We are already up 19 from last year and have the final session in October half-term!

6-Week Creative Art Course

- Started on October 8th - we are hosting a 6-week art course every Thursday 6-8pm at the HIVE in Leavesden Country Park.
- The course will be run by artists Frances Black and Gillian Blair where they introduce three different mediums: watercolours, acrylics, and pastels.
- The art course is designed to introduce people to the medium one week and the following being able to put their learnt skills and techniques to practice.
- As well as developing artistic skills, the sessions provide a welcoming opportunity to socialise, meet new people and enjoy a regular creative activity – all of which can contribute to positive wellbeing.

Events

I attended events including -

- Wednesday 5th August - National Playday event took place at King George V Playing Fields.
- Sunday 30th August – visited the Skate Jam in Croxley after doing the Bovingdon 10K.
- Thursday 3rd September - Living Longer Better Event in Hatfield
- Wednesday 16th September - Aquadrome Steering Board with partners.
- Wednesday 16th September - Aquadrome Public Meeting. Two officers from the Environment Agency attended.
- Wednesday 30th September – Artistmeet – opening night with Petra Geggie
- Thursday 1st October – meeting to discuss historic building @ 99 Church Street
- Monday 5th October attended HCC Conference -VAWG
- Wednesday 7th October - Celebrating 100 years of Hertfordshire Libraries - an evening with author and comedian Robin Ince.
- Saturday 17th October – Opening of Golf Pods at Rickmansworth Golf Course.

Running

- Volunteer at Junior Parkruns at King George V playing fields (near William Penn) and at Leavesden Country Park
- Saturday 3rd October Tail Walked at Rickmansworth Parkrun
- Saturday 17th October Tail Walked at Leavesden Country Parkrun.
- This summer I have been encouraging Friends and Family to do Parkruns. I have been meeting them at Parkruns of their choice.
- Run the following events in Three Rivers
 - Moor Park 10K – Sunday 20th September
 - Abbots Langley Tough Ten – Sunday October 4th
 - Ricky 10 Miles – Sunday October 18th

- Ran Chester Marathon for Local Charity in Croxley Green – Croxley Parish Nurse - You can sponsor me @ [Chris Lloyd is fundraising for Churches in Croxley Green CIO](#)

I am wanting to encourage everyone to be more physically active. I suggest we all find any activity to do with friends; it does not have to be running. My wife walks 10,000 paces every day

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

Waste Services

- Three Rivers has been affected as with the rest of the UK with the disposal fridges due to specialist plant closures, facility fire and high level of summer breakdowns.

Bereavement Services

- Revised Cemetery Rules and Regulations supported by Members, at September's Committee Meeting.

Parking

- Chorleywood parking scheme – implemented earlier in the year with a review of some areas of the scheme scheduled for the beginning of 2027.
- Rickmansworth West Review – consultation results are in review with a further consultation due later in the year.
- Rickmansworth Carparks – the council is conducting a review of Rickmansworth carparks, and a consultation is being prepared.
- Rickmansworth Controlled Parking Zone – the council is conducting a review of the Rickmansworth Controlled Parking Zone, and a consultation is being prepared.
- Silk Mill Road Area – a design for a Permit Parking Area is being prepared for future consultation.
- Various Schemes – a consultation was held on several schemes in September and October. If agreed implementation on these will start in 2026. Designs on further smaller parking restriction changes are being prepared for future consultation.
- Community Way Car Park – the council is developing the next stages of the scheme following carpark surveys conducted earlier in the year.
- Bedmond Village - an initial consultation went live 2 October 2026 and is closing 30 October 2026.
- Kindersley Way - an initial consultation went live 2 October 2026 and is closing 23 October 2026.
- A further review of the proposed Parking Management Policy is being prepared for presenting to committee in November.
- South Oxhey - Review of parking around some of South Oxhey and Carpenders Park is starting with a parking audit in November. This will be followed by public consultation to inform parking changes in the area.

Wider Transport

- Ebury Way Improvements – officers are investigating plans for path improvements at the Rickmansworth end.
- LEVI – the County Council are progressing on-road EV chargepoints around the district in consultation with the district council. Initial site designs are being reviewed by officers and Ward Councillors have been asked for views.
- Beryl Bikes – officers are reviewing the results of the recent consultation for proposed Beryl bike locations with a view to implementation.

- 20mph Consultation – Hertfordshire County Council launched consultations in September for Abbots Langley, Croxley Green, Rickmansworth and South Oxhey
- Ferry Car Park - Ward Councillors being consulted regarding proposed tree works in the car park.

Questions from Members 20/10/2026

Full Council
PART I
Questions from Members
(ADCCC)

	Priority One
1.	To the Leader of the Council Councillor Stephen Giles-Medhurst from Councillor Cheryl Stungo
	What progress has been made on the redevelopment of the Barton Way site in Croxley Green, including the current timetable, and are there any outstanding issues that could delay the scheme?
	Progress is being made across all three key workstreams which need to be completed before redevelopment can begin. Firstly, heads of terms have been agreed in principle with Croxley Green Parish Council for the lease of the new ground floor community space. The Parish Council is now appointing its own external advisers to assist with the preparation of the lease, and both councils will continue to work closely together to finalise the arrangement and ensure it aligns efficiently with the wider build programme. Secondly, positive progress is also being made with Hertfordshire County Council on the surrender and re-grant of the library lease. This is an important element of the scheme, as the revised lease arrangements will enable the release and redesign of the rear car park area, delivering improvements for both the library and the wider redevelopment project. The third key strand relates to the discharge of the planning pre-commencement conditions. Chime Housing, the Council's development partner, is actively progressing the work required to satisfy these conditions and ensure the scheme remains within the planning permission's two-year implementation period. Once the pre-commencement conditions have been formally discharged, the existing building can be demolished and the site transferred to Three Rivers Homes Limited, allowing construction to commence. In terms of timetable, the project remains focused on progressing these enabling activities as quickly as possible so that development can begin following discharge of the planning conditions. At present, there are no significant issues preventing progress; however, completion of the lease arrangements with both Croxley Green Parish Council and Hertfordshire County Council, together with the formal discharge of the planning conditions, remain critical milestones that must be achieved before the scheme can move into the construction phase.
2.	To the Leader of the Council Councillor Stephen Giles-Medhurst from Councillor Mike Sims
	How much money has been spent actual or accrued thus far on the aborted local government re organisation and can we be assured that this will be funded by central government and not TRDC council taxpayers?

	The financial cost incurred across Hertfordshire on preparing for local government reorganisation is £1.450m so far. On the basis of the decision to implement four unitary authorities in Hertfordshire, the Government allocated funding of approximately £4,518,000 to Hertfordshire. This is made up of £378,000 during the initial submission phase of the programme and £1.035 million per unitary council (consisting of £900,000 per unitary authority to support the transition, plus a minimum of £135,000 per unitary authority to support leadership capacity and continuity and Adults, Children's and public health). The amount of government funding received by the council to date for the LGR programme is £378,000. Three Rivers made provision for reorganisation costs by way of an earmarked reserve. The balance of the reserve stands at £1M with no allocations as yet made from the reserve. You will have seen the recent letter I circulated to all councillors, signed by myself and the other ten Hertfordshire council leaders, calling for Government support in this regard. In particular, we have asked for dedicated Government funding to meet the unavoidable costs of maintaining the Local Government Reorganisation programme, following the Government's decision to pause the process until a date which, at present, remains unknown. Like any other councillor, I do not wish to see resources diverted away from the excellent services provided by Three Rivers District Council in order to fund additional costs arising from this delay.
3.	To the Leader of the Council Councillor Stephen Giles-Medhurst from Councillor Stephen Cox
	The democratic process and the law requires a declaration in the prescribed form as to election expenses by both the candidate and agent for a District Council Election and candidate only for a Parish Council Election within a limited time period. Why then has Mr Taylor Smith, a candidate in two elections in South Oxhey, failed to adhere to those deadlines in order that filed paperwork may be inspected as is permitted and what has this authority done about its absence?
	Thank you for raising this matter- it is very serious indeed. As I understand this is matter for the Police. The council, in line with legislation will take appropriate action in any case of this nature which ultimately leads to reporting to the police.
4.	To the Leader of the Council Stephen Giles-Medhurst from Councillor Debbie Morris
	At the start of the August bank holiday weekend, large swathes of protected ancient woodland were unlawfully destroyed in Eastbury. Local councillors and police were powerless to stop the destruction because of the absence of an out-of-hours service operated by Three Rivers District Council, which could have taken enforcement action or applied for injunctive relief. Many councils in Hertfordshire and throughout the country provide an emergency service to tackle other urgent enforcement issues, but Three Rivers does not. The absence of such a provision puts our public spaces and safety at risk.

	It is well known that unlawful activities such as those just seen usually commence at the start of a weekend – particularly a long weekend – in areas where local authorities do not operate an out-of-hours service. Given this, will Three Rivers set up this out-of-hours service now, or contract to share services with one or more other councils that offer it?
	Senior Officers were made aware of this incident involving the removal of trees and site clearance over the August Bank Holiday weekend. I am aware Police were called to attend the site but unfortunately had no relevant powers in this situation. Immediately following their return to work on Tuesday 1 September both Planning and Tree Officers visited the site to assess and the Forestry Commission were informed. Hertfordshire CC Highways have also been involved but are unable to take any further action around the access point at this time. These types of unlawful activities/works are not common in Three Rivers. This is the 3rd incident of out of hours works in the last 3 years involving tree removal or other unauthorised site incursions. The need for an out of hours enforcement service, given its resource requirement and subsequent cost, is questioned and in any event given what occurred may not have resulted in any immediate action the Council could take. There is currently no budget provision for an out of hours service.
	Priority Two
	To the Lead Member for General Public Services, Councillor Paul Rainbow from Councillor Narinder Sian
	Officers have advised that the main difficulty in tackling unauthorised parking on The Green is not the absence of potential legal powers, but the lack of practical enforcement resources. Could the Lead Member therefore update Council on what options are being explored to help manage the problem, including preventative measures, improved signage, physical measures and working with the Police?
	As you may be aware Leisure and Natural Infrastructure Officers considered a range of options and submitted a CIL bid to Croxley Green Parish Council for composite bollards. This was subsequently rejected by the Parish Council. Stone Boulders were then agreed by the Parish Council. Boulders were installed in the summer of 2025. Following a request from the Parish Council, boulders were removed from the entrance to Providence Hall and Croxley Guild of Sport, Elmcote Way and Copthorne Road – they currently remain outside The Artichoke and The Coach and Horses Public House pending further instruction. Options are being considered, however any physical structure that is installed to prevent parking on The Green will require permission from the Secretary of State through a S38 application and may require planning permission from the Local Planning Authority. In addition, any structure will need to factor in long term maintenance to ensure that it is both environmentally and financially sustainable.

	With regard to alternative measures such as those used in response to anti social behaviour the statutory guidance under the Crime and Policing Act 2026 is that agencies should have evidence that the conduct is genuinely having a detrimental effect on people's quality of life, rather than merely being something, people find annoying. It also cautions against using the power of enforcement including Community Protection Notices to stop behaviour which is not actually causing ASB. The Community Partnerships team have no current complaints with regard to parking on The Green. Police have confirmed that they also have no current issues or concerns with regards to parking at this location.
6.	To the Leader of the Council Councillor Stephen Giles-Medhurst from Councillor Mike Sims
	What percentage of TRDC employees live in the Three Rivers area and what percentage of their working week thus far in 2026 was spent working from home?
	Our HR system does not hold the data on whether employees live within district or outside of district as this is not a requirement of employment. All employees are covered by the agile working policy that requires employees to be in the office on average one day per week, other than where the nature of the job requires otherwise such as frontline depot employees. Our Agile Working policy is a key recruitment tool that recognises the skills shortage in key areas and the cost of living in district. It has been instrumental in recruiting top performing and highly quality staff for long periods of employment in what is a very competitive market so close to London.
7.	To the Lead Member for Resources, Regeneration and Economic Development, Councillor Louise Price from Councillor Joan King
	Between January 2020 and the September 2024 how many private houses were given planning permission in Three Rivers, likewise how many social rented, affordable and shared ownership properties and further, how many of each tenure have been constructed in that time period?
	During this period there were 1145 dwellings granted planning permission (gross), 248 of those were affordable dwellings. 240 affordable dwellings were completed in total in the same period (data from SmartsHerts): 42 social rented dwellings 137 affordable rented dwellings 3 Intermediate housing dwellings 58 shared equity dwellings
8.	To the Lead Member for Sustainability and Climate Change Councillor Aidan Bentley from Councillor Cooper

	Under section 211 of the Town & Country Planning Act, it is a criminal offence to remove trees in Conservation Areas without first notifying the council and allowing the council the opportunity to place a Tree Preservation Order. Under section 213, there is a duty to replant trees that are removed without prior notification. However, Three Rivers does not enforce this, leading to many cases where trees are illegally removed and not replaced: removing one of the strongest protections that our 22 Conservation Areas have. How long has Three Rivers been failing to implement this statutory requirement and will it now change its practice to enforce this?
	If a tree in a Conservation Area is removed, uprooted or destroyed in contravention of section 211 of the Town and Country Planning Act 1990, the landowner has a duty to plant a replacement tree of an appropriate size and species, in the same place, as soon as they reasonably can. The duty also applies if a tree in a Conservation Area is removed because it is dead or dangerous. The council does take enforcement action where trees in Conservation Area are removed illegally and enforces replanting where this occurs. The protection of trees has not been removed from the district's Conservation Areas. If a tree is removed in contravention of section 211, the council will investigate and take enforcement action, including replanting, where appropriate. In a recent enforcement case pursued by the Council, the owner of The Court on Rickmansworth Road, was fined over £16,000 and replanting is being enforced. The Council also now advises tree owners in writing that the duty to replant applies where a tree in Conservation Area is dead or dangerous, and is removed, and will enforce replanting where appropriate.
	Priority Three
9.	To the Leader of the Council, Councillor Stephen Giles-Medhurst from Councillor Chris Mitchell
	What progress is being made on the Council's asset transfer programme ahead of Local Government Reorganisation, and what steps are being taken to ensure that agreed community assets can be transferred or secured for the benefit of local communities before the new unitary authority arrangements come into effect?
	The council is working on an Asset Transfer Policy to put in place the principles upon which any scheme would operate. Once this is formally in place the Council will be able to provide feedback on the expressions of interest received from Parish Councils to allow the development of detailed business cases for transfers and the subsequent formal approval route.

10	To the Leader of the Council, Councillor Stephen Giles-Medhurst from Councillor Mike Sims
	Mill Stream residents are concerned that officers do not fully understand their concerns regarding the removal of the Bury Weir and the potential loss of water flow leading to the loss of a significant historical and natural resource. This is also a concern leading up to its removal as it has the potential for further failure during the intervening period. Almost all Cllrs from the CCL Committee have had a tour of the Mill Stream and it is vital that relevant officers have the same tour and thus understanding of the Mill Stream. Will the Leader of the council instruct officers to attend a tour as so far they have declined all invitations to do so?
	I understand why residents feel strongly about the Bury Weir and the Mill Stream, and I appreciate the effort that has gone into sharing those concerns. I know that a number of councillors have walked the site with you. Officers have considered the invitations to visit the site and are grateful for them. Based on the information and technical advice available, they are satisfied that they have the information they need at this stage. While they do not currently believe a site visit is necessary, that does not mean residents' concerns are not being listened to. Those concerns continue to form an important part of the Council's consideration of the project. However, I believe it would be appropriate, in due course, once work on the National Lottery bid has been completed, which must remain the focus of officers' attention for the time being, to arrange a dedicated meeting and walkabout with you to ensure that all the issues you have raised have been fully considered. I know officers are satisfied that they have already done so, but it is always sensible to double-check matters where residents have expressed significant concerns. I will therefore ask that such a meeting be arranged at an appropriate time.
11	To the Lead Member for Regulatory Services, Councillor Paul Rainbow from Councillor Stephen Cox
	How content or otherwise is the Lead Member that bin collections have improved at Forfar House and Erskine House, what measures have contributed to any improvement and what else, in anything, remains to be implemented or considered to improve arrangements?
	Whilst there have been some improvements to refuse collection arrangements at Forfar House and Erskine House, I would not consider the position fully resolved at this stage. A number of operational measures have been explored, including parking restrictions intended to improve vehicle access to the service road. Discussions between Council officers and CHIME indicate that there is still no final or agreed solution in place, and further improvements are required. CHIME, as the housing management organisation responsible for the sites, continues to review the arrangements and is providing its own assessment of the current position. Council officers remain engaged with CHIME regarding ongoing access and contamination issues and the impact these have on collection services.

	The Council's waste collection service will continue to work with CHIME, but the long-term effectiveness of the arrangements is dependent on site management issues being addressed and sustainable solutions being implemented by CHIME. There does remain scope for further improvement and discussions are continuing regarding the most appropriate way forward.
12	To the Lead Member for Community Engagement, Public Safety and Housing, Councillor Steve Drury from Councillor Vicky Edwards
	In the first three months of the year, crime in Abbots Langley Parish had fallen 16% compared to the same months in 2025 and fallen by 21% compared to the same months in 2024. However, that trend has completely reversed since Abbots Langley's neighbourhood police were moved to be based in Rickmansworth. In the three months since for which public data is available, crime has instead risen by 16% compared to the same months in 2025 and risen by 19% compared to the same months in 2024. This reversal is even more pronounced for anti-social behaviour, which has doubled compared to pre-move trends. Anti-social behaviour tends to rise when police visibility decreases, as has been the case since our police began to be based in Rickmansworth. Given this, what representations has Three Rivers made to Hertfordshire Constabulary to reverse its decision to centralise all Neighbourhood Policing Teams in a single station for the whole district?
	The Community Safety Partnership meets regularly to work together on joint initiatives in Three Rivers, including anti-social behaviour which is one of the priorities. Our Anti-Social Behaviour Action Group also meets bi-monthly to work in partnership on cases of ASB. If residents are experiencing anti-social behaviour, it can be reported directly to Three Rivers District Council. Reports can be made using the Council's online ASB reporting form which is a trusted channel for reporting. In addition one of our officers attends most daily morning briefings so they are aware of any emerging issues and will raise any issues brought to their attention with senior Police Officers. We have recently launched a new ASB reporting app. This can help officers build a comprehensive picture of ongoing issues, identify recurring patterns of behaviour and gather evidence that may support informal interventions or, where appropriate, formal enforcement action. There is also a range of useful information available to residents through the Three Rivers District Council – ASB Toolkit. While there has been an increase in recorded ASB between April and June 2026, this should be viewed in the context of longer-term trends, as crime levels remain broadly consistent with those recorded in the same months in previous years. Council officers continue to work closely with Hertfordshire Constabulary to address issues as they arise, with trends and any necessary action or preventative work discussed through the Community Safety Coordinating Group.

	Three Rivers remains a safe place to live and has one of the lowest crime rates within the county and the country. We continue to work with the police and operational matters are dealt with by Hertfordshire Constabulary. The Chief Inspector committed to give an update on the changes in Policing arrangements for the Abbots area at the Abbots Local Area Forum on 13th October. At the time drafting this answer that meeting has not taken place. As always, I will raise any concerns with the Chief Inspector.
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Urgent Question

20/10/2026

**Full Council
PART I
Urgent question
Councillor Debbie Morris**

At the Aquadrome Public Engagement meeting on 16 September, a member of the public asked: as there was no longer a park keeper or warden whether someone would be on site to patrol and keep an eye on things at the Aquadrome.

The response acknowledged that there hadn't been a park warden for a very long time but stated: "However, there is a member of council staff who lives on site and they are a member of our Grounds Maintenance Team. "They were said to be tied to the site which allowed for the gates to be opened and closed outside of normal officer working hours and ensure there is someone on site in case of emergency.

On the evening of 1 October, the first day of the 6pm Autumn closing time, a number of visitors, their dogs and cars were locked in at the Aquadrome. They could find no one on site to help them nor was there any signage directing them who to contact in this situation. At least one of them was very distressed. By chance, a council worker appeared around 7.15pm and opened the gates. He told them that there had not been anyone living on site for a long time and that they were lucky he just happened to be dropping off his vehicle then, otherwise the gates would have remained shut all night.

- A) Is there a grounds maintenance team member living on site and if so, where and why wasn't he or she available on the evening of 1 October?

- B) What do the council propose to do to prevent situations like the one on 1 October recurring?

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Motions

20/10/2026

Full Council

PART I

Motions (ADCCC)

Grey Belt

Proposed by Councillor Giles-Medhurst, Seconded by Councillor Price.

This Council notes that Grey Belt is defined by government as Land in the Green Belt comprising previously developed land and/or any other land that in either case does not strongly contribute to any of the following purposes: to check unrestricted sprawl of large built-up areas [excluding villages] or to prevent neighbouring towns merging into one another or to preserve the setting and special character of historic towns.

CPRE notes in April 2026 'The notion that grey belt policy is intended to enable the re-use of derelict land in the Green Belt – as it was communicated by government on its introduction – contrasts sharply with a strong greenfield emphasis to what is being approved. Of the grey belt cases approved, 10 sites (77% of the total) are greenfield, and these greenfield sites will accommodate the vast majority of the housing to be built (88%). The cases examined that have been determined since the policy was introduced provide 1,250 houses, of which just 152 are on previously developed land, brownfield (12%).'

This Council believes that although a policy to allow the redevelopment of previously developed land that has become unsightly and unproductive would be welcomed the current government Grey Belt policy goes well beyond that.

It has enabled and encouraged a rush of speculative planning applications to secure planning consent irrespective of the harm this would have upon the openness of the Green Belt or the agricultural productivity of the land.

The Government's Grey Belt criteria fail to give sufficient weight to all of the Green Belt's purposes and in particular it completely omits purpose c) – 'to assist in safeguarding the countryside from encroachment' – from the Grey Belt assessment.

This Council therefore resolves:

To support the Leader of Council in writing to the Secretary of State for Housing, Communities & Local Government stating clearly that current definition of 'Grey Belt' risks permanently undermining the clear function of the Green Belt as established by the postwar Atlee government. Council believes that the Government must revise its 'grey belt' definition to:

- Ensures purpose c in the assessment has equal weight with other Green Belt purposes.
- Ensure that residential and economic development is focussed on previously developed land.

- Protect productive farmland and important wildlife habitats from harmful development.
- Set ambitious and legally binding targets for genuinely affordable and socially rented homes in all new developments, with developers held to account if they are not delivered.
- Recognise the role in preventing coalescence of communities both with the urban area and with each other.

National Emergency Briefing

Proposed by Councillor Giles-Medhurst, Seconded by Councillor Bentley

Following an exceptionally wet winter - with parts of the UK experiencing the wettest January on record 0 southern England saw 72% of its monthly average rainfall fall in just eight days. This led to localised flooding both in our area and across Hertfordshire. Then, during the summer months, extreme heat and prolonged dry weather resulted in further pressures, including localised fires.

The Council now believes the following:

- That National Emergency Briefing initiative should be broadcast nationally across the United Kingdom.

Council therefore resolves:

To support the Leader of the Council in formally requesting that the Government endorse the current cross-party proposal from Members of Parliament for a National Emergency Briefing on prime-time television, led by the Prime Minister.

Council also urges the Member of Parliament for Southwest Hertfordshire to support this call.

Fair Fares for Three Rivers Residents
Proposed by Councillor Smith, Seconded by Councillor Lloyd

This Council notes:

1. Three Rivers has five stations within the Transport for London network: Carpenders Park; Moor Park; Croxley; Rickmansworth and Chorleywood.
2. Of these stations, all fall within Zone 7, except Moor Park which sits in both Zone 6 and Zone 7.
3. A cash fare single journey from Zones 7 to 1 costs £8.70, compared to £7.00 from a Zone 6 station like Epping which is a similar travel distance (16.90 miles) from Central London as Croxley (16.99 miles) or Rickmansworth (17.33 miles).
4. This zoning classification by Transport for London can therefore cost a Three Rivers commuter over £400 extra per year compared to those living in Zone 6.
5. The ongoing cost-of-living crisis is exacerbated for local residents by TfL fare increases (including the 5.8% increase in 2026), coupled with the return of office-working mandates from some employers, making affordable transport a critical economic issue for the district.
6. TfL acknowledges that the individual decisions underlying the original zoning were made in the 1980s and that it no longer holds the information explaining why individual stations were placed in particular zones - yet it has no plans to review the resulting arrangements.
7. A recent motion passed by Watford Borough Council endorsed the "Rezone Watford Stations" campaign, launched by the Liberal Democrats, and called for a review of rail zoning to consider stations located between Watford and the current Zone 6 boundary, including Carpenders Park, Rickmansworth and Moor Park in Three Rivers.

This Council believes:

1. In the interests of transparency, and as a taxpayer-funded body responsible for transport, TfL has a public duty to maintain objective, up-to-date policies and make them available for public scrutiny upon request.
2. The current zoning system is an absurd anomaly and is fundamentally unfair to Three Rivers residents who travel into London to work, study, and support the economy, yet pay a higher price to do so than residents in other areas who travel similar or greater distances.
3. Rezoning all Three Rivers stations into Zone 6 would create a fairer, simpler fares system and put significant money back into the pockets of local residents.

4. Lowering the cost of rail travel would encourage greater use of public transport, supporting the council's environmental goals and reducing carbon emissions.
5. Three Rivers proximity to London and close integration into the Transport for London network justifies its inclusion in the Zone 6 boundary, together with areas outside the M25 like Epping or Elstree & Borehamwood.
6. Rezoning Three Rivers stations will also have significant benefits to London residents who regularly commute or travel to the area.
7. Meaningful progress on rail fare reform will require collaboration between Transport for London, Hertfordshire County Council as the strategic transport authority, and neighbouring local authorities.

This Council resolves to:

1. Ask the Leader of Three Rivers District Council to write to the Elected Mayor of Watford to endorse the "Rezone Watford Stations" campaign, and to offer to work collaboratively on a wider review of rail fare zoning affecting the new South West Hertfordshire Unitary Authority area.
2. Ask the Leader of Three Rivers District Council to also write to the Secretary of State for Transport, the Commissioner of TfL, and the Mayor of London (as Chair of TfL) urging them to:
 - a. Initiate an urgent independent review of zoning for Three Rivers stations.
 - b. Set out clear, transparent and consistently applied criteria for station zoning, including travel distance from central London, rather than relying on local authority boundaries or other historic anomalies

Save our Aquadrome
Proposed by Councillor Cooper, Seconded by Councillor Milliken

This council has no confidence in the approach taken by the council's leadership to long-standing asbestos in the Aquadrome.

This council resolves to reopen the Aquadrome's Woodland Walk by the end of November.

This council resolves to instruct a new asbestos consultant to inform the work and to support this objective.

This council removes the delegation to officers of responsibility for asbestos management planning at the Aquadrome, except in implementing this motion.

This council instructs the Climate Change & Leisure Committee and Policy & Resources Committee to hold extraordinary meetings to put this motion into effect, including allocating any necessary budget.

Get Legal Advice on HMO Policy
Proposed by Councillor Edwards, Seconded by Councillor Cooper

This council recognises the harmful impact that HMOs may have on a community due to the intensification of use, the correlation with increases in anti-social behaviour and lack of parking provision.

This council supports the withdrawal of Permitted Development rights for HMOs through issuing an Article 4 Direction, to stop the proliferation of unsuitable HMOs in our communities.

It is noted that the Policy & Resources Committee meeting on 30th May resolved not to issue an immediate Article 4 Direction, despite the Leader of the Council pledging before the election that an immediate Article 4 Direction would be issued.

However, it was admitted at the meeting that no legal advice had been taken to support the council's claim that it would face significant numbers of compensation claims if it issued an immediate Article 4 Direction.

Instead, a 'Doomsday' scenario was presented that was not based on the statutory requirements and that assumed that developers would succeed in establishing liability for compensation in respect of all claims made.

However, that has not been the experience of any other council that has implemented such immediate Directions, with most having faced zero claims.

This was not the right approach, as legal advice is essential to properly understand the legal and financial implications arising from issuing an immediate Article 4 Direction.

This council instructs and delegates authority to the Head of Planning Policy to commission this advice to be presented to an urgent extraordinary meeting of the Policy & Resources Committee, so that it can reconsider its decision not to issue an immediate Article 4 Direction.

[REDACTED]

Make Three Rivers Graffiti Free
Proposed by Councillor Fraser, Seconded by Councillor Cooper

Graffiti is a rising scourge across our district, and particularly in Rickmansworth. The presence of graffiti leads to more anti-social behaviour and crime of all sorts, so stemming this rising tide before it is normalised is essential to protect our community.

Under the Anti-Social Behaviour, Crime, and Policing Act 2014, the council can issue Community Protection Warnings and Community Protection Notices to require landowners – whether of premises, telecoms boxes, bridges, street signs, or stand-alone walls – to remove graffiti.

Where they haven't removed graffiti within a specific number of days, the council can issue fines and/or remove graffiti and charge the landowner the cost of removing the graffiti.

This is done routinely by several other councils and would ensure that property owners – including other local authorities, Transport for London, and telecoms companies – remove graffiti and end its normalisation.

This Council therefore commits to:

- Develop a statement of graffiti policy that commits to imposing Community Protection Warnings on premises that have graffiti, to be followed up by Community Protection Notices where the warnings are not complied with.
- Begin the process of issuing Community Protection Warnings to all premises within our town and village centres, one settlement at a time, so that towns and villages progressively become graffiti-free zones.
- Ask the Policy & Resources Committee to increase all Fixed Penalty Notice fines for environmental offences to the maximum permitted by law, to demonstrate a zero-tolerance approach to graffiti.

Take Care of our Green Spaces
Proposed by Councillor Milliken, Seconded by Councillor Cooper

This Council notes that it has adopted a 'no mow' policy in many of its public open spaces for the last few years.

In some specific places, where the local biodiversity benefits outweigh the loss of recreational area, this will have been beneficial. However, in other areas, it has proven to be negative and is in urgent need of review.

Very tall grass can hide glass, dog waste, and worse. For example, the Coombe Hill Open Space gives a vista over the town, yet only a small part of it is mown, meaning it detracts from the view, is filled with dozens of bottles and other rubbish, and cannot be used as a local park.

Long grasses can block visibility for drivers and reduce the visual amenity of local areas. For example, the long grass on an already elevated pavement on Tanners Wood Lane makes the road more dangerous by obscuring visibility on a single-track road.

This Council therefore resolves to review and – where necessary – revise the policy in light of the experience, including but not limited to restoring regular mowing to Coombe Hill Open Space and said patch on Tanners Wood Lane.

This Council asks the Climate Change & Leisure Committee to determine the scope of the changes and asks the Policy & Resources Committee to allocate the necessary funding.

Fly the Union Flag
Proposed by Councillor Cooper, Seconded by Councillor Fraser

This Council notes its discontent and disgust at the council leadership removing the Union Flag from Three Rivers House on D-Day and replacing it with the Intersex-Inclusive Progress Pride Flag. That flag includes divisive symbolism for the trans movement and for the Black Lives Matter movement.

Last year, the council unlawfully flew the Intersex-Inclusive Progress Pride Flag over Three Rivers House, when Conservative councillors objected that it was unlawful to fly a political flag without advertisement consent.

However, despite the council admitting it had acted unlawfully, the flag was still not taken down until the end of June and the council then gave itself the consent to fly it.

In July 2025, Conservative councillors asked the Leader to commit to fly the Union Flag over Three Rivers House every day, noting the sensitivity of days like D-Day, which the Leader mocked the Conservatives for, claiming that happened anyway.

Despite that claim, the Union Flag was not flown for much of June this year, and Three Rivers instead flew only the Intersex-Inclusive Progress Pride Flag. That was the only flag flown on D-Day, 6th June.

This Council deplores the council's leadership placing its own political causes ahead of flying the Union Flag, especially on days like D-Day. Three Rivers is proud to be the home of the British Armed Forces' principal HQ at Northwood, yet this clear decision to remove the Union Flag to fly the Intersex Inclusive Progress Pride Flag shows that Three Rivers pays lip service to our Forces.

This Council therefore resolves to fly the Union Flag over Three Rivers House on all days when any flag is flying and furthermore resolves not to fly the Progress Pride Flag, the Intersex Inclusive Progress Pride Flag, or any other derivations.

Asbestos in the Aquadrome
Proposed by Councillor Sims, Seconded by Councillor I Morris

Asbestos in the Aquadrome is of serious concern to residents and council alike.

Sites where it is being discovered in the Aquadrome continue to grow and there is a fear that the whole Aquadrome project will be de-railed due to the escalating costs for remediation.

We call upon council to provide within the next thirty days a full breakdown of potential costs for Asbestos remediation, current and potential, in order to implement the Aquadrome project and a full split as to who will be funding it i.e. Grant funding or TRDC.

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