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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

Mrs Annwen Morgan
Prif Weithredwr – Chief Executive

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
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RHYBUDD O GYFARFOD	NOTICE OF MEETING	
PWYLLGOR GWAITH	THE EXECUTIVE	
DYDD LLUN 15 CHWFROR 2021 10.00 o'r gloch	MONDAY 15 FEBRUARY 2021 10.00 am	
CYFARFOD RHITHIOL	VIRTUAL MEETING	
Swyddog Pwyllgor	Ann Holmes 01248 752518	Committee Officer

AELODAU/MEMBERS

Plaid Cymru/Party of Wales

Llinos Medi Huws, Carwyn Jones, R Meirion Jones, Alun W Mummery, Robert G Parry, OBE, FRAGS, Robin Wyn Williams

Annibynnol/Independent

Richard Dew, Dafydd Rhys Thomas, Ieuan Williams

COPI ER GWYBODAETH / COPY FOR INFORMATION

I Aelodau'r Cyngor Sir / To the Members of the County Council

Bydd aelod sydd ddim ar y Pwyllgor Gwaith yn cael gwahoddiad i'r cyfarfod i siarad (ond nid i bleidleisio) os ydy o/hi wedi gofyn am gael rhoddi eitem ar y rhaglen dan Reolau Gweithdrefn y Pwyllgor Gwaith. Efallai bydd y Pwyllgor Gwaith yn ystyried ceisiadau gan aelodau sydd ddim ar y Pwyllgor Gwaith i siarad ar faterion eraill.

A non-Executive member will be invited to the meeting and may speak (but not vote) during the meeting, if he/she has requested the item to be placed on the agenda under the Executive Procedure Rules. Requests by non-Executive members to speak on other matters may be considered at the discretion of The Executive.

At present this Committee is not being webcast live. A recording of the meeting will be made available on the Council's website as soon as possible.

A G E N D A

1 DECLARATION OF INTEREST

To receive any declaration of interest from a Member or Officer in respect of any item of business.

2 URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HER APPOINTED OFFICER

No urgent matters at the time of dispatch of this agenda.

3 MINUTES (Pages 1 - 16)

To submit for confirmation, the draft minutes of the meetings of the Executive held on the following dates:-

- 18 January 2021 (Budget)
- 25 January 2021

4 THE EXECUTIVE'S FORWARD WORK PROGRAMME (Pages 17 - 30)

To submit a report by the Head of Democratic Service.

5 HOUSING RENT HRA AND HOUSING SERVICE CHARGES 2021/22 (Pages 31 - 42)

To submit a report by the Head of Housing Services.

THE EXECUTIVE

Minutes of the virtual meeting held on 18 January, 2021

- PRESENT:** Councillor Llinos Medi (Chair)
Councillor Ieuan Williams (Vice-Chair)
- Councillors Richard Dew, Carwyn Jones, R. Meirion Jones, Alun Mummery, R.G. Parry, OBE FRAGS, Dafydd Rhys Thomas, Robin Williams
- IN ATTENDANCE:** Deputy Chief Executive
Director of Function (Resources) & Section 151 Officer
Director of Function (Council Business)/Monitoring Officer
Director of Education, Skills and Young People
Interim Director of Social Services
Head of Profession (HR) and Transformation
Head of Housing Services
Head of Democratic Services
Committee Officer (ATH)
- APOLOGIES:** Mrs Annwen Morgan (Chief Executive)
- ALSO PRESENT:** Councillors Glyn Haynes, Kenneth Hughes, Trefor Lloyd Hughes, MBE, Aled Morris Jones, R. Llewelyn Jones, Bryan Owen, Dylan Rees, Dafydd Roberts, Communications Officer (GJ), Mr Gareth Wyn Williams (Local Democracy Reporter)

The Chair extended a warm welcome to all those present at this virtual meeting of the Executive.

1. DECLARATION OF INTEREST

Councillor Richard Dew declared a personal and prejudicial interest with regard to item 6 on the agenda and was not present when the matter was discussed.

Councillor Ieuan Williams declared a personal interest with regard to item 4 on the agenda.

2. URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HIS APPOINTED OFFICER

None to report.

3. INITIAL CAPITAL BUDGET 2021/22

The report of the Director of Function (Resources)/Section 151 Officer incorporating the initial capital budget for 2021/22 was presented for the Executive's consideration.

Councillor Robin Williams, Portfolio Member for Finance introduced the report by explaining that as part of the budget setting process the initial proposed capital budget along with the draft revenue budget proposals under the subsequent item will be the subject of formal consultation with the Corporate Scrutiny Committee and the general public following which the Executive will make its final 2021/22 budget recommendations to the County Council.

The Full Council meeting on 9 March, 2021 will then approve a budget and related Council Tax demand for 2021/22.

The Portfolio Member said that formulating the capital budget has been made more difficult this year due to a funding shortfall meaning that additional funds will have to be identified in order to realise the recommended capital projects in full. The General Capital Funding received from Welsh Government for 2021/22 (excluding the 21st Century Schools programme and the Housing Revenue Account) based on the provisional Local Government settlement figures totals £4.321m. From this allocation, £4.167m is required to support the programme for refurbishing and replacing existing assets in line with the Council's adopted Capital Strategy. Four one off capital projects are recommended for inclusion in the capital programme for 2021/22 and these amount to £1.105m which exceeds the available funds by £921k. A potential underspend in the revenue budget for 2020/21 may mean an additional £1m could be added to the general reserve which could be used to fund the additional capital expenditure in 2021/22. However, this is not guaranteed and should the revenue budget position deteriorate over the second half of the financial year, the level of funding available may be less than £1m. Of the 4 one off schemes detailed in Table 4 of the report the match funding for Economic Development projects (£95k) and the purchase of chrome books for pupils (£305k) are considered a priority which means that if sufficient reserves are not available then the other two schemes – resurfacing play areas and flood relief schemes may have to be scaled back. A total capital programme of £36.155m is proposed for 2021/22.

The Director Of Function (Resources) and Section 151 Officer advised that one of the key principles of the Capital Strategy is that capital funding will be allocated each year to ensure investment in the Council's existing assets to protect them for the future; this priority has been delivered in the main through Welsh Government's Capital Grant and supported borrowing. These two headings have remained fairly constant over a number of years with Welsh Government supporting specific capital expenditure projects through grant funding. This means that the core funding available for capital purposes has in effect been reducing year on year making it more difficult to fund investment in existing assets. The Council has in the past used capital receipts as a source of additional capital funding; however the potential for any significant capital receipts is now limited as the majority of any remaining assets which remain unsold have already been earmarked to fund existing or future capital projects e.g. 21st Century schools, leisure improvements and smallholdings. Likewise in previous years funding has been available from an earmarked reserve which was specifically set up to fund capital projects. Use of this funding over the past few years means that the balance has fallen considerably and the remaining balance will be held to fund any emergency capital works which may arise during the year or to provide match funding if the offer of significant grant funding was received during the year which requires a small amount of match funding. The capital budget is therefore becoming increasingly constricted hence the proposed application of a potential underspend from the revenue budget to the capital programme. This is not sustainable in the long term and without a change of strategy by Welsh Government in terms of increasing core capital funding, it will become increasingly difficult to fund any new items of capital expenditure in future.

The Vice-Chair sought clarity with regard to the potential progress of the Red Wharf Bay Flood Risk scheme and whether in the event of its slipping due to shortage of capital funds, it would be re-visited and the timeline for doing so.

The Director of Function (Resources)/Section 151 Officer advised that the Welsh Government's grant funding of 85% for the scheme must be spent in the next financial year; should the Council be unable to provide the remaining 15% match funding then the grant will have to be renegotiated with Welsh Government.

Councillor R.G.Parry, OBE, FRAGS, Portfolio Member for Highways, Waste and Property commented that he thought it important that the scheme should proceed given the availability of 85% funding to enable that to happen; however the crux of the matter is whether the grant funding will still be available in the 2022/23 financial year should the Council be unable to match fund the scheme in 2021/22.

The Deputy Chief Executive suggested that it may be advisable for the Portfolio Member for Highways, Waste and Property to write to Welsh Government Ministers to highlight the pressure on the capital budget and to request that they therefore consider fully funding flood risk schemes in future. He added that it is important that grant funding should not be lost especially when it is at a level of 85%.

The Chair agreed that setting the capital budget for 2021/22 is a challenge and further in light of this, she proposed that the Portfolio Member for Finance write to the Welsh Government to make representations about the capital budget situation in Anglesey due to there having been no increase in the capital allocation for many years and its implications for the Council's capital expenditure in future. The Executive was agreed that the suggested representations should be made.

It was resolved -

- **To recommend the following capital programme for 2021/22 to the Full Council –**

2020/21 Schemes Brought Forward	£ 3.970m
Refurbishment/Replacement of Assets	£ 4.167m
New One Off Capital Projects (Priority Projects)	£ 780k
New One Off Capital Projects (subject to Funding being available)	£ 325k

21st Century Schools	£ 6.6m
Housing Revenue Account	£20.313m

Total Recommended Capital Programme	£36.155m
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Funded By:

General Capital Grant	£ 2.163m
Supported Borrowing General	£ 2.158m
General Balances	£ 596k
General Balances (if sufficient funding available)	£ 325k
21st Century Schools Supported Borrowing	£ 2.897m
21st Century Schools Unsupported Borrowing	£ 498k
HRA Reserve & In Year Surplus	£15.639m
HRA Unsupported Borrowing	£ 2.0m
External Grants	£ 5.909m
2020/21 Funding Brought Forward	£ 3.970m

2021/22 Total Capital Funding	£36.155m
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- **To note the potential future funding requirements for 2022/23 onwards as set out in Appendix 1, Table 3 and paragraph 5.3 of the report.**
- **That in light of the pressure on the capital budget, the Portfolio Member for Highways, Waste and Property make representations by letter to the Welsh Government's Minister for Environment, Energy and Rural Affairs that for the future, local authority flood prevention/mitigation schemes are 100% funded by Welsh Government grant, and**
- **That the Portfolio Member for Finance make representations by letter to the Welsh Government's Minister for Finance to highlight the pressure on the capital budget in Anglesey due to the lack of increase in the general capital allocation over a number of years and the limitations this is likely to place on the Council's future capital activities and investment.**

4. DRAFT REVENUE BUDGET 2021/22

The report of the Director of Function (Resources)/Section 151 Officer incorporating the draft Revenue Budget for 2021/22 was presented for the Executive's consideration.

Councillor Robin Williams, Portfolio Member for Finance reported that the Revenue Budget for 2020/21 i.e. the current financial year was £142.146m. For 2021/22 a number of known committed changes are likely to affect the budget and these are detailed in section 3 of the written report and they include variations in pupil numbers, payments to the North Wales Growth Bid, historic Pension costs and investment in Information technology. The most significant change is the increased cost of the new Refuse Collection and Street Cleansing Contract with Biffa which is £909k above the current budget. Taking into account all the adjustments and assumptions as set out in Section 3, the standstill budget for 2021/22 totals £147.076m, an increase of £4.930m on the 2020/21 final budget. An increased provisional settlement from Welsh Government will meet £3.821m of the increased costs leaving a funding shortfall of approximately £1m to be funded through Council Tax.

The standstill budget of £147.076m would allow the Council to maintain its existing services; however the Council faces new budget pressures and new demands for services which have not been allowed for in the budget. These pressures and demands – some of which are in services that have suffered reductions during austerity - have become more apparent as the Council has responded to the Covid pandemic. The priority areas identified as requiring additional funding are detailed in section 10.6 of the report and encompass reinstatement of the professional trainee programme; strengthening Public Protection capacity; Education Inclusion; IT support for schools; management of tourism and climate change. Having considered the standstill budget and in light of the fact that an increase of 2.55% is mainly required to fund the increase in the cost of the new refuse collection contract, an additional rise of 1.2% in the Council Tax has been considered as a means of funding the additional budget pressures and demands. An additional increase of 1.2% above the level required to fund the standstill budget (Table 4 at para. 9.2 refers) would generate an additional £494k in funding. It is therefore proposed that the Council Tax be increased by 3.75% which translates to a 94p weekly increase for a Band D property.

The Director of Function (Resources)/Section 151 Officer highlighted the following risks to the budget –

- Uncertainty in respect of the potential pay awards for the two main groups of local government workers – teachers and NJC staff. Although a pay freeze for all public sector workers (excluding NHS) earning over £24,000 was announced in November, 2020 with

the award for those earning less than £24,000 being at least £250, the pay award for local government workers NJC staff is set not by the UK Government but by the body which represents local government employers. In addition, the setting of the annual teachers' pay award has been devolved to the Welsh Government. A 1% increase has been allowed in the standstill budget for pay inflation for teachers' pay and for NJC staff pay.

- A provision has been put into the budget for the Council Tax Reduction Scheme equivalent to the proposed 3.75% increase in Council Tax. However, there is no funding available in the budget should the number of claimants increase significantly. Welsh Government has been providing additional support this year to meet the cost of the rise in demand on the scheme due to the impact of Covid 19 and it is understood that this support will be available next year if applications under the scheme increase significantly.
- No provision had been made in the budget for Covid related costs. Welsh Government has to date met the increased costs faced by the Council as a result of the pandemic as well as providing reimbursement for loss of income and this arrangement will continue until the end of the current financial year. In indicating that it will be publishing the arrangements for the next financial year Welsh Government has made it clear that additional funding will be made available to the Council but at what level remains to be seen. It is anticipated that Welsh Government will fund ongoing additional costs incurred as a result of Covid and will make good any loss of income that the Council may suffer due to enforced closure of its facilities from April onwards.

In thanking the Finance Service for the information and report compiled in a tight timescale since the announcement of the provisional Local Government settlement on 22 December, 2020, the Executive welcomed the recognition in the draft budget of the key role of Public Protection in the pandemic as well as the investment in a trainee programme to develop the next generation of local government professionals. In response to a request by Councillor Carwyn Jones, the Director of Function (Resources)/Section 151 Officer provided a synopsis of the Council Tax Reduction Scheme with regard to how the scheme works, who it is for and the application process.

It was resolved to approve the following –

- **The Budget adjustments included in the Standstill Budget as set out in Paragraphs 4 to 7 of the report.**
- **The standstill budget for 2021/22 of £147.076m and this should form the basis of the 2021/22 revenue budget.**
- **A proposed increase in Council Tax for 2021/22 of £3.75% which will be subject to public consultation.**
- **Additional proposed budget amendments as set out in Table 5 of the report.**
- **An initial proposed budget for 2021/22 of £147.531m**
- **That the Executive should seek the opinion of the public on the proposed budget proposal and Council Tax rise for 2021/22.**

5. EXCLUSION OF PRESS AND PUBLIC

It was considered and it was resolved –

Under Section 100 (A0(4) of the Local Government Act 1972 to exclude the press and public from the meeting during the discussion on the following item on the grounds that it involved the disclosure of exempt information as defined in Schedule 12A of the said Act and in the Public Interest Test as presented.

6. FULL BUSINESS CASE – A NEW SCHOOL BUILDING TO REPLACE YSGOL CORN HIR

The report of the Director of Education, Skills and Young People incorporating the Full Business Case (FBC) for a new school building to replace Ysgol Corn Hir in Llangefni was presented for the Executive's consideration.

Having declared a personal and prejudicial interest in this matter, Councillor Richard Dew withdrew from the meeting during the discussion and determination thereof.

Councillor R. Meirion Jones, Portfolio Member for Education, Libraries Culture and Youth introduced the report by saying that the Full Business Case has been prepared to secure capital funding for a new school building for Ysgol Corn Hir under the 21st Century Schools Band A Programme which if successful, will mean Welsh Government funding 50% of the costs of the proposal with the remaining costs to be funded through the Council's capital resources.

The Director of Education, Skills and Young People recapped on the background to the proposal advising that all the elements of the FBC are based on the Council's new preferred option after holding a statutory consultation between 6 February and 20 March 2020 and approved by the Executive on 17 December, 2020 which is to build a new school for Ysgol Corn Hir and leave Ysgol Bodffordd as it is. The Business case has been compiled in line with the 21st Century Schools Business Case guidance based on the Five Business Case Model and provides information in relation to each stage of the proposal's development with regard to the strategic case, the economic case, the commercial case, the management case and the financial case for the proposal.

The Executive thanked the Learning Service and the Transformation Service staff for their work on the FBC.

It was resolved –

- **To approve the Full Business Case (FBC) for a new school building to replace Ysgol Corn Hir**
- **To approve the submission of the FBC to Welsh Government**
- **To approve ring-fencing capital receipts for the construction of the new school building to replace Ysgol Corn Hir, subject to no problems arising with selling the site.**
- **To delegate authority to the Director of Education, Skills and Young People in consultation with the Director of Function (Resources)/Section 151 Officer and Director of Function (Council Business)/Monitoring Officer to amend the FBC if necessary – if the changes do not result in material changes (in terms of policy, principles, financial contribution, risks and harm to third parties).**

**Councillor Llinos Medi
Chair**

THE EXECUTIVE

Minutes of the virtual meeting held on 25 January, 2021

PRESENT: Councillor Llinos Medi (Chair)
Councillor Ieuan Williams (Vice-Chair)

Councillors Richard Dew, Carwyn Jones, R. Meirion Jones, Alun Mummery, R.G. Parry, OBE FRAGS, Dafydd Rhys Thomas, Robin Williams

IN ATTENDANCE: Chief Executive
Deputy Chief Executive
Director of Function (Resources) & Section 151 Officer
Director of Function (Council Business)/Monitoring Officer
Director of Education, Skills and Young People
Head of Housing Services
Head of Highways, Waste and Property Services
Head of Democratic Services
Interim Head of Service – Regulation and Economic Development
Head of Profession (HR) and Transformation
Planning Built and Natural Environment Manager (JIW)
Committee Officer (ATH)

APOLOGIES: None

ALSO PRESENT: Councillors Glyn Haynes, Kenneth Hughes Trefor Lloyd Hughes, MBE, Aled Morris Jones, G.O Jones, R. Llewelyn Jones, Dafydd Roberts, Human Resources Manager (CW), Senior Transport Officer (IW), Communications Officer (GJ), Mr Gareth Wyn Williams (Local Democracy Reporter)

The Chair welcomed all those present to this virtual meeting of the Executive. She referred to the absence of Mr Fôn Roberts, the Interim Director of Social Services due to a family bereavement and she offered the Executive's condolences to Mr Roberts and to his family.

1. DECLARATION OF INTEREST

No declaration of interest was made.

2. URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HIS APPOINTED OFFICER

None to report.

3. MINUTES

The minutes of the previous meetings of the Executive held on the following dates were presented for the Executive's approval:

30 November, 2020

14 December, 2020

17 December, 2020 (extraordinary)

It was resolved that the minutes of the previous meetings of the Executive held on the following dates be approved as correct –

- **30 November, 2020**
- **14 December, 2020**
- **17 December, 2020 (extraordinary)**

4. MINUTES – CORPORATE PARENTING PANEL

The draft minutes of the meeting of the Corporate Parenting Panel held on 8 December, 2020 were presented for the Executive's adoption.

The Chief Executive in her capacity as Chair of the Corporate Parenting Panel outlined the business of the Panel's meeting on 8 December stating that after a hiatus due to the onset of Covid 19, the Corporate Parenting Panel resumed its meetings in December, 2020 when it was provided with an update on the operations of the Children and Families' Services during the pandemic including the steps taken to meet statutory obligations and the creative approaches taken to maintain contact with the Authority's looked after children at a time of social constraints. The Panel was informed of the ongoing success of the drive to recruit and retain Foster Carers supported by the launch in January, 2019 of the Core Offer, a marketing incentive to attract new foster carers. The Panel was also updated on the educational attainment of the children and young people in the Authority's care. During the pandemic the Chief Executive, Interim Director of Social Services and Leader/Portfolio Member for Social Services took the opportunity to commission a review by Internal Audit of the governance, risk management and internal controls of the Panel, specifically whether it had in place appropriate arrangements to support and facilitate the Council in meeting its corporate parenting responsibilities. Whilst the Internal Audit review provided assurance that overall the Panel is operating effectively, it also identified improvements that could be made and these will be taken forward in an action plan agreed to by the Panel.

It was resolved that the minutes of the meeting of the Corporate Parenting Panel held on 8 December, 2020 be adopted.

5. THE EXECUTIVE'S FORWARD WORK PROGRAMME

The report of the Head of Democratic Services incorporating the Executive's Forward Work Programme for the period from February, 2021 to September, 2021 was presented for consideration and the following changes were noted -

- New Items –
 - Item 21 – Licensing Policy Statement - for the 22 March, 2021 meeting
 - Item 22 – Service Asset Management Plan 2020 – 2030: Smallholdings Estate – for the 22 March, 2021 meeting
 - Items 33-36 – 2021/22 Quarterly Performance and Budget Monitoring reports – for the September, 2021 meeting
- Rescheduled Items
 - Item 3 – Housing Rent HRA and Housing Service Charges 2021/22 – brought forward to the 15 February, 2021 meeting

- Item 19 – Anglesey Further Education Trust Annual Report and Accounts 2019/20 – rescheduled from 25 January, 2021 to the 22 March, 2021 meeting
- Item 20 – Llangefni Golf Course – rescheduled from 15 February, 2021 to the 22 March, 2021 meeting.

In addition, since the publication of the agenda the Housing Service has requested that item 2 on the Work Programme – Housing Support Grant Commissioning Plan - be rescheduled from 15 February, 2021 to the 22 March, 2021 meeting.

It was resolved to confirm the Executive’s updated Forward Work Programme for the period from February to September, 2021 with the additional change outlined at the meeting.

6. CHANGES TO THE CONSTITUTION – RESTRUCTURING THE SENIOR LEADERSHIP TEAM

The report of the Chief Executive with regard to restructuring the Senior Leadership Team was presented for the Executive’s consideration.

Councillor Dafydd Rhys Thomas, Portfolio Member for Corporate Business introduced the report as dealing with a proposed restructure of the Senior Leadership Team and the consequential constitutional changes.

The Chief Executive referred to the changes to the Council’s Constitution approved by Council in March 2020 to reflect the internal restructuring of the senior management team by the former Chief Executive in 2019. Following the departure of the Chief Executive, the Deputy Chief Executive was appointed Chief Executive and the Director of Place and Community Well-being was appointed Deputy Chief Executive. Since November, 2019 the role of Director of Place and Community Well-being has been vacant despite the post being subject to two external advertising campaigns. Following the first unsuccessful advertising campaign the duties of the Director post has been carried out by internal applicants appointed as Interim Head Of Service – Regulation and Economic Development and an officer appointed as a lead on place shaping. These appointments were initially made until April, 2020 but because of the pandemic and the need to ensure business continuity they were extended to December, 2020.

The Chief Executive advised that the pandemic emergency has shown that the Council must have suitably qualified officers within specific areas for the future; the coronavirus response has also clearly demonstrated the importance of appropriate competencies for this level of posts. In addition, the pandemic period has also proved the essential importance of working with partners and communities to build community resilience to deal with different challenges for which work officers need sufficient and reasonable time. Sufficient and equitable/balanced capacity is needed across all services to ensure the Council’s future resilience within the higher tier of management and leadership. Although interim arrangements have worked well they are not effective in the long term. There is a requirement to make a decision in relation to the role of Director and the resultant interim posts created as a result of the failure to recruit to that role.

With this in mind a report was presented to the Appointments Committee in December, 2020 seeking its recommendation for the best way forwards in terms of filling the void in the Council’s senior management team. In that report the Chief Executive expressed her professional view that the best option would be to delete the Director’s post and appoint one Head of Service for Regulation and Economic Development thereby eliminating the workload associated with the senior Team; the Deputy Chief Executive would in practice lead on this

aspect of the post in the Senior Team. As such consideration would therefore need to be given to supporting some of the Deputy's duties and – under his supervision – linking them to the Place Shaping aspect from the Director's role. The simplest option would be to create an additional post on Grade 9/10 to provide capacity and resilience for the structure and support the Deputy Chief Executive and the newly created Head of Regulation and Economic Development. The Appointments Committee endorsed this approach and its formal resolutions to that effect are noted in the report.

Sections 5 and 6 of the report set out the implications from a constitutional perspective and the changes to be made to reflect the proposed amended SLT/Heads of Service structure (attached as Enclosure 2 of the report, but subject to the inclusion of the Head of Adults' Services post which has been inadvertently omitted from the structure as shown).

The Executive considered the report and affirmed its support for the approach taken in the recommendations of the Appointments Committee.

It was resolved to recommend to the Full Council that it –

- **Notes the recommendations of the Appointments Committee and confirms that –**
 - **The post of Director of Place and Community Wellbeing (also known as the Director of Regulation and Economic Development for the purpose of the recent recruitment attempts) be removed from the Council's Constitution.**
 - **A permanent role of Head of Regulation and Economic Development be created and for this role to be advertised externally.**
 - **A new post of Corporate Strategy Officer be established and advertised externally.**
- **Confirms its approval to the insertion of Enclosure 2 which reflects the above amendments to the Council's structure, in the Council's Constitution.**
- **Confirms its approval for the Chief Executive (following consultation), in accordance with the existing authority included in 3.5.2.11 of the Constitution, and as a result of the above structural alteration, to distribute the relevant areas of responsibility among the Senior Leadership Team and the Heads of Service, as required.**
- **Confirms its approval for the Monitoring Officer, in accordance with the existing authority included in 3.5.3.6.6 of the Constitution, to amend the Constitution (including the scheme of delegation to Officers) to reflect the decisions made by Council in relation to the above structural alteration and the distribution of responsibilities among the Senior Leadership Team and the Heads of Service made by the Chief Executive under the sixth bullet point above.**
- **Confirms its approval for such other consequential amendments to be made to the Constitution by the Monitoring Officer to reflect the above recommendations.**

7. INTERIM HOUSING STRATEGY 2020/21

The report of the Head of Housing Services incorporating an Interim Housing Strategy 2021 was presented for the Executive's consideration.

The report was introduced by Councillor Alun Mummery, Portfolio Member for Housing and Community Support who explained that the intention in presenting the Interim Housing Strategy is to put in place a strategic document that recognises the changes faced during the year, by prioritising what needs to happen during next year and providing information on how Housing Services and its partners are responding and continue to respond to the coronavirus pandemic. It provides a bridge to the development of the Housing Strategy which will include the requirements of the Housing Support Grant and Welsh Government's Homelessness Strategy by 2022. The priorities of the current Strategy have been used for the Interim Strategy which will inform the Service's priorities for 2022-2027 and these are set out in the report.

Referring to consultation and the Communication Plan, the Portfolio Member said that the Interim Strategy document was placed on the Council's website for consultation with the Service's main partners. The consultation period remained open for 3 weeks from the 27 November, 2020 to the 18 December, 2020. The consultation response (detailed in Appendix 1) demonstrates support for the Interim Housing Strategy 2021 and will form the basis for the development of the 5 year Housing Strategy from 2022 to 2027 the intention being to issue an initial draft by April, 2021 with the final draft for public consultation being available online from June to August, 2021. The proposed engagement/consultation schedule will see the final draft being presented to the Corporate Scrutiny Committee in September, 2021 and thereafter to the Executive for approval in October, 2021.

The Portfolio Member in providing a foretaste of the Housing Service's objectives cited 93 housing units expected to be completed by the Service's Housing Association partners in 2021/22 compared to 23 units in 2019/20 and 49 units in 2020/21, 38 council housing units having commenced on site in 2020/21 with a further 40 units expected to commence by 2021/22. In addition, it is anticipated that up to 75 empty homes will have been brought back into use in 2020/21 and a minimum of 50 such properties in 2021/22. Significant activity was also undertaken under the previous Housing Strategy in effect from 2014 which saw the provision of 53 new housing units between 2015 and 2020 as well as the purchase of an additional 65 units. During this period also, Hafan Cefni a 63 flat extra care complex was completed and Llawr y Dref in Llangefni was remodelled to provide a more modern way of living.

In concluding his presentation of the report the Portfolio Member highlighted its positive aspect in terms of the vision for the future which it portrayed; he expressed his gratitude to the Housing Service's staff for their hard work and commitment during the past 10 months in facing the challenges that had arisen during this time especially in relation to homelessness and in adapting aims and objectives to embrace the emerging issues.

The Head of Housing Services confirmed that the Housing Service has a statutory responsibility to assess housing need and lead on partnership working to secure housing of quality which meets the needs of its citizens now and in the future and that the Strategy shows how this will be delivered in the interim period and beyond.

Individual members of the Executive spoke to thank the Housing Service for its response to the pandemic and also for being a progressive service in terms of its vision for the Council's housing stock and its work on maintaining, investing in and adding to that stock especially and where possible, in more rural areas recognising that the availability of social housing in rural communities is important to their long-term sustainability. Members of the Executive were also appreciative of the work of the Service with empty properties - which can be a blight on communities - in returning those properties into positive use thereby improving communities and helping to meet housing needs.

The Chair echoed those thanks observing that the six themes that will inform the priorities of the longer term 5 year Strategy also feed into the Council's Corporate Plan. Whilst the management of the Councils' housing stock should be a matter of pride to the Housing Service it is also a reflection of partnership working with the Service working alongside social housing bodies and the Island's communities to deliver on its housing commitments.

It was resolved to approve the following –

- **The Interim Housing Strategy 2021**
- **The communication plan for developing the Housing Strategy 2022-27 and work plan with partners, which leads to a consultation period and final approval.**

8. BIODIVERSITY PLAN

The report of the Interim Head of Service – Regulation and Economic Development incorporating the Biodiversity Plan was presented for the Executive's consideration.

Councillor Richard Dew, Portfolio Member for Planning and Public Protection introduced the report stating that this is the Isle of Anglesey County Council's first Biodiversity Plan and has been prepared in compliance with section 6 of the Environment (Wales) Act 2016. In accordance with the requirements of Section 6 it sets out how the Council intends to maintain and enhance biodiversity and in doing so, promote the resilience of ecosystems thereby embedding biodiversity in its day to day decision making, plans and policies. The Plan has also been prepared to align with the objectives of the Council Plan, in particular Objective 3 (Work in partnership with our communities to ensure that they can cope effectively with change and developments whilst protecting our natural environment). It follows guidance received by Welsh Government and considers the objectives of the Nature Recovery Plan (NRAP) for Wales which identifies actions that can be delivered in the short-term and sets a course to deliver longer term commitments beyond 2020. The Biodiversity Plan's objectives have been written to be realistic, achievable and measurable within the timescales and its outputs will be reported annually to the Executive.

The Interim Head of Regulation and Economic Development highlighted that although the Regulation and Economic Development Service has led on developing the Plan it is expected that all the Council's services will contribute to and be part of realising its objectives. Additionally there is an expectation that external funding will be sought to bring to fruition some of the individual projects within the Plan which is a consideration over the next few years. The Planning Built and Natural Environment Manager referred to the Action Plan as an especially important element of the broader Plan stating that it needs the Council working as a corporate whole to implement the actions set out therein.

Members of the Executive welcomed the Plan recognising the importance of biodiversity and of integrating biodiversity throughout the work of the Council. Councillor Dafydd Rhys Thomas had concerns about the decline of ash trees because of ash dieback disease and the implications for ash trees on the Island as well as the potential for wider ecological impacts.

The Portfolio Member for Planning and Public Protection in acknowledging that this is a significant national problem, confirmed that the Council's Ash Die Back Co-coordinator is looking at the issue from the Island's perspective and that a panel comprising of the relevant Portfolio Members and Officers has also been established for the same purpose. Equally important is to work with landowners and community councils to identify those areas where there are diseased trees, and to develop replanting schemes where trees have been lost.

Councillor R. Meirion Jones, Portfolio Member for Education, Libraries, Culture and Youth sought clarification of the financial side and emphasised the need to keep an eye on progress.

The Planning Built and Natural Environment Manager clarified that Welsh Government runs a series of schemes under Local Nature Partnerships in Wales; these involve a range of organisations including the local authority and the Partnerships receive funding for local environment related projects. In the region of £80k has been made available for next year for such projects and a bid will be submitted shortly - an element of this funding is for making the Council estate greener and some projects are underway using last year's funding for this purpose with approximately £30k available for next year.

With regard to monitoring, the Portfolio Member for Planning and Public Protection confirmed that as part of the monitoring process an annual report will be presented to the Executive.

Councillor Ieuan Williams, Vice-Chair in expressing his support for the Plan said that he believed that the environmental protection policies within the Joint Local Development Plan (JLDP) need to be strengthened; he cited an example in his own electoral area where part of a designated local wildlife site could potentially be lost should an affordable housing development proposal be permitted under exception site policy in the JLDP which allows development outside defined boundaries which he felt conflicted with the Authority's responsibilities and aspirations under the Biodiversity Plan. Having scanned other authorities' Local Development Plans he had found that Section 5 of Rhondda Cynon Taf County Borough Council's adopted LDP contains a policy provision with regard to exception sites for affordable housing in the countryside which stipulates that development proposals will only be permitted where it can be demonstrated that *"the proposed development is not within a Green Wedge, Special Landscape Area or within, near or adjacent to an internationally, nationally or locally designated Nature Conservation Site."* He requested that consideration be given to incorporating a similar provision within the Anglesey and Gwynedd JLDP when the Plan is up for review in order to extend protection to the same such sites in Anglesey and Gwynedd.

The Portfolio Member for Planning and Public Protection noted Councillor Ieuan Williams's comments and confirmed that he would take the request back to the Anglesey and Gwynedd Joint Planning Policy Committee.

It was resolved to accept the report and to formally adopt the Biodiversity Plan.

9. BUS EMERGENCY SCHEME

The report of the Head of Highways, Waste and Property in respect of the Bus Emergency Scheme was presented for the Executive's consideration. The report set out the wider context, the background to and reasons for the Bus Emergency Scheme (BES) and sought the Executive's agreement to sign up to the BES2 scheme.

Councillor R.G. Parry, OBE, FRAGS, Portfolio Member for Highways, Waste and Property introduced the report and provided background information stating that Welsh Government (WG) and local authorities have been providing financial support for the bus services sector to help deal with reduced revenue and increased costs due to the impact of Covid-19. Prior to the pandemic WG had consulted on a range of proposed changes to the way bus services are delivered in Wales and had indicated that it wanted to see the public sector having greater influence over service networks, ticketing and integration with rail services; WG is also looking to link the short term survival of operators to the longer reform of the sector. In the short term the funding to keep operators afloat is therefore being provided with a number

of conditions attached. These are to incentivise operators to engage in planned changes that are in line with their longer term ambitions for reform. WG made £29m available from a Hardship Fund which operated from April, 2020 for three months, after which the Bus Emergency Scheme was introduced in July to provide ongoing support (BES1) with expectations that operators would contribute to a reshaping of bus services in Wales. BES 1.5 was introduced in August, 2020 administered by lead Authorities (Flintshire in the case of North Wales) and this provided £10m of ramp up funding to support the reopening of schools and economic activity. BE 1.5 was then extended to the end of March, 2021 following the announcement of a further support package in September, 2020 with operators being asked to sign up to a range of terms and conditions to access the funding.

WG working with Transport for Wales are now proposing to enter into a longer term BES2 agreement with operators and local authorities to protect services. The agreement will operate for an initial maximum term of up to 2 years from the date BES 1.5 commenced i.e. up until July 2022 unless market conditions recover sufficiently for an operator to no longer require BES support be that for commercial or contracted services. WG will be a co-signatory to the BES2 agreement with bus operators along with Transport for Wales. Local Authorities retain legal responsibilities for bus services and therefore remain central to determining which local services receive this support. They need to sign up to the principle of the agreement and the relationship with their Lead Authority in ensuring that the ongoing emergency funding meets their priorities and is delivered on their behalf. This will provide the legal basis for WG to make payment to the operators. Key features of BES2 are summarised in the report and the full proposed Agreement is set out in Appendix 2 to the report.

The Head of Highways, Waste and Property Services highlighted the importance of supporting the sector both in the interests of the Authority's key workers and for the recovery post-Covid and said that although the funding does not specifically cover education transport it is essential in terms of helping bus operators survive the current crisis and remain solvent thereby ensuring their availability for education transport in the future. He advised that signing up to BES2 will not commit the Authority to any management model in future as this will be subject to further discussions; neither does it mean extra funding for more buses – rather it is funding to help operators continue during the current crisis and with this in mind Welsh Government has been asked to clarify the arrangements for monitoring.

Councillor Carwyn Jones, Portfolio Member for Economic Development and Major Projects welcomed the scheme pointing out that bus services provide a lifeline for rural areas meaning that supporting those services is therefore essential. He referred to the Seiriol Alliance which runs a successful minibus service and is keen to provide a community service for the area's more rural villages ; he sought clarity regarding how such a service might be supported in future and in particular Welsh Government's perspective on community transport provision.

The Head of Highways, Waste and Property Services advised that the BES2 agreement is specifically aimed at supporting current operators through the pandemic crisis. However, as part of further intended reforms of how bus services are managed in Wales to which the report alludes, the Authority has already expressed an interest in trialling Demand Responsive Transport (DRT) in Holyhead and in the Seiriol area. Whilst the trial scheme in Holyhead is more likely to proceed first because of the way commercial contracts with operators work, the Authority remains mindful of the options in the Seiriol ward especially in areas beyond Beaumaris.

It was resolved –

- **To agree to the principles of the BES2 agreement (Appendix 2 to the report) to secure (conditional) financial support for the bus sector and to establish a**

relationship with their regional lead authority and signatory, that ensures that the ongoing emergency funding meets the authority's priorities and is delivered on its behalf.

- **To call for a further report on bus reform proposals relating to the future management of bus services in Wales.**

**Councillor Llinos Medi
Chair**

DRAFT

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Isle of Anglesey County Council	
Report to:	The Executive
Date:	15 February 2021
Subject:	The Executive's Forward Work Programme
Portfolio Holder(s):	Cllr Llinos Medi
Head of Service / Director:	Lynn Ball Director of Function – Council Business / Monitoring Officer
Report Author: Tel: E-mail:	Huw Jones, Head of Democratic Services 01248 752108 JHuwJones@anglesey.gov.uk
Local Members:	Not applicable

A –Recommendation/s and reason/s

In accordance with its Constitution, the Council is required to publish a forward work programme and to update it regularly. The Executive Forward Work Programme is published each month to enable both members of the Council and the public to see what key decisions are likely to be taken over the coming months.

The Executive is requested to:

confirm the attached updated work programme which covers **March – October 2021**;

identify any matters for specific input and consultation with the Council's Scrutiny Committees during the Covid-19 emergency whilst taking into account the strategy for committee meetings up to 30 April 2021 endorsed by group leaders on 12 May 2020, which notes the expectations with regard to convening scrutiny committee meetings.

note that the forward work programme is updated monthly and submitted as a standing monthly item to the Executive.

* Key:

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B – What other options did you consider and why did you reject them and/or opt for this option?

-

C – Why is this a decision for the Executive?

The approval of the Executive is sought before each update is published to strengthen accountability and forward planning arrangements.

CH – Is this decision consistent with policy approved by the full Council?

Yes

D – Is this decision within the budget approved by the Council?

Not applicable.

DD – Impact on our Future Generations(if relevant)

1	How does this decision impact on our long term needs as an Island	Not relevant.
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority. If so, how:-	
3	Have we been working collaboratively with other organisations to come to this decision, if so, please advise whom:	
4	Have Anglesey citizens played a part in drafting this way forward? Please explain how:-	
5	Outline what impact does this decision have on the Equalities agenda and the Welsh language	

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E – Who did you consult?		What did they say?
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	The forward work programme is discussed at Heads of Service meetings ('Penaethiaid') on a monthly basis (standing agenda item). It is also circulated regularly to Heads of Services for updates.
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Procurement	
8	Scrutiny	Under normal circumstances, monthly joint discussions take place on the work programmes of the Executive and the two Scrutiny Committees in order to ensure alignment.
9	Local Members	Not applicable.

F - Appendices:

The Executive's Forward Work Programme: March – October 2021

FF - Background papers (please contact the author of the Report for any further information):

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The Executive's Forward Work Programme

Period: March – October 2021

Updated 4 February 2021



The Executive's forward work programme enables both Members of the Council and the public to see what key decisions are likely to be taken by the Executive over the coming months.

Executive decisions may be taken by the Executive acting as a collective body or by individual members of the Executive acting under delegated powers. The forward work programme includes information on the decisions sought, who will make the decisions and who the lead Officers and Portfolio Holders are for each item.

It should be noted, however, that the work programme is a flexible document as not all items requiring a decision will be known that far in advance and some timescales may need to be altered to reflect new priorities etc. The list of items included is therefore reviewed regularly and updates are published monthly.

Reports will need to be submitted from time to time regarding specific property transactions, in accordance with the Asset Management Policy and Procedures. Due to the influence of the external market, it is not possible to determine the timing of reports in advance

The latest version of the Executive's Forward Work Programme – **which is a live document and subject to change** - is set out on the following pages.

Mae'r ddogfen hon hefyd ar gael yn Gymraeg / This document is also available in Welsh.

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Period: March – October 2021

Updated 4 February 2021

Subject & *category and what decision is sought	Decision by which Portfolio Holder or, if a collective decision, why	Lead Service	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Scrutiny (if applicable)	Date to Executive or, if delegated, date of publication	Date to Full Council (if applicable)
March 2021						
1	Annual Equality Report 2019/20 Approval of report.	Social Services Portfolio Holder	Council Business	Lynn Ball Director of Function – Council Business / Monitoring Officer Cllr Llinos Medi	Partnership and Regeneration Scrutiny Committee 9 March 2021	Delegated decision March 2021
2	Revenue Budget Monitoring Report – Quarter 3, 2020/21 (S) Quarterly financial monitoring report.	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel (date to be confirmed)	The Executive 1 March 2021
3	Capital Budget Monitoring Report – Quarter 3, 2020/21 (S) Quarterly financial monitoring report.	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel (date to be confirmed)	The Executive 1 March 2021
4	Housing Revenue Account Budget Monitoring Report – Quarter 3, 2020/21 (S) Quarterly financial monitoring report.	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel (date to be confirmed)	The Executive 1 March 2021

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5	Treasury Management Strategy 2021/22 Adoption of strategy for the new financial year.	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel (date to be confirmed)	The Executive 1 March 2021	Council 9 March 2021
6	Charges for non-residential services 2021/22 Approval.	The Executive / Leader of the Council	Adults' Services	Iola Richards Interim Head of Adults' Services Cllr Llinos Medi	Finance Scrutiny Panel (date to be confirmed)	The Executive 1 March 2021	
7	Standard Charge for Council Care Homes 2021/22 Approval.	The Executive / Leader of the Council	Adults' Services	Iola Richards Interim Head of Adults' Services Cllr Llinos Medi	Finance Scrutiny Panel (date to be confirmed)	The Executive 1 March 2021	
8	Independent Sector Care Home Fees 2021/22 Approval.	The Executive / Leader of the Council	Adults' Services	Iola Richards Interim Head of Adults' Services Cllr Llinos Medi	Finance Scrutiny Panel (date to be confirmed)	The Executive 1 March 2021	

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9	Fees and Charges 2021/22	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams		The Executive 1 March 2021	
10	Medium Term Financial Strategy and Budget 2021/22 (S) Adoption of final proposals for recommendation to the County Council.	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel (date to be confirmed) Corporate Scrutiny Committee 16 February 2021	The Executive 1 March 2021	Council 9 March 2021
11	Capital Strategy and Capital Programme	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel (13 November 2020) Finance Scrutiny Panel (date to be confirmed)	The Executive 1 March 2021	Council 9 March 2021

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12	Capital Budget 2021/22	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel (date to be confirmed) Corporate Scrutiny Committee 16 February 2021	The Executive 1 March 2021	Council 9 March 2021
13	Schools Modernisation – Llangefni Area	The Executive / Leader of the Council	Learning	Rhys H Hughes Director of Education, Skills and Young People Cllr R Meirion Jones		The Executive 1 March 2021	
14	The Executive's Forward Work Programme (S) Approval of monthly update.	The Executive	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive 22 March 2021	
15	Corporate Scorecard – Quarter 3, 2020/21 (S) Quarterly performance monitoring report.	The Executive / Leader of the Council	Corporate Transformation	Carys Edwards Head of Profession – HR and Transformation Cllr Dafydd Rhys Thomas	Corporate Scrutiny Committee 8 March 2021	The Executive 22 March 2021	

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16	Anglesey Further Education Trust Annual Report and Accounts 2019/20	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams		The Executive 22 March 2021	
17	Llangefni Golf Course	The Executive / Leader of the Council	Regulation and Economic Development	Christian Branch Interim Head of Regulation and Economic Development Cllr Carwyn Jones	Corporate Scrutiny Committee 8 March 2021	The Executive 22 March 2021	
18	Licensing Policy Statement	The Executive / Leader of the Council	Regulation and Economic Development	Christian Branch Interim Head of Regulation and Economic Development Cllr Richard Dew		The Executive 22 March 2021	
19	Service Asset Management Plan 2020 – 2030 – Smallholdings Estate	The Executive / Leader of the Council	Highways, Waste and Property	Huw Percy Head of Highways, Waste and Property Cllr R G Parry OBE	To be confirmed.	The Executive 22 March 2021	

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20	Housing Support Grant Commissioning Plan	The Executive / Leader of the Council	Housing	Ned Michael Head of Housing Services Cllr Alun W Mummy		The Executive 22 March 2021	
21	Housing Revenue Account (HRA) Business Plan	The Executive / Leader of the Council	Housing	Ned Michael Head of Housing Services Cllr Alun W Mummy	Finance Scrutiny Panel (date to be confirmed)	The Executive 22 March 2021	
22	Progress Report from the Social Services Improvement Panel		Social Services	Fôn Roberts Interim Director of Social Services Cllr Llinos Medi	Corporate Scrutiny Committee 8 March 2020	The Executive 22 March 2021	
April 2021							
23	The Executive's Forward Work Programme (S) Approval of monthly update.	The Executive	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive 26 April 2021	

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May 2021						
24	The Executive's Forward Work Programme (S) Approval of monthly update.	The Executive	Council Business Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive May 2021	
June 2021						
25	Welsh Language Standards Annual Report 2020/21 Approval of report.	Portfolio holder with responsibility for the Welsh language.	Council Business Huw Jones Head of Democratic Services Cyng leuan Williams	To be confirmed	Delegated decision June 2021	
26	The Executive's Forward Work Programme (S) Approval of monthly update.	The Executive	Council Business Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive June 2021	
27	Corporate Scorecard – Quarter 4, 2020/21 (S) Quarterly performance monitoring report.	The Executive / Leader of the Council	Corporate Transformation Carys Edwards Head of Profession – HR and Transformation Cllr Dafydd Rhys Thomas	Corporate Scrutiny Committee 	The Executive June 2021	

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28 Revenue Budget Monitoring Report – Quarter 4, 2020/21 (S) Quarterly financial monitoring report.	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive June 2021	
29 Capital Budget Monitoring Report – Quarter 4, 2020/21 (S) Quarterly financial monitoring report.	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive June 2021	
30 Housing Revenue Account Budget Monitoring Report – Quarter 4, 2020/21 (S) Quarterly financial monitoring report.	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive June 2021	
July 2021						
31 The Executive's Forward Work Programme (S) Approval of monthly update.	The Executive	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive July 2021	

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September 2021						
32	The Executive's Forward Work Programme (S) Approval of monthly update.	The Executive	Council Business Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive September 2021	
33	Corporate Scorecard – Quarter 1, 2021/22 (S) Quarterly performance monitoring report.	The Executive / Leader of the Council	Corporate Transformation Carys Edwards Head of Profession – HR and Transformation Cllr Dafydd Rhys Thomas	Corporate Scrutiny Committee	The Executive September 2021	
34	Revenue Budget Monitoring Report – Quarter 1, 2021/22 (S) Quarterly financial monitoring report.	The Executive / Leader of the Council	Resources Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive September 2021	
35	Capital Budget Monitoring Report – Quarter 1, 2021/22 (S) Quarterly financial monitoring report.	The Executive / Leader of the Council	Resources Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive September 2021	

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36 Housing Revenue Account Budget Monitoring Report – Quarter 1, 2021/22 (S) Quarterly financial monitoring report.	The Executive / Leader of the Council	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive September 2021	
October 2021						
37 The Executive's Forward Work Programme (S) Approval of monthly update.	The Executive	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive October 2021	

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	The Executive
Date:	15th February 2021
Subject:	Housing Rent HRA and Housing Service Charges 2021/22
Portfolio Holder(s):	Councillor Alun Mummery
Head of Service:	Ned Michael, Head of Housing Services
Report Author: Tel: E-mail:	Darren Gerrard, Rent Income & Financial Inclusion Team Manager 01248 752265 dkghp@anglesey.gov.uk
Local Members:	

A –Recommendation/s and reason/s
<p>Members of the Executive Committee are asked to approve the rent increase and service charges for 2021/22 as set out below :-</p> <p>R1 to approve the rent increase in line with the Welsh Government target rent based on collection over 51 weeks.</p> <p>R2 to approve increasing all rents below current target rent bands by 0.45% + £2.00 per week to continue working towards rent convergence.</p> <p>R3 to approve increasing all rents on target or higher by 0.45%.</p> <p>R4 to approve an increase of 13p per week for the rent of all garages.</p> <p>R5 to approve that the service charges costs as noted within section 3.3 of the report be applied to all tenants who receive the relevant services.</p> <p>R6 to approve the setting of Intermediate Rent Fees at 80% of open market rental costs or up to Local Housing Allowance.</p>

Reasons

1.0 Background

- 1.1** The Council is required under the Local Government and Housing Act 1989 to keep a Housing Revenue Account (HRA), which is ring-fenced for transactions specifically relating to Local Authority Housing.
- 1.2** On the 30th November 2020 a letter was received from the Welsh Government confirming that it had agreed the Policy for Social Housing Rents for 2021/22. It advises all Local Authorities should use the formula of consumer price index (CPI) + 1% with the value of CPI in September 2020 being 0.5%.
- 1.3** In 2020, The Affordable Housing Supply Review recommended a 5 year rent policy be implemented as it would provide certainty and stability for tenants and landlords. This year, The Minister for Housing and Local Government emphasises the need for consideration of value for money alongside affordability and not place excessive financial burden upon tenants during these challenging times.
- 1.4** In recent years the Council has had to follow the method of increasing rent levels by way of using 'Rent Target Bands'. This year, the Welsh Government have decided to 'suspend' these target bands on condition that the annual rental income collected does not increase by CPI + 1%.

2.0 Rent increase for Anglesey tenants

- 2.1** As the Welsh Government have decided to suspend the Target Rent Bands for the financial year 2021/22, and in the interest of fairness, the decision is taken to provide an increase to **all** tenants up to the annual threshold amount of 1.5%. If we apply this to the rent increase and collect over 51 weeks to take account the rent free week over the Christmas period, we will generate approximately £278k of additional annual rental income.
- 2.3** Using the 51 week collection, the proposed rent increase for 2021/22 will be an average weekly increase of £1.42. This will increase the average weekly rent from £95.09 to £96.51.
- 2.4** In addition, this level of rent increase is being used as the model for the Housing Business Plan. If this method is not followed, alternative methods may be required to finance the business plan.

2.5 In order to apply the annual rent increase fairly, equally amongst tenants and to ensure that the maximum annual increase threshold amount is not exceeded, the increase is calculated by 'Current Rent + 0.45%' and this is applied to all tenants. For the tenants that are significantly below the target rent band for this financial year an additional £2.00 per week will be added. This is to ensure that we continue to work towards achieving convergence with other social housing providers.

1) For 1910 properties that are below the current target rent bands, the current rent will be increased by 0.45% + £2.00 per week. The range of weekly increase is between £2.33 – £2.52 per week.

2) For the remaining 1942 properties where the properties are on current target rent or higher, an increase of 0.45% will be applied. This will provide a weekly increase range between £0.32p and £0.59p.

2.6 If we apply the above rent increase methods, there will be 2175 properties on the target rent or higher and 1677 below the target rent.

2.7 The rent policy will generate an annual rental income of approximately £18.95m for the HRA during 2021/22.

2.8 When re-letting void properties it is proposed that the rent will be set in accordance with the policy rent increase agreed for the financial year 2021/22 which will eliminate the complication of the transitional increases.

3.0 Service Charges

3.1 The charges for services that the Authority provides during 2021/22 are based on actual costs incurred during 2019/20 and is shared equally among tenants and leaseholders. It should be noted that the majority of these costs are eligible for housing benefit or Universal Credit.

3.2. All costs for providing these services have increased compared to last years figures. The total income that will be generated is approximately £242k.

3.3 Proposed 2021/2022 weekly charges, based on 51 weeks, are:

Lift maintenance - £0.17 - £1.17

Cleaning of communal areas - £2.76 – £6.89

Fire alarms and fire equipment - £2.03

Door entry systems - £0.66
Sewerage Charges - £2.39
Heating & Lighting of communal areas - £1.72
TV Aerial's within communal areas - £0.22
Painting of communal areas – £0.08 - £1.06
Ground Maintenance (Domestic Properties) - £5.75 (6 monthly charge)
Ground Maintenance (Sheltered Properties) - £0.15 - £3.23
Management costs at 15% of each service charge.

3.4 Currently there are 61 leaseholders who will be charged for the services they receive by the Authority. This will generate an additional annual income of approximately £12k.

4.0 Garages

4.1 The Welsh Government Rent Policy does not provide any guidance on how to increase garage rents. The Council is therefore proposing to increase the garage rent by 0.13p per week which is in line with an increase of 1.5% (CPI + 1%). This will increase the rent from £8.42 per week to £8.55 and will generate income of £235k after deducting voids. As at 11th January 2021 there are 220 void garages.

5 Housing Benefit & Universal Credit

5.1 Currently 2729 of the Council's tenants (72%) will face no additional hardship as a consequence of the proposed rent increase and service charges, as they are in receipt of full or part Housing Benefit or in receipt of Universal Credit. Tenants who are not in receipt of housing benefit will have to meet the rent and service charges, unless of course they become eligible for benefit, following the increase.

5.2 Due to the impact of the Government's Welfare Benefit Reform and the impact of the pandemic the provision for bad debts has therefore been increased to £295k (1.5%) for 2021/22 as we expect arrears will increase when tenants have to meet a greater proportion of rent themselves. This is a significant increase due to the potential affect of Universal Credit.

5.3 Housing Services have three Financial Inclusion Officers who are available to provide information, advice and support to tenants around financial inclusion issues with a strong focus on increasing financial capability and budgeting skills to manage their finances and to access mainstream financial services. Links have also been developed to improve working practices at a strategic and operational level with both

internal and external partners such as J E O'Toole, CAB, Mon Communities First, Gofal a Thrwsio, Age Cymru and utility companies.

6 Setting of Intermediate Rents 2021/22

6.1 During the next financial year the Authority is looking to develop new Council houses with a view of charging Intermediate Rents.

6.2 These type of properties are affordable housing where the rents are above those of social rented properties but below those of private rented properties and will be allocated under the Tai Teg Allocation Register and not the Common Housing Register.

6.3 Welsh Government's Rent First Intermediate Rent Guidance (2011) states that intermediate rent should be based on Local Housing Allowance or 80% of open market rents.

Information collated by Tai Teg in October 2020 shows that the majority of North Wales Housing Associations set their intermediate rent based on 80% of open market rental costs:

	Adra	Clwyd Alyn	Cartrefi Conwy	Grŵp Cynefin	New Homes	North Wales Housing
Rent on LHA or 80/90% open market rent	80%	80%/90%	80%	LHA or 80%	Generally 90% of open market rent, but in some cases where property is difficult to let we may compare LHA rate	This is dependent on S106 obligations, if allowed 80% of OPV generally we would increase to this

Information to assist with setting intermediate rental costs:

The table below displays the most up to date information available for Anglesey, to assist with setting the intermediate rental fee:

	Social Rent (2020/21)	Local Housing Allowance (January 2021)	Average PRS Rents (1 st Jan-31 st Dec 2019)	80% of PRS Rent	90% of PRS Rent
1 bedroom	£79.78 pw (flat)	£80.55 pw	£398.15 pcm	£73.30 pw	£82.47

	£88.07 pw (house/bungalow)		(£91.63 pw)		pw
2 bedroom	£87.43 pw (flat) £94.98 pw (house/bungalow)	£103.56 pw	£518.14 pcm (£119.25 pw)	£95.40 pw	£107.33 pw
3 bedroom	£101.20 pw	£120.82 pw	£590.25 pcm (£135.85 pw)	£108.68 pw	£122.27 pw
4 bedroom	£107.86 pw	£149.59 pw	£799.93 pcm (£184.10 pw)	£147.28 pw	£165.69 pw

B – What other options did you consider and why did you reject them and/or opt for this option?

- 1) We considered the option of applying rent increase of 1.5% to all tenants but this was deemed to be unfair for the tenants who are currently on target rent. Therefore, it was decided to apply 0.45% increase across all tenants with an additional £2.00 per week to the tenants below the target rent bands. This formula would accumulate to the total annual amount of increase allowed.

C – Why is this a decision for the Executive?

The new Welsh Government Rent Policy has implications for the HRA Business Plan.

D – Is this decision consistent with policy approved by the full Council?

- 1) All Local Authorities, as instructed by the Welsh Government are required to implement the Rent Policy. Rejecting this policy would ultimately mean a loss of income for the Authority and inevitably affect the services provided. This would also undermine the HRA Business Plan and and potentially leave us subject to intervention by the Welsh Government if the policy was not adopted.
- 2) Rejecting this policy could also jeopardise the annual Major Repairs Allowance income of £2.66m received from Welsh Government as it could be seen that we aren't maximizing our income generation opportunities.

DD – Is this decision within the budget approved by the Council?

Yes

E – Who did you consult?

What did they say?

1	Chief Executive / Strategic Leadership Team (SLT)
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	(mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	

F – Risks and any mitigation (if relevant)		
1	Economic	Welsh Government expects Councils to increase rents annually and provides an appropriate formula for this purpose. Councils have an obligation to maintain high standard of accommodation for its tenants, and is therefore reliant on this additional revenue to counter the effects of inflation.
2	Anti-poverty	Please refer to the Anti Poverty Strategy by the Housing Department during 2018.
3	Crime and Disorder	Not Applicable
4	Environmental	Not Applicable
5	Equalities	Y applying the rent increases in this way we continue with the rent convergence Process for the various property types which is fairer for tenants.
6	Outcome Agreements	Not Applicable
7	Other	Not Applicable

FF - Appendices:

G - Background papers (please contact the author of the Report for any further information):
Notification letter 2021/2022





Llywodraeth Cymru
Welsh Government

Chairs of Registered Social Landlords
Director of Finance of Local Housing Authorities
Director Housing of Local Housing Authorities

30 November 2020

Dear Colleagues

Social Housing Rent and Service Charges from 2021-2022

The purpose of this letter is to advise social landlords of the maximum rent levels that tenants can be charged from 6th April 2021.

I recognise the enormous pressure that social landlords have been under this year and that it has been an unprecedented year for all of us.

This is the second year of the 5 year rental agreement introduced last year and it is even more important that the needs of landlords and the interest of tenants are considered equally. Affordability is an issue that I take very seriously and I am mindful of not placing excessive financial burdens upon tenants in these very challenging times. I am also aware of the potential difficulties that social landlords face from increasing rent arrears and growing levels of homelessness.

The agreed approach remains as:

1. An annual rent uplift of up to CPI+1% using the level of CPI from the previous September each year. September 2020, CPI was 0.5%.
2. CPI+1% will be the maximum increase allowable in any one year but CPI+1% must not be regarded as an automatic uplift to be applied by social landlords. Landlords decisions on rent should take into account the affordability of rents for tenants as set out below.
3. The level of rents for individual tenants can be reduced, frozen or can rise by up to an additional £2 per week over and above CPI+1%, on condition that total rental income collected by the social landlord increases by no more than CPI+1%. This provision is designed to enable social landlords to restructure rents payable where appropriate.

4. Should CPI fall outside the range of 0% to 3%, the Minister with responsibility for housing will determine the appropriate change to rent levels to be applied for that year only.
5. Social landlords should advise the Welsh Government where they have concerns about the impact that rent policy has upon their business plan or financial viability, or on their ability to meet their obligations to tenants and lenders.
6. As an intrinsic part of the five year rent policy, social landlords will be expected to set a rent and service charge policy which ensures that social housing remains affordable for current and future tenants. As part of their annual decision on the level of rent uplift/reduction to be applied they should make an assessment of cost efficiencies across the operating cost base, value for money and affordability for tenants.

COVID 19 & Changes to Target Rent Bands

During the pandemic, governmental resources have been re-prioritised meaning this year's rent data-set collection was suspended at the start of the COVID 19 crisis. Therefore there is no up to date, robust data available to generate Target Rent Bands for the year ahead. I have therefore considered the role of the Target Rent Bands, instructing my officials to discuss the matter with your representative bodies and individual stakeholders. Discussions have revealed that whilst Target Rent Bands played a valuable role when they were introduced, the landscape today is very different and for most landlords they do not play a significant role in local rent setting. I have therefore taken a pragmatic decision to *suspend* them *for this year*. I will review the impact of this decision in next year's rent setting, and if there are unexpected and unintended matters arising from this decision, I will re-consider the use of Target Rent Bands going forward.

Monitoring Compliance

All social landlords are required to make, and evidence, an annual assessment of affordability for tenants, cost efficiencies and demonstrate their homes and services represent value for money as part of their decision on the rent uplift to be applied each year.

Social landlords should remember that the rent policy settlement is a maximum amount which can be charged, it is not a target rent.

To assist with providing the necessary assurance, each social landlord will be required to complete a self-certification monitoring form which will be used to monitor compliance with Welsh Government Rent Standard. The form will be made available shortly.

Wider Rental Agreement

I am pleased to note that work has been ongoing on a number of the new initiatives agreed with the sector last year but there have been inevitable delays due to the pandemic. As a result, where dates or approaches to the initiatives have changed, they are set out below:

- Strengthen your approaches designed to ensure you minimise all evictions and deliver on a new agreement not to evict into homelessness;
- Undertake a standardised tenant satisfaction survey and provide the data for publication on a central website to assist tenants in scrutinising and comparing landlord performance. First survey results to be available for publication by April 2021 and surveys to be carried out at least bi-annually thereafter. **Update-** the first publication will still be in April 2021 but will be based on satisfaction data we hold already where meaningful comparison can be made. Officials will be discussing a revised set of core questions for survey results to be published in April 2022 in the coming months.
- Build on your existing commitment to delivering high quality homes, with an aspiration that BHS 2021 **space** standards will apply across tenure¹ on sites which attract Welsh Government funding, on a phased basis from 2021; and
- Work towards an aspiration that all new build housing, regardless of tenure, achieves energy efficiency standards of no less than EPC A on sites which attract any Welsh Government funding from April 2021.

Despite the pandemic, our work together must continue to ensure tenant's now and in the future, have access to more, high quality energy efficient homes which are affordable, and we do all we can to alleviate poverty in these uncertain times.

If you have any queries or concerns about rent setting and Welsh Government's expectations, please feel free to contact my officials through the email addresses below.

LHA's – HousingQualityStandards@gov.wales

RSL's – HousingRegulation@gov.wales

Yours faithfully



Julie James
Minister for Housing and Local Government

¹ Please note that the full DQR 2020 standard includes other requirements in addition to space standards and these will need to be met in full for homes financed by schemes such as Social Housing Grant.

c.c. Local Authority Council Leaders
Local Authority Chief Executives
Director of Housing (Transfer Local Authorities)
Chief Executives of Registered Social Landlords
Directors of Finance, Registered Social Landlords
Local Authority HRA Business Plan contacts
Welsh Local Government Association
Community Housing Cymru
Chartered Institute of Housing Cymru
Tenants Participation Advisory Service
Tai Pawb
UK Finance
Abbeyfield Co-ordinator Wales
Prof Mark Stephens, Heriot Watt University