



**Gloucester
City Council**

Cabinet

Meeting: Wednesday, 15th June 2022 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

Membership:	Cllrs. Cook (Leader of the Council and Cabinet Member for Environment) (Chair), H. Norman (Deputy Leader of the Council and Cabinet Member for Performance and Resources), S. Chambers (Cabinet Member for Planning and Housing Strategy), Lewis (Cabinet Member for Culture and Leisure) and Padilla (Cabinet member for Communities and Neighbourhoods)
Contact:	Democratic and Electoral Services 01452 396126 democratic.services@gloucester.gov.uk

AGENDA

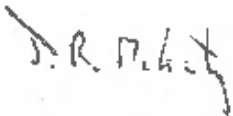
1.	<p>APOLOGIES</p> <p>To receive any apologies for absence.</p>
2.	<p>DECLARATIONS OF INTEREST</p> <p>To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.</p>
3.	<p>MINUTES (Pages 7 - 12)</p> <p>To approve as a correct record the minutes of the meeting held on 4th May 2022.</p>
4.	<p>PUBLIC QUESTION TIME (15 MINUTES)</p> <p>The opportunity is given to members of the public to put questions to Cabinet Members or Committee Chairs provided that a question does not relate to:</p> <ul style="list-style-type: none"> • Matters which are the subject of current or pending legal proceedings or • Matters relating to employees or former employees of the Council or comments in respect of individual Council Officers. <p>To ask a question at this meeting, please submit it to democratic.services@gloucester.gov.uk by Friday 10th June 2022 or telephone 01452 396203 for support.</p>

<p>5.</p>	<p>PETITIONS AND DEPUTATIONS (15 MINUTES)</p> <p>To receive any petitions or deputations provided that no such petition or deputation is in relation to:</p> <ul style="list-style-type: none"> • Matters relating to individual Council Officers, or • Matters relating to current or pending legal proceedings
<p>6.</p>	<p>LEADER AND CABINET MEMBERS' QUESTION TIME (15 MINUTES)</p> <p>Any Member of the Council may ask the Leader of the Council or any Cabinet Member any question upon:</p> <ul style="list-style-type: none"> • Any matter relating to the Council's administration • Any matter relating to any report of the Cabinet appearing on the summons • A matter coming within their portfolio of responsibilities <p>Only one supplementary question is allowed per question.</p> <p>Questions must be submitted to democratic.services@gloucester.gov.uk by 12 noon on Friday 10th June 2022. Responses to questions will be published in an addendum to the agenda by 12 noon on the day of the Cabinet Meeting.</p>
<p>7.</p>	<p>ADOPTION OF A LOCAL LIST OF HERITAGE ASSETS FOR GLOUCESTER (Pages 13 - 36)</p> <p>To consider the report of the Leader of the Council seeking adoption of a Local List as a proactive means of giving visibility to locally important heritage and community assets and to support the Council's Planning officers in making informed decisions in relation to development proposals.</p>
<p>8.</p>	<p>PERFORMANCE MONITORING YEAR END 2021-22 (Pages 37 - 54)</p> <p>To consider the report of the Cabinet Member for Performance and Resources informing Members of the Council's performance against key measures across 2021/22.</p>
<p>9.</p>	<p>TREASURY MANAGEMENT UPDATE - ANNUAL REPORT 2021/22 (Pages 55 - 66)</p> <p>To consider the report of the Cabinet Member for Performance and Resources and Resources seeking Members to note treasury management activities for the period 1st October 2021 to 31st March 2022, prudential indicators, interest rate forecasts and an overview of the financial year 2021-22.</p>
<p>10.</p>	<p>GLOUCESTER LOCAL DEVELOPMENT PLAN (Pages 67 - 76)</p> <p>To consider the report of the Cabinet Member for Planning and Housing Strategy</p>

11. KINGS QUARTER THE FORUM PHASE 2 APPROVAL (Pages 77 - 144)

To consider the report of the Leader of the Council seeking Members to authorise officers to enter into a legally binding contract with the successfully tendered Hotel Operator and Car Park companies to deliver these elements of Phase 2 for the Kings Quarter The Forum mixed use development. Additionally, to authorise them to enter into a building contract with E G Carter for the continued construction of the residential apartments on plot 3c in Market Parade.

Please note that Appendices A to D are exempt from disclosure to the press and public by virtue of Paragraph 3 of Schedule 12A of the Local Government Act 1972 as amended (information relating to the financial or business affairs of any particular person including the authority holding that information). If Members wish to discuss Appendices A, B, C or D the Cabinet will need to resolve to exclude the press and public before doing so.



**Jon McGinty
Managing Director**

Date of Publication: Tuesday, 7 June 2022

NOTES

Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area. For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with

whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, "securities" means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

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If you, or someone you know cannot understand English and need help with this information, or if you would like a large print, Braille, or audio version of this information please call 01452 396396.

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- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

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CABINET

MEETING : Wednesday, 4th May 2022

PRESENT : Cllrs. Cook (Chair), Norman, S. Chambers, Hudson and Lewis

Others in Attendance

Cllrs. Hilton, Pullen and Radley

Managing Director

Director of Policy and Resources

Head of Place

Head of Culture

Transformation and Commercialisation Manager

Democratic and Electoral Services Officer

APOLOGIES : None

112. DECLARATIONS OF INTEREST

The Cabinet Member for Communities and Neighbourhoods declared a disclosable pecuniary interest in agenda item 9 (Gloucester Business Improvement District (BID) Proposal for BID Term 2) by virtue of owning a BID qualifying rate-paying property. He did not participate in debate or voting on this item.

113. MINUTES

RESOLVED that the minutes of the meeting held on 6th April 2022 are confirmed as a correct record and signed by the Chair in due course.

114. PUBLIC QUESTION TIME (15 MINUTES)

There were no public questions.

115. PETITIONS AND DEPUTATIONS (15 MINUTES)

There were no petitions or deputations.

116. LEADER AND CABINET MEMBERS' QUESTION TIME (15 MINUTES)

In respect of question 2 Councillor Hilton advised that he had no access to the report referred to in the published response. He asked whether it was known that Civica UK Ltd intended to withdraw from the provision of ICT services when the

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decision not to progress a shared services option with the County Council was made and whether the rationale behind it would prevent reopening discussions.

The Cabinet Member for Performance and Resources assured Councillor Hilton that she would forward a copy of the report in question directly to him. She confirmed that she had not been aware of Civica's intention to withdraw until their announcement in February 2022. The Cabinet Member for Performance and Resources noted that when the shared service decision was made the County Council were unable to procure the level of service and flexibility the City Council required, nor to provide the needed reassurances on pricing at that time.

In respect of question 3 Councillor Hilton sought reassurance that Civica UK Ltd had not withdrawn from the IT services procurement process because of the cyber incident at the City Council in December 2021.

The Cabinet Member for Performance and Resources stated that she understood the decision had been made following their own review of the direction of their business across the sector as a whole. She invited the Director of Policy and Resources to respond as he had been present at meetings with Civica representatives. The Director of Policy and Resources confirmed the Cabinet Member's statement to be correct and that Civica were reviewing the ongoing provision of IT services for other local authorities.

In respect of question 4 Councillor Hilton asked if the Cabinet Member for Performance and Resources was disappointed that an unreliable service provider had cost officer time. The Cabinet Member for Performance and Resources replied that she was disappointed. She however emphasised that the decision to withdraw had been taken by Civica head office and that local Civica staff had demonstrated unwavering commitment and support to the City Council.

In respect of question 7 Councillor Hilton noted the importance of resolving the IT services issue as soon as possible and that 3 months was the minimum period to bring them back in house. He enquired what the maximum period might be. The Cabinet Member for Performance and Resources confirmed that 18 months had been allowed to plan in detail should that option be pursued. She expressed confidence that it could be completed sooner than that.

In respect of question 8 Councillor Pullen informed the Cabinet Member for Culture and Leisure that he had been told in a meeting with Richard Graham MP's Chief of Staff that 62% of residents in the latter's own survey opposed charges. He sought reassurance that residents' opinions would be respected when making the decision. The Cabinet Member for Culture and Leisure made it clear that the opinions of residents would be taken into account when the decision is made but stated that he had not been present at the meeting in question so could not comment on the survey.

In respect of question 16 Councillor Radley advised that she had received reports of confusion among residents in the situation at issue and requested more detail on how they are to obtain information and support.

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The Cabinet Member for Performance and Resources reassured Councillor Radley that reports would be passed to officers for action. She stated that the first point of contact for residents was the Council website then telephone (01452 396396). The Cabinet Member for Performance and Resources paid tribute to the hard work of officers in processing the large number of Council Tax Rebates despite the challenges of the cyber incident. She noted that Gloucester City Council was one of the only local authorities to have already made Council Tax Rebate payments with a third batch about to be delivered.

In respect of question 29 Councillor Pullen reminded the Cabinet Member for Leisure and Culture of the considerable quantity of extra work necessary should the Aspire Culture and Leisure Trust not agree to a contract extension and asked who would deliver the services if this happened.

The Cabinet Member for Culture and Leisure advised that discussions with the Aspire Chief Executive were progressing well and that he was satisfied that the proposed year-long extension would give both parties time to prepare for the longer term should Cabinet accept the recommendations in his report.

In respect of question 30 Councillor Pullen queried whether legal advice had been sought to ensure that the Partnership Delivery Plan could not be considered a contract variation. At the invitation of the Cabinet Member for Culture and Leisure the Head of Culture responded that legal advice was being sought.

In respect of question 31 Councillor Pullen sought clarification of the term Multi-Site Operator and whether Aspire qualified as such. The Cabinet Member for Culture and Leisure requested that the Head of Culture elucidate the matter. The Head of Culture confirmed that although Aspire was technically a Multi-Site Operator, operating GL1 and the Oxstalls Sports Park, in this context the term tended to refer to bodies operating sites across different towns or cities. He stressed however that it was not intended for any procurement exercise to exclude Aspire or other Single-Site Operators so that the options would not be limited.

RESOLVED that the written questions submitted and corresponding responses are noted.

117. GLOUCESTER CITY PLAN – MAIN MODIFICATIONS

Cabinet considered the report of the Cabinet Member for Planning and Housing Strategy that sought approval for the publication of the Main Modifications to the Gloucester City Plan for public consultation.

The Cabinet Member for Planning and Housing Strategy summarised the long journey that had progressed the Gloucester City Plan to the current stage. She particularly paid tribute to the hard work of Councillors Gravells and Organ in their roles as former holders of her portfolio. The Cabinet Member for Planning and Housing Strategy further outlined some of the benefits that the City Plan with the proposed modifications would bring.

The Cabinet Member for Performance and Resources took the opportunity to thank on behalf of Cabinet the Planning Policy Manager and Principal Planning Officer for

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their clear and passionate advocacy for the City Plan at the examination hearings and Overview and Scrutiny Committees.

The Cabinet Member for Culture and Leisure informed Members that he had observed the long development of the City Plan as a member of the Planning Committee for ten years. He reminded them of the importance of getting it right so that more say is given on how Gloucester evolves and regenerates in the future.

RESOLVED that:

- (1) the proposed Main Modifications to the Gloucester City Plan as set out at Appendix 2 of the report (including proposed modifications to the Policies Map), are approved for public consultation, alongside Additional Modifications and the Sustainability Appraisal and Habitats Regulations Assessment addendum
- (2) the correction of any minor errors such as spelling, grammar, typographical and formatting changes that do not affect the substantive content of the plan is delegated to the Head of Place, in consultation with the Cabinet Member for Planning and Housing Strategy.

118. GLOUCESTERSHIRE STATEMENT OF COMMON GROUND

Cabinet considered the report of the Cabinet Member for Planning and Housing Strategy that sought approval from Members for the Gloucestershire Statement of Common Ground.

The Cabinet Member for Planning and Housing Strategy outlined the key features of the report. She advised Members that Gloucester was the first of the local authorities in the partnership to consider the final version of the proposed joint statement.

RESOLVED that the Gloucestershire Statement of Common Ground as set out at Appendix 1 of the report is approved.

119. GLOUCESTER BUSINESS IMPROVEMENT DISTRICT (BID) PROPOSAL FOR BID TERM 2

Cabinet considered the report of the Leader of the Council that sought Members to review the BID proposal for Term 2 including the draft business plan and process for a renewal ballot.

The Leader of the Council highlighted the benefits already brought to Gloucester since the BID was established in 2017 and the key areas of focus for the proposed second term. He reminded Members that the partnership was able to do things that the local authority could not. The Cabinet Member for Performance and Resources expressed her support for retaining this partnership initiative which had advantaged both businesses and residents with schemes such as that for the City Protection Officers. She commented that now with the regeneration and growth of events in Kings Quarter was not the time to end a successful partnership.

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RESOLVED that:

- (1) the Gloucester BID's plans to re-ballot for a second term is noted, and
- (2) authority is delegated to the Director of Policy and Resources to cast a vote in favour of extending the BID for a second term through any qualifying rate-paying properties owned by the Council.

120. LEISURE AND CULTURE OPTIONS APPRAISAL, CONTRACT EXTENSION AND INTERIM ARRANGEMENTS

Cabinet considered the report of the Cabinet Member for Culture and Leisure that updated Members on the existing culture and leisure provision and presented options for future provision.

The Cabinet Member for Culture and Leisure summarised the key findings and proposals within the report. He noted that the independent assessment by market leaders in the field had recognised Gloucester to be on the right track and provided focus for further progress. The Cabinet Member for Culture and Leisure commented that the recommendations would allow Aspire Leisure and Culture Trust a breathing space to recover from the COVID pandemic and for the council to concentrate on developing the Guildhall and Museum of Gloucester thus exploiting the opportunity to get things right and build on the success of the recent regeneration of Kings Square. The Cabinet Member for Environment informed Members that he considered Aspire to have done great work so far and that he would be glad to work with them into the future.

RESOLVED that:

- (1) the report is accepted and the actions noted
- (2) the contract period with Aspire Leisure and Culture trust is extended by a further 12 months on the condition that a Partnership Development Plan is agreed for the duration of this extension
- (3) agreement is given to follow the recommended route to procure a new leisure contract from an external provider
- (4) in-house service is retained for Cultural services, whilst services are transformed in line with the Council Plan and options for future delivery of cultural provision are explored
- (5) delegated authority to implement these recommendations is given to the Head of Culture in consultation with the Director of Policy & Resources and Cabinet Member for Culture and Leisure.

121. ICT SERVICES: OPTIONS REPORT

Cabinet considered the report of the Cabinet Member for Performance and Resources that sought to ensure continuation of ICT services beyond the current contract end date of 30th April 2022.

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The Cabinet Member for Performance and Resources reminded Members that Civica UK Ltd had unexpectedly withdrawn from the ICT contract process in February 2022. She advised them that the recommendations would allow a period to properly consider options for the longer term.

RESOLVED that:

- (1) the content of the report is received and noted
- (2) the option to 'do nothing' is dismissed
- (3) the option to procure on the open market is dismissed
- (4) ICT services are moved to an in-house provision at the earliest opportunity, whilst a review of viable options for long term delivery of ICT services is undertaken, to consider:
 - a) Joining an existing Local Authority services ("Teckal") company or a shared service
 - b) Bringing the services in-house
 - c) Procurement via a compliant framework
- (5) delegated authority is given to the Director of Policy and Resources (in consultation with the Cabinet Member for Performance and Resources and the Council Solicitor) to implement these decisions and the outcome of the review of viable options.

Time of commencement: 6.00 pm

Time of conclusion: 6.35 pm

Chair

Gloucester City Council

Meeting:	Cabinet	Date:	15 June 2022
Subject:	Adoption of a Local List of Heritage Assets for Gloucester		
Report Of:	Leader of the Council		
Wards Affected:	All wards		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	Nana Pierre – Heritage Engagement Officer		
	Email:	nanapierre@gloucester.gov.uk	Tel: 01452 396194
Appendices:	<ol style="list-style-type: none"> 1. Local List Selection Criteria 2. Draft Local List for Gloucester (Emerging List) 3. Consultation Response Report on Draft Local List 4. FAQs to owners regarding the Local List 		

FOR GENERAL RELEASE

1.0 Purpose of Report

1.1 The purpose of the report is to adopt a Local List of heritage assets for Gloucester, which is presented at Appendix 2 via cabinet report. This is a proactive means of giving visibility to locally important heritage and community assets and will support the Council's Planning officers in making informed decisions in relation to development proposals.

2.0 Recommendations

2.1 Cabinet is asked to **RESOLVE** that:

- (1) the proposed Local List of heritage assets at Appendix 2 be formally adopted;
- (2) authority be delegated to the Head of Place, in consultation with the Leader of the Council, to revise the list on an annual basis and;
- (3) authority be delegated to the Head of Place, in consultation with the Leader of the Council, to make in year additions.

3.0 Background and Key Issues

3.1 Cabinet received a report November 2019 proposing the creation of a Local List of heritage assets. Cabinet resolved to:

- 3.1.1 the principle of preparing, consulting and adopting a list of locally important heritage assets for Gloucester City (The 'Local List') be approved

- 3.1.2 the local list selection criteria that has been consulted upon and included in Appendix 2 of the November 2019 report be used for the identification of such assets, be approved.
- 3.1.3 a panel of experts be established to use the adopted selection criteria to make recommendations on whether to add buildings, structures or other features to the local list, and to authorise amendments, additions and deletions, as required and terms of reference will be established. The result of the panel meeting will be used as the basis for a draft list to be formally consulted upon and for a Cabinet report to be presented on these findings for formal adoption.
- 3.2 The Local List identifies those undesignated heritage assets, which have special local architectural or historic interest and contribute to the character of Gloucester. A Local List provides information on the location of these assets and what it is about them that is significant. Historic England encourages local authorities to produce a list of local heritage assets, and to adopt planning policies to protect them or recognise their significance.
- 3.3 The criteria that has been employed for the nomination and selection of assets to the list is presented at Appendix 1.
- 3.4 The Local List is an evolving tool that will be updated each year once adopted by the council to ensure that it is kept up to date. Locally listed heritage assets still have their permitted development rights, so can be altered. Inclusion within the list is not intended to prevent or delay development. However, assets within the list must be given due consideration in the planning process under the National Planning Policy Framework.
- 3.5 The Council bid successfully for funding from Historic England in 2021 to prepare a Local List and has since employed a Heritage Engagement Officer to research and compile a relevant list. Her work has involved extensive desk-based research to identify assets within the city that have architectural, historic or community value but have not been deemed worthy of a national listing to date. The Officer has also assembled a group of volunteers from across the city to uncover and present assets.
- 3.6 A Local List Nomination Panel was assembled comprising informed individuals and relevant organisations in Gloucester within the heritage and built environment sector, including: Cllr Dawn Melvin, the Principal Conservation Officer, the City Archaeologist, representation from the Gloucester Civic Trust and Heritage Forum and volunteers from across the city. The Panel has met to date on four occasions and has considered each of the assets proposed for inclusion.
- 3.7 Over 200 nominations have been assessed to date according to the selection criteria and, of that number, over 120 have been recommended by the nomination panel. A final list for 2022 will be completed and added to the Heritage and Environment Record (HER). All wards will have had nominations assessed by June 2022. As this is after Cabinet has been asked to adopt the list, and depending on the volume received, the Portfolio Holder will be asked to review the list with a view to adding any that are subsequently received.

- 3.8 The Local List is supported by policies SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017), and Gloucester's Heritage Strategy 2019 - 2029.
- 3.9 The public consultation ran for 9 weeks [starting Friday 11 March 2022 – Tuesday 24 May 2022](#). Individual notification was sent to over 350 owners of assets proposed to be included on the list. In addition, the list was promoted widely across the city and social media. Consultation response report is provided in Appendix 3. The FAQs presented to owners is presented in Appendix 4.
- 3.10 The Local List of assets is presented in Appendix 2.

4.0 Social Value Considerations

- 4.1 The social value of the local list has been identified through the following:
- 4.1.1 The multidisciplinary decision-making panel from a variety of backgrounds and interests
 - 4.1.2 Volunteers who have surveyed wards in the creation of the local heritage list. The involvement of the HER and the Know your Place website in holding/recording the local list deeply involved in community engagement
 - 4.1.3 When local people nominate heritage assets of local importance, they can develop a sense of pride of place and belonging to the city

5.0 Environmental Implications

- 5.1 The adoption of the Local List would enhance the visibility and recognition of heritage and community assets and give a degree of protection to them within the planning process. The adopted list will be scrutinised by Historic England to identify those properties that may be considered worthy of a statutory, national listing.

6.0 Alternative Options Considered

- 6.1 None

7.0 Reasons for Recommendations

- 7.1 To strengthen the visibility and protection of assets within the city that are of heritage or historic value, and to enable an annual review of the list to be carried out by the Council.

8.0 Future Work and Conclusions

- 8.1 Following the adoption of the Local List the assets will be entered on to the Historic Environment Record. The nomination of further assets from outstanding wards will

continue. The Heritage Engagement Officer is employed within the Council until the end of June 2022 to complete this work. Other future work will include:

8.2.1 Consideration given to the designation of new conservation areas or the potential to extend conservation area boundaries

8.2.2 Heritage assets identified through the local list process that may have national importance can be nominated to Historic England for statutory listing.

8.2.3 Local List layer to be created within the HER and Know your Place website

The adoption of the Local List for Gloucester values and protects heritage and historic assets. The engagement of volunteers in the nomination and selection of the list has strengthened the Council's involvement in heritage throughout the city and working through the community.

9.0 Financial Implications

9.1 The Council received funding from Historic England which was used to appoint a Heritage Engagement Officer who compiled the Local List. No additional budget implications are anticipated over and above the central government funding to complete this project.

(Financial Services have been consulted in the preparation of this report)

10.0 Legal Implications

10.1 Paragraph 203 of the National Planning Policy Framework provides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

10.2 Non-designated heritage assets can be identified in a number of ways: local heritage lists; local plans; neighbourhood plans; conservation area appraisal and review; and decision making on planning applications.

10.3 The Planning Practice Guidance in respect of the Historic Environment advises that irrespective of how they are identified, it is important that the decisions to identify as non-designated heritage assets are based on sound evidence. Further that clear and up to date information on non-designated heritage assets should be accessible to the public and that it can be helpful if local planning authorities keep a local list of non-designated heritage assets.

10.4 A local heritage list is unlikely to be definitive, in order to maintain a local heritage list's value and relevance, local heritage lists benefit both from periodic on on-going reviews, including in response to further nominations or identification through the decision making process for planning applications and it is recommended that there are mechanisms in place to address such reviews.

(One Legal have been consulted in the preparation of this report)

11.0 Risk & Opportunity Management Implications

11.1

Risks	Opportunities
<p>Not all areas of Gloucester represented</p> <p>Mitigation: Following the adoption of the Local List it is likely that further nominations will be sent to the Council. These will be assessed by Officers and the Portfolio Holder will be invited to add them to the list if appropriate.</p>	<p>Opportunity to canvass underrepresented areas of Gloucester</p>
<p>Unknown histories of locally important heritage assets may go amiss</p> <p>Mitigation: Details of all assets will be permanently recorded on the national Heritage Environment Record.</p>	<p>Opportunity to work with partner organisations and volunteers from within the community to canvas a diverse range of nominations from a variety of interest groups and viewpoints</p>
<p>Local list may have little effect on the planning process</p> <p>Mitigation: Inclusion on the list will be a material consideration for Planning Officers when considering development that impacts the asset.</p>	<p>Opportunity to raise awareness of the breadth and depth of Gloucester's heritage and to protect those assets from inappropriate development.</p>
<p>Owners and residents of Locally listed sites may not wish for the heritage assets to be locally listed</p> <p>Mitigation: all property owners have been informed of the intention to include their asset on the list. The inclusion relates to the asset per se and not the ownership. If an owner is adamant in not wishing their property to be included, it will be removed following consultation with the Portfolio Holder.</p>	

12.0 People Impact Assessment (PIA) and Safeguarding:

12.1 It has been identified that nominations for the local list can provide an opportunity for local people to nominate locally important heritage assets of importance to them so long as they satisfy the selection criteria. The local list panel comprises of a multidisciplinary, group with diverse backgrounds and interests which has enriched the creation of a local list.

12.2 The PIA Screening Stage was completed and did not identify any potential or actual negative impact; therefore, a full PIA was not required.

13.0 Community Safety Implications

13.1 All volunteers have been sufficiently informed and/or supervised to support the delivery of the local heritage list. Safeguarding policy has been followed in working with volunteers for the delivery of the Local List

14.0 Staffing & Trade Union Implications

14.1 None

Background Documents:

1. [Local List Selection Criteria for Gloucester City Council](#)
2. [Heritage Strategy 2019-2029](#)
3. [Joint Core Strategy](#)
4. Draft Local List for Gloucester (Emerging List)
5. Consultation Response Report - Local List
6. FAQs for Owners Regarding the Local List

Gloucester City Council Local List Guidance on Selection Criteria Adopted 6th November 2019



Why the Council are creating a Local List

Gloucester has a unique and rich heritage formed by historic buildings, street patterns, archaeological remains, landscape and other physical remnants of its past. A city of intense urban activity for nearly two thousand years, it has a special legacy of nationally significant heritage from all historic periods. The heritage of the city is a central component in the identity of the city. It defines much of what is locally distinctive about the city and that impacts on how the city's residents and visitors feel, use and perceive the city. This has wide reaching implications on the image of the city, the economy, tourism, legibility and the health and wellbeing of the city's residents.

The Local List of heritage assets provides an opportunity for a community and a local authority to jointly identify heritage assets that are valued as a distinctive element of the local historic environment, contributing to its character and appearance and local interest.

It provides clarity on the location and significance of the assets so that the desirability of their conservation and enhancement can be taken into account.

The local list also aims to provide the basis for a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

What is a Local List?

The Local List identifies those undesignated heritage assets, which have special local architectural or historic interest and contribute to the character of Gloucester. A Local List provides information on the location of these assets and what it is about them that is significant.

The National Planning Policy Framework states that local planning authorities should give consideration to undesignated heritage assets:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

(Para 197, NPPF, MHCLG, February 2019)

It also goes on to identify that this provides an opportunity to discover unidentified heritage assets in the process, which may form part of the historic environment record.

The significance of a heritage asset can be wider than the traditional focus on historic and architectural interest and character and appearance historic and architectural interest and character and appearance.

Assets may also gain their significance from economic, social and environmental factors, which may include culture, social history, patterns of settlement and local figures.

Local heritage assets are not included in the national list of buildings of special architectural or historic interest and therefore are not protected by statutory designations. Buildings, structures and archaeological sites or parks and gardens included in the Local Heritage List will be given special consideration in the planning process, when decisions are made on development proposals, which affect them.

Development Plan Policies

The Joint Core Strategy 2018, has been produced in partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council and sets out a planning framework for all three areas. Policy SD8 in the Joint Core Strategy concerns the historic environment: The Gloucester City Plan will sit beneath the Joint Core Strategy and provide more detailed site allocations and development management policies. It will, for example, set out where and when major regeneration schemes are expected to emerge, as well as identifying sites for new homes, jobs and shopping.

Policy SD8 - Historic Environment

- 1. The built, natural and cultural heritage of Gloucester City, Cheltenham town, Tewkesbury town, smaller historic settlements and the wider countryside will continue to be valued and promoted for their important contribution to local identity, quality of life and the economy.*
- 2. Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.*
- 3. Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place. Consideration will also be given to the contribution made by heritage assets to supporting sustainable communities and the local economy. Development should aim to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate.*
- 4. Proposals that will secure the future conservation and maintenance of heritage assets and their settings that are at risk through neglect, decay or other threats will be encouraged. Proposals that will bring vacant or derelict heritage assets back into appropriate use will also be encouraged.*
- 5. Development proposals at Strategic Allocations must have regard to the findings and recommendations of the JCS Historic Environment Assessment (or any subsequent revision) demonstrating that the potential impacts on heritage assets and appropriate mitigation measures have been assessed.*

Policy E3: Historic Environment: Non-designated Heritage Assets

1. *The assessment of whether a site, feature or structure is considered to be a non-designated heritage asset will be guided by the criteria set out within the policy.*
2. *Development affecting a non-designated heritage asset should be of high quality, designed sympathetically and preserve the historic and architectural interest by retaining any features of significance. Development should respect the surrounding landscape and its setting.*
3. *Development will seek to enhance the character of the non-designated heritage asset. Proposals for demolition or total loss of a non-designated heritage asset will be subject to a balanced assessment taking into account the significance of the asset, the scale of harm or loss and all reasonable steps have been taken to retain the asset, including assessment of alternative uses.*

Creating a Local List

Gloucester City Council is working to create a local list, starting with buildings, structures, archaeological sites, green spaces and locations that have been identified over the last couple of years as a result of evidence base work for the City Plan relating to the Townscape Character Appraisal of the City and site analysis assessment for housing allocations, together with, routine planning applications.

The Local List is a means for a community and a local authority to jointly identify heritage assets that are valued as distinctive elements of the local historic environment.

Volunteers from the community including local heritage societies, community groups and organisations as well as the wider community, will be carrying out the surveys in Gloucester city centre to record and research candidates for consideration inclusion in Gloucester's Local Heritage List. In addition, there may be instances when the buildings that are nominated for local listing are considered by the Council's Heritage Team to merit nomination for national listing. In these instances, the Council will recommend that the nominator submits an application to Historic England for National Listing.

The decision on whether to include an asset in the Local List will be made by Gloucester City Council, based on the recommendations of a panel comprising members of local heritage bodies, Heritage Officers from Gloucester City Council, and other professional advisors.

It is also recognised that the local list is an evolutionary process and that further assets will be identified following the initial role out programme. Gloucester City Council will seek nominations for additions to the list on an annual basis. A report will be presented to the Council with new assets for inclusion and the formal adoption. This does not preclude the introduction of assets by nomination of local communities or ad hoc findings by the Council's Heritage Team during these periods.

Selection Criteria and Principles

Historic England has produced 'Local Heritage Listing: Historic England Advice Note 7' in May 2016. This is a good practice guide for local listing which sets out what to consider when developing local selection criteria.

The following proposed selection criteria are based upon the criteria identified in Historic England's guide and are organised under the general headings of Historic Interest, Architectural Interest and Archaeological Interest.

For inclusion on the Local List, heritage assets must be of architectural, historical or archaeological interest, or two or all three of these criteria.

Architectural Interest - Heritage assets which are locally important for the interest of their architectural design, decoration, materials or craftsmanship. These include locally important examples of particular asset types, which demonstrate good design qualities, including form, proportions, attention to detail, innovation and articulation. The building or structure should be a well-executed example of a particular architectural style and contributes to local character.

Historical Interest - Heritage assets which illustrate important aspects of Gloucester's social, economic, cultural, industrial, religious or military history. These include buildings and other structures, which have a close historical association with locally important people, families or events. These assets may be representative of a particular phase of Gloucester's history, including those with communal, spiritual, cultural or artistic importance.

Archaeological Interest – Heritage assets of archaeological interest can take the form of structural remains, earthwork monuments, archaeological features or deposits. These may be remains that help explain Gloucester's past or contribute to a sense of place. These may date from very early prehistory through to relatively recent sites, for example structures associated with World War Two.

General Principles of Selection:

- Aesthetic merits
- Age and rarity
- Designed Landscape Merit
- Evidential Value
- Group value
- Intactness (state of originality)
- Landmark qualities
- Social and communal value

This Guidance Note defines the selection criteria and principles used to review the Gloucester Local Heritage List, using local examples to illustrate each criterion

General Principles of Selection

AESTHETIC MERITS

The appearance of an asset is an important consideration in the selection process. This includes assets, which reflect local traditions of design, craftsmanship and materials. The asset may be highly decorative, or of plain form and detailing, but should have aesthetic appeal. Selection may consider the wider contribution of the building, structure or group to the local townscape, as well as, parks and gardens.



AGE AND RARITY

The older an asset is and the fewer surviving examples of its type, the more likely it is to have local interest. Most buildings in original or largely unaltered condition which date from before 1840 are included on the national list. The newer the heritage asset is, the greater the need to justify its inclusion, although there is no age related cut-off date. The rarer the building heritage asset the more valuable it is.



DESIGNED LANDSCAPE MERIT

This refers to gardens, parks or landscaped grounds, which have been designed and create a special environment for the enjoyment of outdoor spaces. They often contain key buildings or structures, which form focal points within the landscape.



EVIDENTIAL MERIT

Historic buildings, landscapes and archaeological sites all have the potential for further investigation and research. The evidence they contain has the potential to advance our understanding of the past at a local, regional or national level.



GROUP VALUE

Certain buildings or structures are part of a larger group of similarly designed buildings or structures, which together create a distinctive local environment.

Examples include houses in a terrace, different buildings in an estate designed by the same architect which share common design features, a range of buildings in a similar architectural style, and buildings which use the same palette of locally distinctive materials.



INTACTNESS (State of Originality)

A building's architectural and historic interest may have been devalued via cumulative intervention and inappropriate repairs. The more intact and 'complete' a building is the greater likelihood it is to be considered for local listing.



LANDMARK QUALITIES

Assets which, due to their scale or location, stand out positively in their surroundings or contribute to the visual amenity locally. They create visual interest and contribute to the local townscape due to their scale and location. Their position might be on a corner plot where they act as a focal point in the streetscene or on a site where they can be seen in longer views.



SOCIAL AND COMMUNAL VALUE

Buildings, sites or spaces, which have associations with local social or economic activities, events, traditions, practices or wider history.

They are often perceived as a source of local identity, distinctiveness, social interaction or coherence. Such properties may be based on intangible aspects of heritage such as the 'collective memory' of a place.



Nomination Categories

The following nomination categories include a wide range of heritage assets, which might be considered for local listing:

- Agricultural buildings, including farmhouses and barns.
- Archaeological sites and monuments.
- Civic and other public buildings, including libraries, police stations and banks.
- Commercial and industrial buildings, including offices, shopping parades, shopfronts, pubs, hotels and industrial premises, including workshops.
- Community centres and meeting rooms, including church halls.
- Cultural and entertainment, including cinemas and theatres.
- Domestic/residential, including detached, semi-detached and terraced houses and flatted development. Includes both private and public housing.
- Educational buildings, including schools and colleges.
- Graveyard, cemetery and funerary structures, including monuments, statues, tombstones and mausolea.
- Health and welfare buildings, including clinics and hospitals.
- Industrial and dock related features and structures
- Leisure/sports/recreational buildings, including swimming pools, sports pavilions and clubhouses.
- Military structures, including war memorials.
- Municipal park buildings and structures, including bandstands and pavilions.
- National utilities and communications structures, including those associated with gas, electricity and water.
- Places of worship, including churches and chapels, synagogues, temples and mosques.
- Public art, including sculpture.
- Public parks, gardens and other open spaces.
- Street furniture, including distance markers, drinking fountains, horse and

cattle troughs, pillar boxes, phone boxes, walls, railings, gates and paving.

- Transport-related structures including bus, rail stations.

The Need for Evidence

It is important to ensure that the inclusion of an asset in the Local Heritage List is based on robust evidence demonstrating its significance. The information gathered on each asset will provide key baseline data on the location and significance.

Photographs taken during the survey will provide a record of each item for future reference and support the illustration of the document.

All surveys undertaken should be fully completed as the information gathered and recorded will be used to support the case for inclusion in the local list.

Useful Links and Resources

Gloucester City Council's listing of Schedule of Listed Buildings

<https://www.gloucester.gov.uk/planning-development/conservation-regeneration/listed-buildings/>

Local Heritage Listing: Historic England Advice Note 7

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advicenote-7/>

Contact:

Heritage Team, Gloucester City Council heritage@gloucester.gov.uk

Sarah Orton, Community Engagement & Volunteer Officer, Gloucester Culture Trust
email Sarah@gloucesterculture.org.uk or phone 01452 318218

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ENGLAND**



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Response report:

This response report is prepared in response to the consultation on the Local List for Gloucester Draft (June 2022) This table provides a summary of all of the responses received and an indication of how these comments will be taken forward into the next iteration of the emerging Local List Draft for Gloucester.

	1.0 Approval of property on the emerging the local list	Officer Response
1	I agree that St Stevens Church on the corner of Bristol road and linden road should have listed status.	Noted
2	No comment on Local List (statutory consultee)	Noted
3	No comment on Local List (statutory consultee)	Noted
4	Agreement that Sherbourne Cinema ought to be put forward on the local listing	Noted
5	Agreement that Elmcroft Community Centre is put forward for Local Listing	Noted
	2.0 Request for removal of property from the emerging local list	Officer Response
6	8 Southgate Street – Removal from the local list	Removed from the local list document
7	79 Southgate Street – Removal from the local list	Removed from the local list document
8	Twyver house – Removal from Local List and Local to Statutory initiative as part of the local list	Removed from Local list document and will not be forward for statutory listing
9	Mill Place Chimney - Removal from the Local List	Removed from the local list document
	3.0 Amendments regarding the local list	Officer Response
10	Two requests to amend to May Hill Villas	Amended within the Local List document
11	Amend to Thomas Gaze Memorial Hall (Former Hucclecote Sunday School), 104 Hucclecote Road, Hucclecote Gloucester, GL3 3RX. Respondent has noted that it was not a former Methodist Hall	Amended within the Local List Document
12	Amend Sandhurst road area and landscape to specific buildings – Agriculture House	Amended within the local list document
13	Amend “‘Rainbow Street’ St Mark St to “colour-painted houses on St Mark St.” Remove image of rainbow St from document. No 32 St Mark Street request not to be part of the local list	Amended within the local list document

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Your Property and Gloucester's Local List

1. What is a local list?

A Local Heritage List identifies those heritage assets, such as buildings and areas which are of special local architectural, historic or archaeological interest and contribute positively to the historic character of the particular town or area. It provides information on the location of these assets and what it is about them that makes them significant. For more information on Local listing or local designation, please visit the Historic England website.

2. What's the difference between statutory listing and inclusion on the local list?

Statutory listing legally protects heritage assets of national importance from demolition and harmful alteration. Local listing does not hold legal weight but is taken into consideration within the planning process. Local listing enables local authorities to manage local heritage through the planning system and provides an opportunity to engage with local communities.

3. What might the impact be on the value of my property (or asset)?

This is no evidence to suggest that a property added to a local list will have any impact on its value.

4. Will it affect my ability to sell my property?

No, it will not affect an owner's ability to sell a property.

5. Would inclusion on the list make me eligible for any grants or financing to improve the property?

Currently, there are no grants available for improvements to properties or locally important heritage assets.

6. Will the home insurance of my property, including the cost, be affected?

No, inclusion on the local list will not affect the owner's property insurance.

7. Can anyone nominate my property for local listing?

Yes.

8. My property isn't included on the proposed list. How do I go about putting it forward for inclusion?

To put forward a nomination, you need to demonstrate how the asset fulfils the selection criteria for Local Listing – Please visit our webpages for more details - Search "Local Heritage List" at www.gloucester.gov.uk

9. Can I demolish my property if it is on a local list?

We recommend consulting with the local planning authority if you wish to demolish your property as each case warrants different considerations.

10. Can I make physical alterations to the property?

A property owner can still make physical alterations to their property if included on the local list. Please note that some alterations will need permission from the local planning authority. However, if the unique features that have put the property on the local list are altered, then the asset can be removed from the local list.

11. What if I don't want my property to go on the Local List?

All owners will be consulted to inform them of the intention to locally list a property. If an owner does not want their property on the local list, they can request the council removal the asset from the local list.

12. What will happen to information held about my property on the local list?

This will eventually be put on the Historic Environment Record at Gloucestershire County Council and the Know Your Place Website. [Know Your Place \(kypwest.org.uk\)](http://kypwest.org.uk)

If you have any further questions, please contact:

Nana Pierre
Heritage Engagement Officer

Heritage Team
Gloucester City Council
Shire Hall
Gloucester
GL1 9FW

heritage@gloucester.gov.uk

GDPR Statement:

The Council has acquired your addresses with the sole intention of informing you that your property has been put forward for local listing. The data will be used solely for this purpose, will not be shared with any third party without the written consent of the data owner, and will be retained on confidential files.

Appendix 5

Overview and Scrutiny Committee Meeting 6th June 2022

Recommendation

RESOLVED that the Overview & Scrutiny Committee **RECOMMENDS** that:

- (1) An updated Local List of heritage assets be circulated to all Councillors ahead of the final report reaching Cabinet, to provide Members with an opportunity to submit their views and identify any minor errors before approval.

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Meeting:	Cabinet	Date: 15 June 2022
Subject:	Performance Monitoring Year End 2021-22	
Report Of:	Cabinet Member for Performance and Resources	
Wards Affected:	All	
Key Decision:	No	Budget/Policy Framework: No
Contact Officer:	Tanya Davies, Policy and Governance Manager	
	Email: tanya.davies@gloucester.gov.uk	Tel: 39-6125
Appendices:	1. Performance Report Quarter 4 – 2020/21	

FOR GENERAL RELEASE

1.0 Purpose of Report

1.1 The purpose of this report is to inform Members of the Council’s performance against key measures across 2021-22.

2.0 Recommendations

2.1 Cabinet is asked to **RESOLVE** that the Year End Performance Report 2021/22 at Appendix 1 be noted.

3.0 Background and Key Issues

3.1 This report sets out the council’s performance against a set of 25 key performance indicators (KPIs) in 2021/22, with Q4 data added to the data previously reported.

3.2 Appendix 1 sets out the performance data for the whole year, including comparative data from 2020/21 where available. Where targets and red thresholds exist, these are included along with a narrative to explain the data. All trend information relates specifically to year on year performance. For KPIs where this is the first year that data has been recorded, there is no trend information.

3.3 As a result of the cyber incident experienced by the council in December 2021, Q3 and Q4 data is not available for some measures and the year end position is based only on the data that is available. This means that the position stated may not be truly reflective of the final position and so further explanation has been provided where possible.

3.4 The summary of KPIs is categorised by Short Term Trend, by comparing performance at the end of 2020/21 to the previous year, however the charts also show performance within the year. 14 measures have improved since 2020/21. Of the 9 measures that have worsened since 2020/21, 3 are currently red in respect of annual performance against targets. Overall, there are 12 measures at green, 3 at

amber and 4 at red. There are 6 data only performance indicators that do not have a status.

4.0 Social Value Considerations

4.1 There are no social value implications in respect of the recommendations in this report.

5.0 Environmental Implications

5.1 There are no environmental implications in respect of the recommendations in this report.

6.0 Alternative Options Considered

6.1 There are no alternative options.

7.0 Reasons for Recommendations

7.1 The Council is committed to embedding a culture of Performance Management across the organisation and this report provides Members with an overview of corporate performance across 2021/22.

8.0 Future Work and Conclusions

8.1 Work is currently taking place to review KPIs ahead of reporting for the new financial year and as part of this, targets and red thresholds will also be reviewed.

9.0 Financial Implications

9.1 There are no financial implications resulting from the recommendations in this report.

(Financial Services have been consulted in the preparation of this report.)

10.0 Legal Implications

10.1 There are no legal implications resulting from the recommendations in this report.

(One Legal have been consulted in the preparation of this report.)

11.0 Risk & Opportunity Management Implications

11.1 The performance management system provides the opportunity to embed risk management within the performance framework by linking actions and PIs to risks, as well as having standalone risks.

12.0 People Impact Assessment (PIA) and Safeguarding:

12.1 This performance report is for information only, therefore a PIA is not required and there are no safeguarding matters to consider.

13.0 Community Safety Implications

13.1 There are no community implications resulting from the recommendations in the report.

14.0 Staffing & Trade Union Implications





14.1 There are no staffing and trade union implications resulting from the recommendations in the report.

Background Documents: None











































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GCC Year End Performance Report 2021/22




























This report sets out the Council's annual performance against a set of key performance indicators.

PI Status		Long Term Trends		Short Term Trends	
	Alert		Improving		Improving
	Warning		No Change		No Change
	OK		Getting Worse		Getting Worse
	Unknown				
	Data Only				


Short Trend Improving

PI Code	Measure	Year End Status	Short Term Trend	Long Term Trend
CCM-2	Number of enviro-crime FPNs issued			
CD & VE-1	Museum of Gloucester/TIC Footfall			
CS-11	Number of complaints			
CS-6	Number of telephone calls			
CWB-1	Number of environmental health service requests			
CWB-2	Percentage of environmental health service requests responded to within 3 working days			
CWB-13	Percentage of broadly compliant food premises			
CWB-33	Number of ASB interventions by Solace completed successfully			
DM-3	Percentage of minor applications where decisions were made within the agreed timescale or agreed extended period.			
H-4	Number of successful homeless preventions			
H-10	Average number of new households placed in temporary accommodation			
H-11	Average number of households in B&B Per Month			
H-12	Average Households with children in B&B or shared facilities over 6 wks per month			
HR-3	Staff Absence Rate			

Short Trend Getting Worse

PI Code	Measure	Year End Status	Short Term Trend	Long Term Trend
CS-8	Average customer waiting time (telephone)			
DM-2	Percentage of major applications where decisions were made within the agreed timescale or agreed extended period.			
F-12	Financial Outturn vs. Budget			
H-15	Number of Homeseeker applications received			
H-25	Number of affordable homes delivered, including: affordable rent; social rent; rent to homebuy; shared ownership; Low Cost Home Ownership discount. Data presented is cumulative across each year.			
PG-24	Percentage of information governance responses (FOI/EIR,DPA,SAR) compliant with statutory deadlines			
WR-13	Percentage of domestic waste collected on time			
WR-15	Percentage of Recycling Receptacles collected on time			
WR-31	Percentage of total waste recycled			

Cannot group these rows by Short Trend (first year of monitoring)

PI Code	Measure	Year End Status	Short Term Trend	Long Term Trend
CS-3	Percentage of complaints that escalate to stage 2			
TM-6	Number of unique visitors to website visitgloucester.co.uk			

CCM-2	Number of enviro-crime Fixed Penalty Notices issued																																				
<table border="1"> <caption>Number of enviro-crime FPNs issued</caption> <thead> <tr> <th>Quarter</th> <th>Quarters</th> <th>Target (Quarters)</th> <th>Red Threshold (Quarters)</th> </tr> </thead> <tbody> <tr> <td>Q1 2020/21</td> <td>89</td> <td>200</td> <td>125</td> </tr> <tr> <td>Q2 2020/21</td> <td>359</td> <td>200</td> <td>125</td> </tr> <tr> <td>Q3 2020/21</td> <td>78</td> <td>200</td> <td>125</td> </tr> <tr> <td>Q4 2020/21</td> <td>0</td> <td>200</td> <td>125</td> </tr> <tr> <td>Q1 2021/22</td> <td>299</td> <td>200</td> <td>125</td> </tr> <tr> <td>Q2 2021/22</td> <td>461</td> <td>200</td> <td>125</td> </tr> <tr> <td>Q3 2021/22</td> <td>505</td> <td>200</td> <td>125</td> </tr> <tr> <td>Q4 2021/22</td> <td>245</td> <td>200</td> <td>125</td> </tr> </tbody> </table>		Quarter	Quarters	Target (Quarters)	Red Threshold (Quarters)	Q1 2020/21	89	200	125	Q2 2020/21	359	200	125	Q3 2020/21	78	200	125	Q4 2020/21	0	200	125	Q1 2021/22	299	200	125	Q2 2021/22	461	200	125	Q3 2021/22	505	200	125	Q4 2021/22	245	200	125
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Long Term Trend	↑																																				
Year End Value	1,510																																				
Annual Target	800																																				
Annual Red Threshold	499																																				

Over the course of this year the numbers of FPNs issued has increased to pre covid levels due to increased footfall in the city centre. In Q4 there have been issued which have affected the staffing of this work in the City Centre which is why the number of FPNs has reduced. We expect to see this number recover to previous levels next quarter.

CD & VE-1	Museum of Gloucester/TIC Footfall																																				
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Year End Value	19,405																																				
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Annual Red Threshold	9,000																																				

The Museum of Gloucester has continued to develop its public programme, the collection and visitor offer in what was a year of continued recovery.

The Museum reopened to the public on the 13th April 2021 and visitor numbers remained low during the first quarter with a steady rise into the summer period where visitors had the opportunity to see the Ladybird Exhibition - the Museum's summer blockbuster.

Autumn into winter saw 'History - Her Story, Their Story, Our Story' - an exhibition inspired by renowned photographer Vanley Burke showcasing works from Gloucester artists who have worked with the community, using the lead question "When was the first time you saw a person of a different ethnicity to you?".

The final quarter of 21/22 saw the formation of a 3 year partnership with the Royal Photographic Society where the RPS International Photography Exhibition 162, featuring work from 43 international photographers took the stage at the Museum of Gloucester.

The Collections team have continued to decant the former Folk Museum and has taken strides in reviewing the Museum Collection, preparing for accreditation and reacting to building related issues.

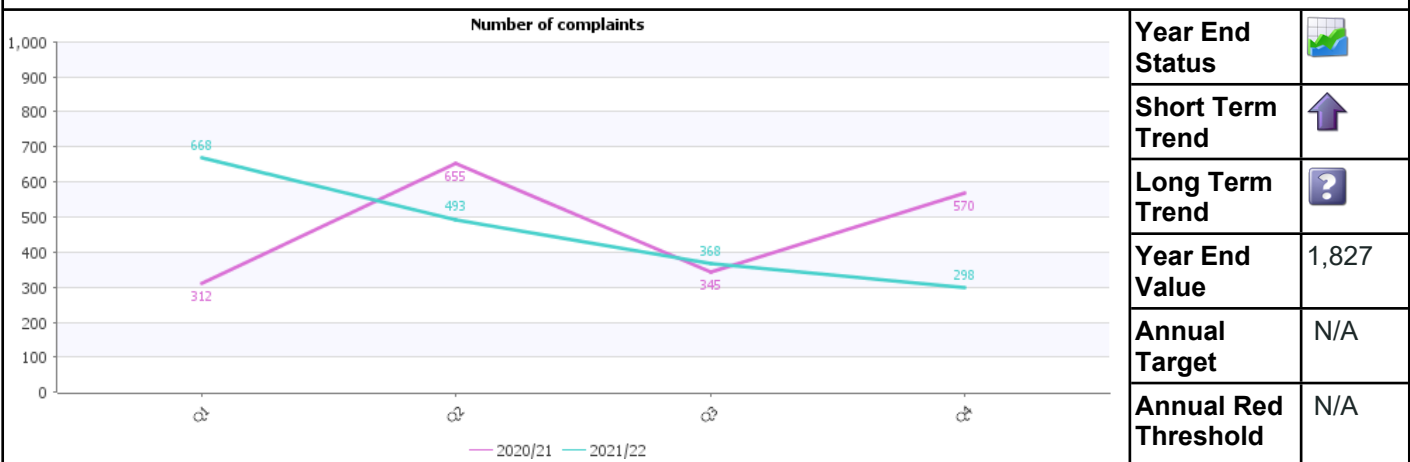
The pandemic continued to challenge the service throughout the whole of 21/22 with visitor numbers remaining lower than previous years. Face masks, distancing and continuing changes to government guidance continued to present challenges in terms of visitor numbers and income into the service.

There were a number of successes that came out of the pandemic - the service received a number of grants. The Cultural Recovery Fund provided £79k over a number of rounds to the Museum enabling the service to purchase technical equipment for donations, the updating of the education offer as well as making the website more user friendly. The service also achieved £387k from the Arts Council from the Museum Estates Development Fund to enable back of house building related updates including the replacement of the flat roof, lighting, dehumidification, lighting upgrades to name a few.

Like many other cultural venues, the Museum has had it's challenges but has continued to react and push forward with developing the service. A 3-year exhibition programme is now in place and with Gloucester being a priority place by the Arts Council, the service will look to use this as a way of bringing in additional income into the service via project grants.

CS-11 | **Number of complaints**

Total number of complaints received by the Council.



For 21/22 as a whole, there have been 20 complaints specifically regarding the service that the Customer Services team have provided (as reflected in the data).

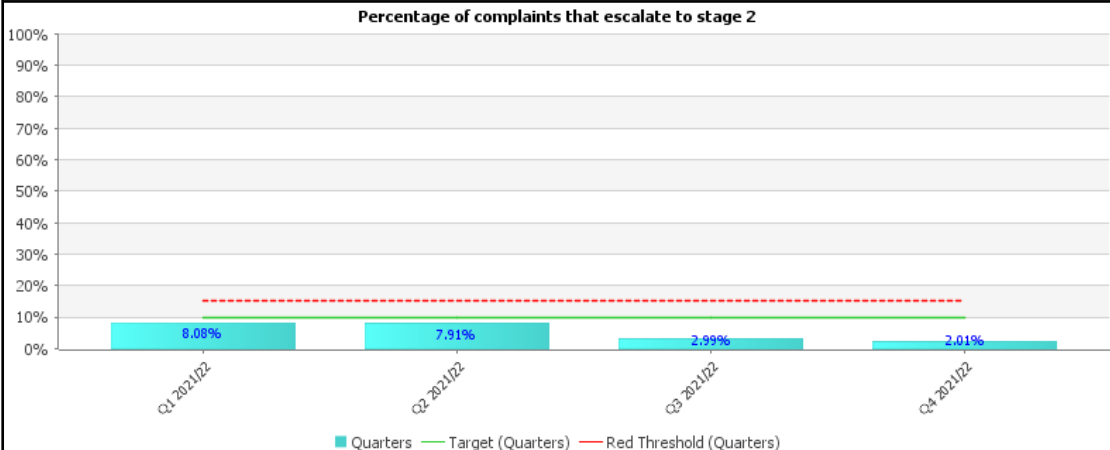
The number of complaints recorded on the systems for all of the departments, as a whole, across the council was 1827.

In 21/22 88% (1609 out of a total of 1827) of the complaints were directly related to the services Urbaser deliver on the council's behalf. In 20/21 82% (1539 out of a total of 1882) of the complaints were directly related to the services Amey/Urbaser delivered on the council's behalf.

The lowest number of complaints for 21/22 received and recorded on the systems was in Q4 at 298 complaints across departments and the highest was in Q1 at 668.

It should be noted that since Dec 21 and the cyber incident we were unable to obtain accurate data until the new complaints process was launched in Jan 22.

CS-3 Percentage of complaints that escalate to stage 2



Year End Status	
Short Term Trend	
Long Term Trend	
Year End Value	6.02%
Annual Target	10%
Annual Red Threshold	15%

For Qt1 (April - June) we received a total of 668 complaints and 54 of these were stage 2.

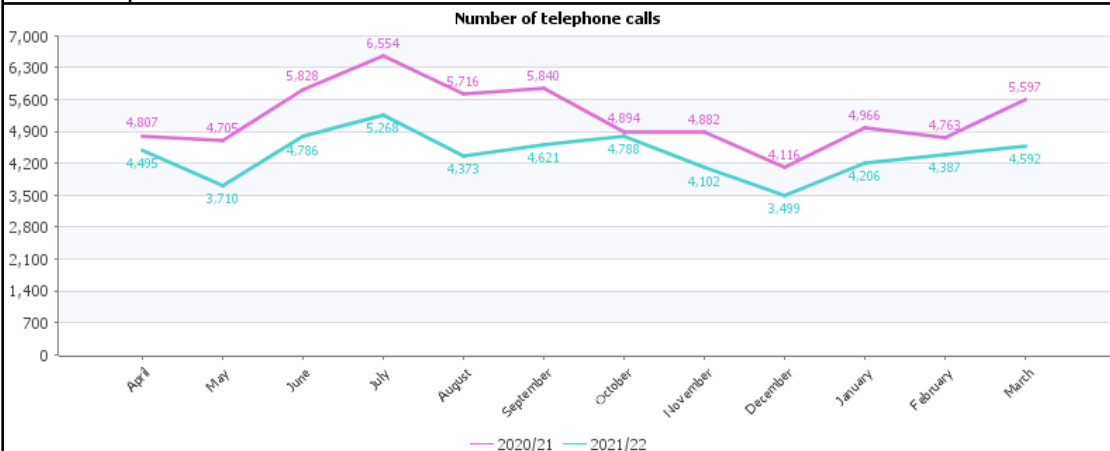
For Qt2 (July - Sept) we received a total of 493 complaints and 39 were stage 2.

For Qt3(Oct-Dec) we received a total of 368 complaints and 11 were stage 2.

For Qt4 (Jan-March) we had 298 complaints of which 6 were stage 2.

It should be noted that due to the cyber incident, the data for Dec is only those recorded on Granicus and not all complaints as we are unable to obtain this information.

CS-6 Number of telephone calls



Year End Status	
Short Term Trend	
Long Term Trend	
Year End Value	52,827
Annual Target	N/A
Annual Red Threshold	N/A

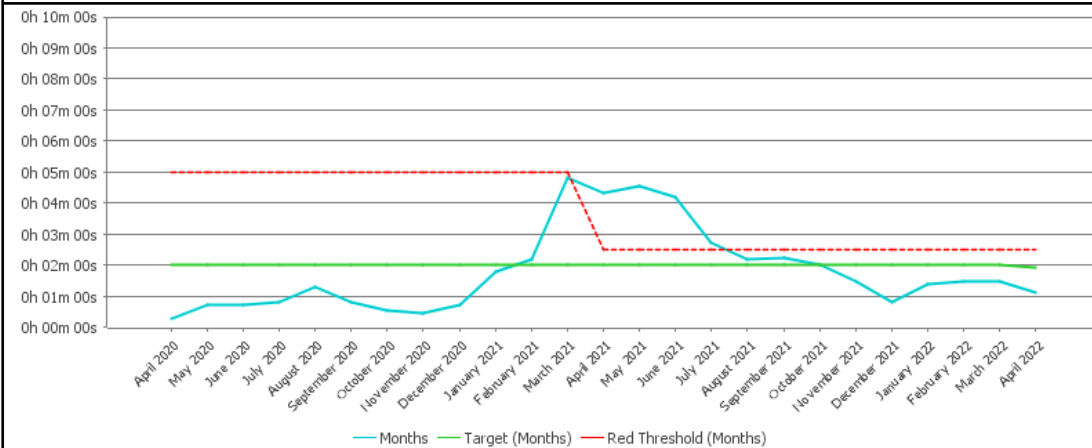
Between 1 April 2021 - 31 March 2022 customer service handled 52,827 calls.

We were offered 64,587 and missed 8,946.

In comparison to 2020-21, we were offered 8.43% less calls but we answered 4.31% more. Our average wait time was 39.31% less in 21/22 compared to 20/21.

CS-8 Average customer waiting time (telephone)

The average time that a customer waits in a telephone queue before speaking to an officer.



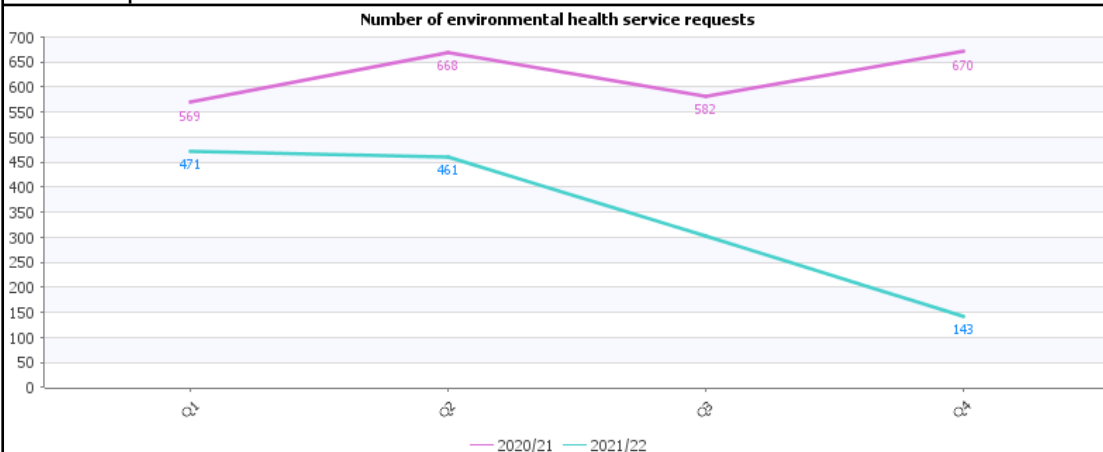
Year End Status	
Short Term Trend	
Long Term Trend	
Year End Value	0h 02m 24s
Annual Target	0h 02m 00s
Annual Red Threshold	0h 02m 30s

The average speed of answer for the full year averaged out at 2m 24s against a target of 2m 00s. Q1 saw the highest average speed of answer being 4 min 21 as a result of increased requests for bulky collections due to the pandemic. We also saw a vast increase in that quarter due to the garden waste sign up that was delayed from October to February which continued to impact the customer service team during the first Spring quarter.

Over the year we were offered 64,587 calls and answered 52,827. We answered our highest volume of calls in July at 5,268 and our lowest month was May with 3,710.

Due to Covid-19 our resources that would have been working in the reception were relocated to handle calls and emails. We have implemented several online processes over the course of the year and we continue to work with the transformation team to implement iterations to make improvements. We experienced the cyber incident that meant we needed to stand up interim processes and ongoing work like an online bulky collection booking process and missed bin reporting was suspended. Once we are able to implement these processes this should support a reduction in call volumes and enable customers to self-serve 24/7.

CWB-1 Number of environmental health service requests



Year End Status	
Short Term Trend	
Long Term Trend	
Year End Value	1,075
Annual Target	N/A
Annual Red Threshold	N/A

Due to the cyber incident the way we record service requests has changed and become more efficient, reducing multiple requests for the same issue. We have also seen the benefit of the transformation programme in terms of automating processes such as Licensing.

CWB-2	Percentage of environmental health service requests responded to within 3 working days																		
<p>Percentage of environmental health service requests responded to within 3 working days</p> <table border="1"> <caption>Data for CWB-2 Chart</caption> <thead> <tr> <th>Quarter</th> <th>Percentage</th> </tr> </thead> <tbody> <tr><td>Q1 2020/21</td><td>95.02%</td></tr> <tr><td>Q2 2020/21</td><td>95.36%</td></tr> <tr><td>Q3 2020/21</td><td>95.02%</td></tr> <tr><td>Q4 2020/21</td><td>95.89%</td></tr> <tr><td>Q1 2021/22</td><td>97.08%</td></tr> <tr><td>Q2 2021/22</td><td>96.89%</td></tr> <tr><td>Q3 2021/22</td><td>-</td></tr> <tr><td>Q4 2021/22</td><td>100%</td></tr> </tbody> </table>		Quarter	Percentage	Q1 2020/21	95.02%	Q2 2020/21	95.36%	Q3 2020/21	95.02%	Q4 2020/21	95.89%	Q1 2021/22	97.08%	Q2 2021/22	96.89%	Q3 2021/22	-	Q4 2021/22	100%
Quarter	Percentage																		
Q1 2020/21	95.02%																		
Q2 2020/21	95.36%																		
Q3 2020/21	95.02%																		
Q4 2020/21	95.89%																		
Q1 2021/22	97.08%																		
Q2 2021/22	96.89%																		
Q3 2021/22	-																		
Q4 2021/22	100%																		
Year End Status	🟢																		
Short Term Trend	⬆️																		
Long Term Trend	❓																		
Year End Value	98.14%																		
Annual Target	95%																		
Annual Red Threshold	85%																		

Due the reduction in service requests Officers are able to respond more efficiently to new requests raised and have achieved 100% response within 3 working days. This is also due to the transformation programme which has seen processes automated.

CWB-13	Percentage of broadly compliant food premises																		
<p>Percentage of broadly compliant food premises</p> <table border="1"> <caption>Data for CWB-13 Chart</caption> <thead> <tr> <th>Quarter</th> <th>Percentage</th> </tr> </thead> <tbody> <tr><td>Q1 2020/21</td><td>0%</td></tr> <tr><td>Q2 2020/21</td><td>95%</td></tr> <tr><td>Q3 2020/21</td><td>93%</td></tr> <tr><td>Q4 2020/21</td><td>87%</td></tr> <tr><td>Q1 2021/22</td><td>77%</td></tr> <tr><td>Q2 2021/22</td><td>81%</td></tr> <tr><td>Q3 2021/22</td><td>-</td></tr> <tr><td>Q4 2021/22</td><td>-</td></tr> </tbody> </table>		Quarter	Percentage	Q1 2020/21	0%	Q2 2020/21	95%	Q3 2020/21	93%	Q4 2020/21	87%	Q1 2021/22	77%	Q2 2021/22	81%	Q3 2021/22	-	Q4 2021/22	-
Quarter	Percentage																		
Q1 2020/21	0%																		
Q2 2020/21	95%																		
Q3 2020/21	93%																		
Q4 2020/21	87%																		
Q1 2021/22	77%																		
Q2 2021/22	81%																		
Q3 2021/22	-																		
Q4 2021/22	-																		
Year End Status	🔴																		
Short Term Trend	⬆️																		
Long Term Trend	⬆️																		
Year End Value	79%																		
Annual Target	90%																		
Annual Red Threshold	85%																		

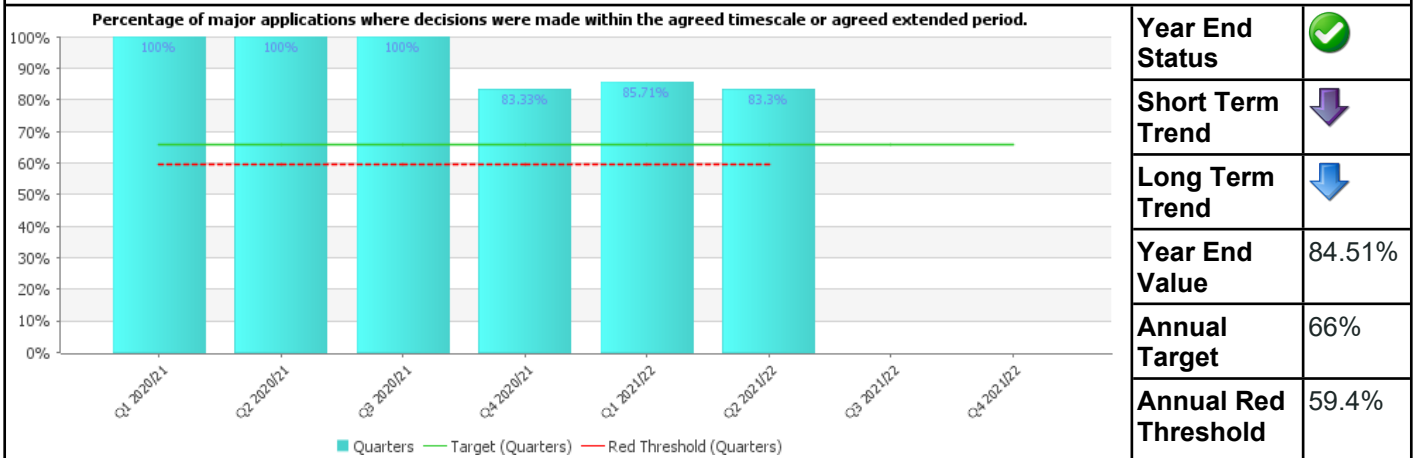
The annual figure only represents data from Q1 & 2 due to the cyber incident. We expect for the final figure to be above target but are unable to confirm until systems are fully restored and information input to cover the period since December.

CWB-33	Number of ASB interventions by Solace completed successfully																		
<p>Number of ASB interventions by Solace completed successfully</p> <table border="1"> <caption>Data for CWB-33 Chart</caption> <thead> <tr> <th>Quarter</th> <th>Number of Interventions</th> </tr> </thead> <tbody> <tr><td>Q1 2020/21</td><td>12</td></tr> <tr><td>Q2 2020/21</td><td>10</td></tr> <tr><td>Q3 2020/21</td><td>11</td></tr> <tr><td>Q4 2020/21</td><td>14</td></tr> <tr><td>Q1 2021/22</td><td>31</td></tr> <tr><td>Q2 2021/22</td><td>32</td></tr> <tr><td>Q3 2021/22</td><td>15</td></tr> <tr><td>Q4 2021/22</td><td>10</td></tr> </tbody> </table>		Quarter	Number of Interventions	Q1 2020/21	12	Q2 2020/21	10	Q3 2020/21	11	Q4 2020/21	14	Q1 2021/22	31	Q2 2021/22	32	Q3 2021/22	15	Q4 2021/22	10
Quarter	Number of Interventions																		
Q1 2020/21	12																		
Q2 2020/21	10																		
Q3 2020/21	11																		
Q4 2020/21	14																		
Q1 2021/22	31																		
Q2 2021/22	32																		
Q3 2021/22	15																		
Q4 2021/22	10																		
Year End Status	🟢																		
Short Term Trend	⬆️																		
Long Term Trend	❓																		
Year End Value	88																		
Annual Target	40																		
Annual Red Threshold	35																		

Solace have exceeded their target significantly this year, despite challenges around Covid and staffing.

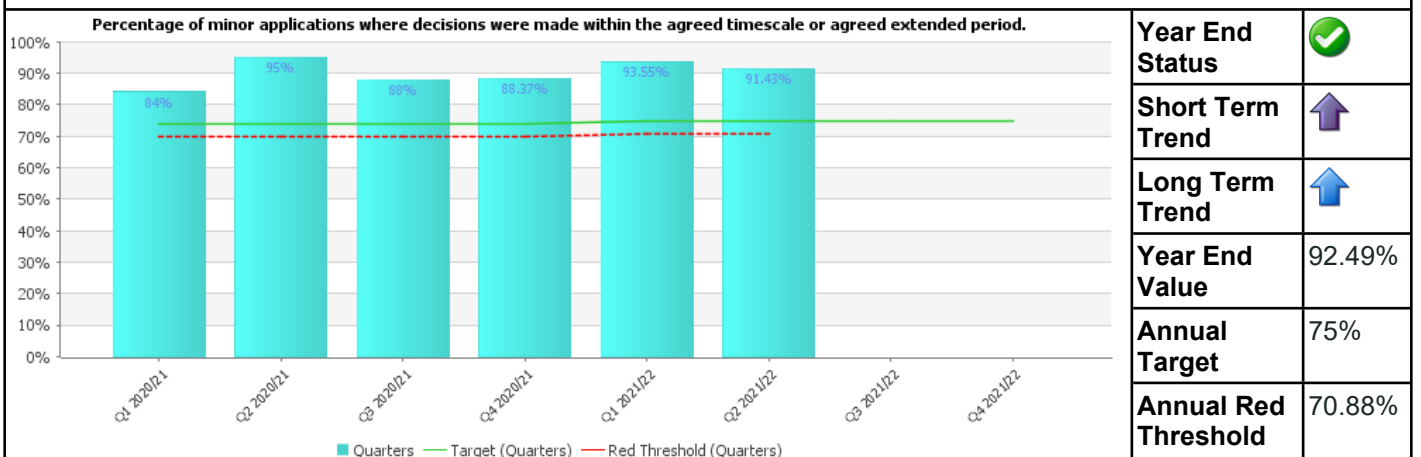
DM-2 Percentage of major applications where decisions were made within the agreed timescale or agreed extended period.

Percentage of major applications where decisions were made within the agreed timescale or agreed extended period.



DM-3 Percentage of minor applications where decisions were made within the agreed timescale or agreed extended period.

Percentage of minor applications where decisions were made within the agreed timescale or agreed extended period. The national target set by MHCLG is 70%.



Pre cyber incident we were performing well against each of the performance indicators.

We were above target for DM2 and DM3, as well as being on target for 'other' applications.

The planning section determined a high number of applications and exceeded our performance target for number of decisions within the statutory time limit.

Post cyber incident it has not been possible to provide performance data for Q4 and subsequently the year as a whole as we do not have access to the data. Despite the challenges presented by the cyber incident I still expect performance to be above target. Although the process takes longer with the workaround processes we have in place we have still be processing applications and issuing decisions. I anticipate there will be a slight drop in Q4 performance as a result of the initial delay caused by the cyber incident but this should not negatively impact the performance for the whole year.

F1 Financial Outturn vs. Budget (Year-End Position)

The final position for the Council will be set out in the outturn report, which is due to come forward in July due to the manual processes in place at the present time.

H-4		Number of successful homeless preventions															
<table border="1"> <caption>Number of successful homeless preventions</caption> <thead> <tr> <th>Year</th> <th>Q1</th> <th>Q2</th> <th>Q3</th> <th>Q4</th> </tr> </thead> <tbody> <tr> <td>2020/21</td> <td>38</td> <td>88</td> <td>73</td> <td>81</td> </tr> <tr> <td>2021/22</td> <td>116</td> <td>48</td> <td>64</td> <td>68</td> </tr> </tbody> </table>		Year	Q1	Q2	Q3	Q4	2020/21	38	88	73	81	2021/22	116	48	64	68	Year End Status
Year	Q1	Q2	Q3	Q4													
2020/21	38	88	73	81													
2021/22	116	48	64	68													
		Short Term Trend															
		Long Term Trend															
		Year End Value 296															
		Annual Target N/A															
		Annual Red Threshold N/A															
<p>During 2021/22 strong performance saw a total of 296 households whose homelessness was successfully prevented, and increase on the 280 successful homeless preventions completed in 2020/21.</p>																	

H-10		Average number of new households placed in temporary accommodation															
<table border="1"> <caption>Average number of new households placed in temporary accommodation</caption> <thead> <tr> <th>Year</th> <th>Q1</th> <th>Q2</th> <th>Q3</th> <th>Q4</th> </tr> </thead> <tbody> <tr> <td>2020/21</td> <td>265</td> <td>216</td> <td>200</td> <td>190</td> </tr> <tr> <td>2021/22</td> <td>150</td> <td>36</td> <td>28</td> <td>36</td> </tr> </tbody> </table>		Year	Q1	Q2	Q3	Q4	2020/21	265	216	200	190	2021/22	150	36	28	36	Year End Status
Year	Q1	Q2	Q3	Q4													
2020/21	265	216	200	190													
2021/22	150	36	28	36													
		Short Term Trend															
		Long Term Trend															
		Year End Value 33.33															
		Annual Target N/A															
		Annual Red Threshold N/A															
<p>This PI was amended in Q2 to measure the number of new households placed in temporary accommodation. This is to help us understand the demand for new placements and monitor new presentations with temporary accommodation needs. Previously the PI measured the average number of households in temporary accommodation.</p> <p>Consequently we do not have a full year's data for the revised PI and the average across Q1, Q2, and Q3 is that 33 new households were placed in temporary accommodation each quarter. This provides a baseline for future performance to be measured against.</p>																	

H-11	Average number of households in B&B Per Month																		
<table border="1"> <caption>Average number of households in B&B Per Month</caption> <thead> <tr> <th>Quarter</th> <th>Value</th> </tr> </thead> <tbody> <tr><td>Q1 2020/21</td><td>114</td></tr> <tr><td>Q2 2020/21</td><td>65</td></tr> <tr><td>Q3 2020/21</td><td>48</td></tr> <tr><td>Q4 2020/21</td><td>46</td></tr> <tr><td>Q1 2021/22</td><td>26</td></tr> <tr><td>Q2 2021/22</td><td>48</td></tr> <tr><td>Q3 2021/22</td><td>29</td></tr> <tr><td>Q4 2021/22</td><td>30</td></tr> </tbody> </table>		Quarter	Value	Q1 2020/21	114	Q2 2020/21	65	Q3 2020/21	48	Q4 2020/21	46	Q1 2021/22	26	Q2 2021/22	48	Q3 2021/22	29	Q4 2021/22	30
Quarter	Value																		
Q1 2020/21	114																		
Q2 2020/21	65																		
Q3 2020/21	48																		
Q4 2020/21	46																		
Q1 2021/22	26																		
Q2 2021/22	48																		
Q3 2021/22	29																		
Q4 2021/22	30																		
Year End Status	✔																		
Short Term Trend	↑																		
Long Term Trend	↑																		
Year End Value	33.25																		
Annual Target	61																		
Annual Red Threshold	65																		
<p>The average number of households placed in B&Bs has reduced during 2021/22 and performance has been below target throughout the year. The reduction in households placed in B&Bs has been supported through increasing the number of units of temporary accommodation within council ownership.</p>																			

H-12	Average Households with children in B&B or shared facilities over 6 wks per month																		
<table border="1"> <caption>Average Households with children in B&B or shared facilities over 6 wks per month</caption> <thead> <tr> <th>Quarter</th> <th>Value</th> </tr> </thead> <tbody> <tr><td>Q1 2020/21</td><td>5</td></tr> <tr><td>Q2 2020/21</td><td>3</td></tr> <tr><td>Q3 2020/21</td><td>2</td></tr> <tr><td>Q4 2020/21</td><td>0</td></tr> <tr><td>Q1 2021/22</td><td>0</td></tr> <tr><td>Q2 2021/22</td><td>0</td></tr> <tr><td>Q3 2021/22</td><td>0</td></tr> <tr><td>Q4 2021/22</td><td>0</td></tr> </tbody> </table>		Quarter	Value	Q1 2020/21	5	Q2 2020/21	3	Q3 2020/21	2	Q4 2020/21	0	Q1 2021/22	0	Q2 2021/22	0	Q3 2021/22	0	Q4 2021/22	0
Quarter	Value																		
Q1 2020/21	5																		
Q2 2020/21	3																		
Q3 2020/21	2																		
Q4 2020/21	0																		
Q1 2021/22	0																		
Q2 2021/22	0																		
Q3 2021/22	0																		
Q4 2021/22	0																		
Year End Status	✔																		
Short Term Trend	↑																		
Long Term Trend	↑																		
Year End Value	0																		
Annual Target	0																		
Annual Red Threshold	8																		
<p>This is an average measure, and during 2021/22 there was only one occasion where a family stayed in B&B accommodation for longer than 6 weeks. This was due to a delay in permanent accommodation being ready for occupation and as a result the family stayed in B&B accommodation for two days beyond the 6 week limit.</p>																			

H-15	Number of Homeseeker applications received																												
<table border="1"> <caption>Number of Homeseeker applications received</caption> <thead> <tr> <th>Year</th> <th>Q1</th> <th>Q2</th> <th>Q3</th> <th>Q4</th> </tr> </thead> <tbody> <tr> <td>2020/21</td> <td>216</td> <td>378</td> <td>365</td> <td>544</td> </tr> <tr> <td>2021/22</td> <td>537</td> <td>443</td> <td>395</td> <td>434</td> </tr> </tbody> </table>		Year	Q1	Q2	Q3	Q4	2020/21	216	378	365	544	2021/22	537	443	395	434	<table border="1"> <tr> <td>Year End Status</td> <td></td> </tr> <tr> <td>Short Term Trend</td> <td></td> </tr> <tr> <td>Long Term Trend</td> <td></td> </tr> <tr> <td>Year End Value</td> <td>1,809</td> </tr> <tr> <td>Annual Target</td> <td>N/A</td> </tr> <tr> <td>Annual Red Threshold</td> <td>N/A</td> </tr> </table>	Year End Status		Short Term Trend		Long Term Trend		Year End Value	1,809	Annual Target	N/A	Annual Red Threshold	N/A
Year	Q1	Q2	Q3	Q4																									
2020/21	216	378	365	544																									
2021/22	537	443	395	434																									
Year End Status																													
Short Term Trend																													
Long Term Trend																													
Year End Value	1,809																												
Annual Target	N/A																												
Annual Red Threshold	N/A																												
<p>The total number of Homeseeker applications (1,809) during 2021/22 shows a 20% increase on 2020/21 (1,503). In recent months this is likely to have been fuelled by the challenging economic climate and we may see further increases during 2022/23.</p>																													

H-25	Number of affordable homes delivered, including: affordable rent; social rent; rent to homebuy; shared ownership; Low Cost Home Ownership discount. Data presented is cumulative across each year.																												
<p>Number of affordable homes delivered, including: affordable rent; social rent; rent to homebuy; shared ownership; Low Cost Home Ownership discount. Data presented is cumulative across each year.</p>																													
<table border="1"> <caption>Number of affordable homes delivered, including: affordable rent; social rent; rent to homebuy; shared ownership; Low Cost Home Ownership discount. Data presented is cumulative across each year.</caption> <thead> <tr> <th>Year</th> <th>Q1</th> <th>Q2</th> <th>Q3</th> <th>Q4</th> </tr> </thead> <tbody> <tr> <td>2020/21</td> <td>9</td> <td>23</td> <td>130</td> <td>113</td> </tr> <tr> <td>2021/22</td> <td>42</td> <td>32</td> <td>63</td> <td>50</td> </tr> </tbody> </table>		Year	Q1	Q2	Q3	Q4	2020/21	9	23	130	113	2021/22	42	32	63	50	<table border="1"> <tr> <td>Year End Status</td> <td></td> </tr> <tr> <td>Short Term Trend</td> <td></td> </tr> <tr> <td>Long Term Trend</td> <td></td> </tr> <tr> <td>Year End Value</td> <td>187</td> </tr> <tr> <td>Annual Target</td> <td>236</td> </tr> <tr> <td>Annual Red Threshold</td> <td>188.8</td> </tr> </table>	Year End Status		Short Term Trend		Long Term Trend		Year End Value	187	Annual Target	236	Annual Red Threshold	188.8
Year	Q1	Q2	Q3	Q4																									
2020/21	9	23	130	113																									
2021/22	42	32	63	50																									
Year End Status																													
Short Term Trend																													
Long Term Trend																													
Year End Value	187																												
Annual Target	236																												
Annual Red Threshold	188.8																												
<p>Although the total of 195 affordable homes delivered during 2021/22 is lower than the target of 236, this demonstrates strong performance given the ongoing challenges faced by the construction industry that continue to negatively impact housing delivery.</p>																													

HR-3	Staff Absence Rate
Year End Status	🟢
Short Term Trend	⬆️
Long Term Trend	⬆️
Year End Value	1.46%
Annual Target	2.7%
Annual Red Threshold	4%

We have seen a reduction in our absence rate for quarter 4 2021/22 to 0.94% from 2.04% reported in quarter 3 which is pleasing to note. Overall our absence levels remain below our target at year end accepting that the usual seasonal illnesses will continue to occur. Managers receive detailed support from the Employee Relations Team for longer term and more complex cases and also receive in-depth management information on a monthly basis covering absence trends at a service level plus detail of those hitting the absence trigger point. Managers are proactively encouraged to seek early advice from both the HR Advice line and Occupational Health Manager's helpline regarding any cases of concern to ensure appropriate support and intervention is in place.

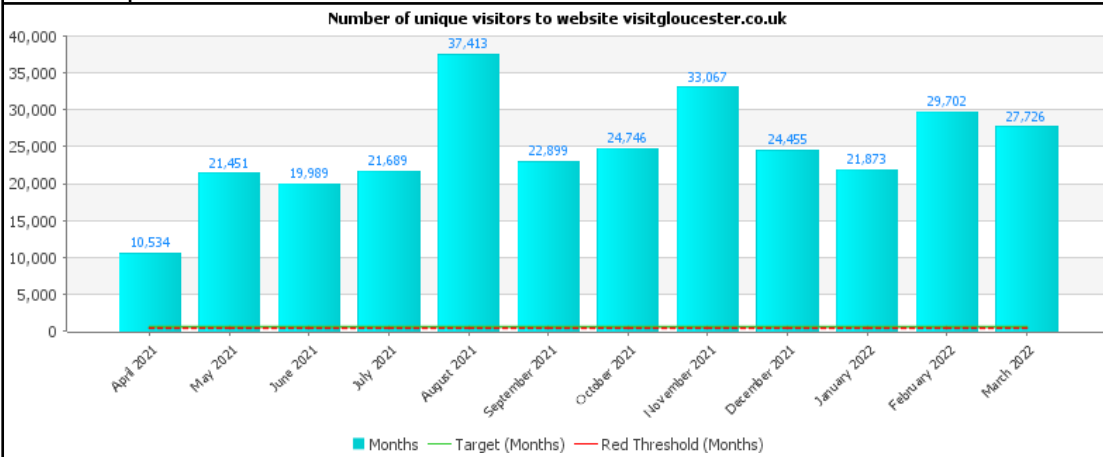
PG-24	Percentage of information governance responses (FOI/EIR,DPA,SAR) compliant with statutory deadlines
Year End Status	⚠️
Short Term Trend	⬇️
Long Term Trend	⬇️
Year End Value	87.37%
Annual Target	90%
Annual Red Threshold	81%

The aim is to respond to all requests by the statutory deadline, however, an increased target of 90% is set for monitoring purposes following improvement in performance in 2020/21. As anticipated, performance has dropped significantly since Q3 to just under 73% as the impact of the cyber incident has affected the council's ability to access the data needed to respond to requests. It should be noted that it has still been possible to respond to the majority of requests on time; of the remaining 27%, 9% received a late response and 18% cannot be responded to. Where information cannot be accessed, requestors continue to be kept informed.

Q4 performance has had an impact on the annual performance level, which sits slightly below target with 86.85% of requests responded to within the statutory timescales. Performance across the previous quarters has been consistently high, demonstrating the council's commitment to statutory compliance. When key systems have been recovered, it is fully anticipated that we will return to this high level of compliance.

We are continuing to log all information governance requests and, where we are unable to respond because the relevant information is not accessible, requestors are being informed prior to the deadline. It is hoped that performance will pick during the first quarter of the new financial year as key systems come back online.

TM-6 | **Number of unique visitors to website visitgloucester.co.uk**

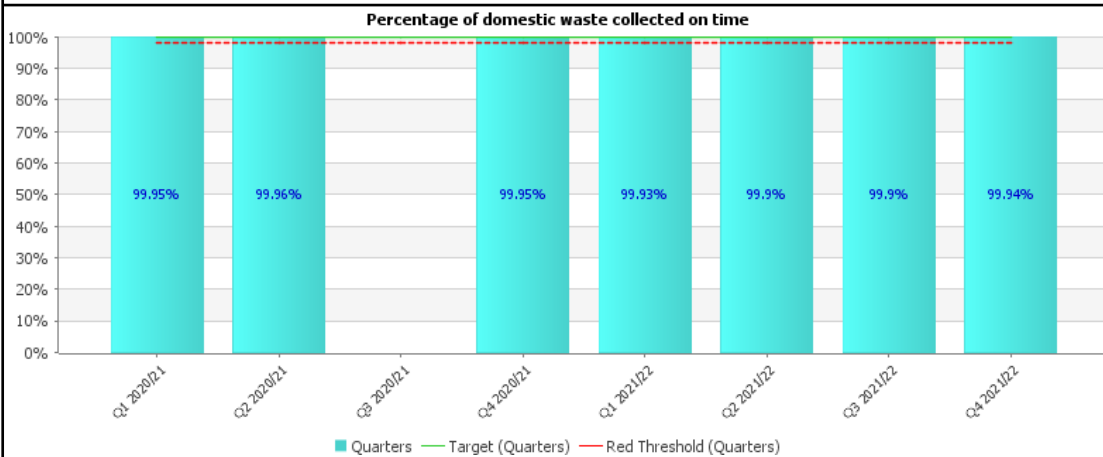


Year End Status	✔
Short Term Trend	?
Long Term Trend	?
Year End Value	295,544
Annual Target	8,000
Annual Red Threshold	6,000

The Visit Gloucester website has over achieved beyond anyone's expectations. A new website was created and launched in March 2022. The old website wasn't particularly well indexed by google and had issues around its capabilities on mobile (60% of people access our website online). Since then the team have spent a lot of time continually refreshing the content and optimising content for SEO. We also work with a paid digital media agency Big Wave who help deliver our digital marketing campaigns. This has seen the website figures grow from 17,776 this time last year to 77,641 in the same period this year an increase of over 300%.

WR-13 | **Percentage of domestic waste collected on time**

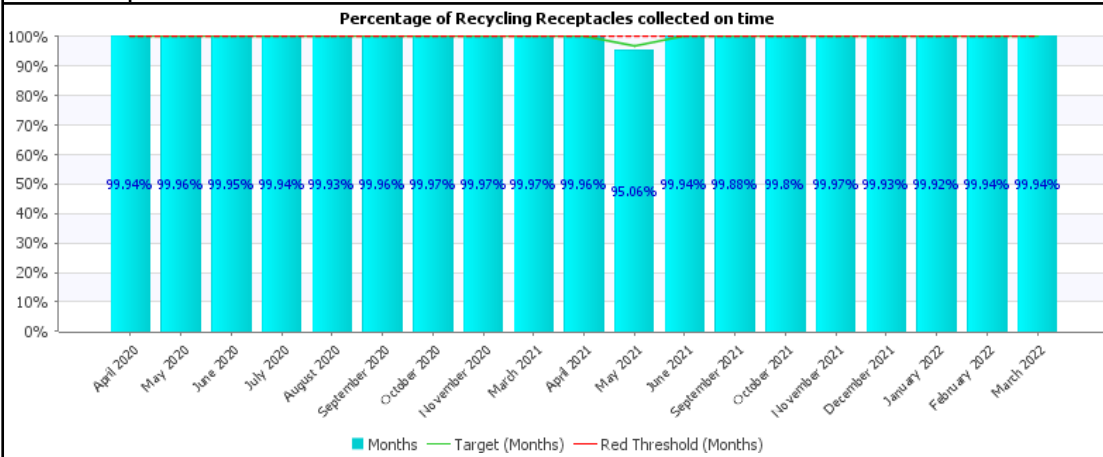
Number of reports from customers of missed domestic waste (black bin) collections.



Year End Status	✔
Short Term Trend	↓
Long Term Trend	↓
Year End Value	99.94%
Annual Target	99.9%
Annual Red Threshold	98%

It has been a challenging year for collections which began in April with Covid rates still high and staff absence impacting front line services. There continues to be a HGV driver shortage and recruitment has been ongoing throughout the year. We have back filled for staff absence to support this service and collection of domestic waste has been a priority at the expense of street cleaning and grounds maintenance. We have exceeded the 99.90% target each month, and carried out in excess of 1.5 million black bin collections in the last year.

WR-15 Percentage of Recycling Receptacles collected on time

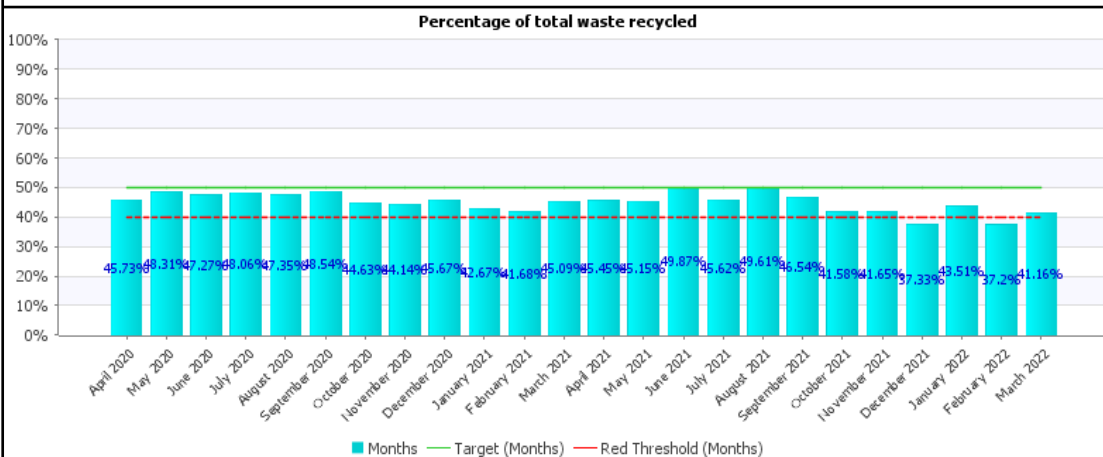


Year End Status	
Short Term Trend	
Long Term Trend	
Year End Value	99.43%
Annual Target	99.9%
Annual Red Threshold	99.85%

This percentage reflects the number of missed collections reported to us. In May 2021 the service was heavily affected by Covid infection and some properties received a fortnightly collection where they would normally receive a weekly collection of dry recycling. Prioritisation was given to putrescible waste during this period. The HGV driver shortage is also impacting this service but a degree of recruitment has helped the situation somewhat in recent months

WR-31 Percentage of total waste recycled

The percentage of the total waste collected that has been recycled.



Year End Status	
Short Term Trend	
Long Term Trend	
Year End Value	43.72%
Annual Target	50%
Annual Red Threshold	40%

Recycling tonnages remain in line with national averages. Our yearly percentage is 43.72%, this is in line with the national average of 44% and although over the last two decades we have made huge advances in recycling, progress has somewhat stagnated with most of the materials that can be collected already implemented. In acknowledgement of this government are about to announce new requirements regarding what must be collected at the kerbside. To make a significant increase in our recycling rate will require a step change and it will a reduction in the amount of residual waste that is disposed of that will make the biggest in roads.



Meeting:	Cabinet	Date: 15 June 2022
	Audit and Governance Committee	18 July 2022
Subject:	Treasury Management Update – Annual Report 2021/22	
Report Of:	Cabinet Member for Performance and Resources	
Wards Affected:	All	
Key Decision:	No	Budget/Policy Framework: No
Contact Officer:	Greg Maw, Financial Services Manager	
	Email: greg.maw@gloucester.gov.uk	Tel: 396422
Appendices:	1. Prudential and Treasury Indicators 2. Interest Rate Forecasts	

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 The CIPFA (Chartered Institute of Public Finance and Accountancy) Code of Practice for Treasury Management recommends that members be updated on treasury management activities regularly (TMSS, annual and midyear reports). This report covers the six months 1st October 2021 to 31st March 2022 and therefore, ensures this Council is implementing best practice in accordance with the Code.
- 1.2 This report will highlight issues specific to the Council and also highlight interest rate forecasts as provided by the Council’s treasury advisors Link Asset Services.
- 1.3 The body of the report provides an overview of the Council’s performance for the first half 2021/22;
 - **Appendix 1** highlights the key performance indicators in line with the Councils Treasury Management Strategy.
 - **Appendix 2** Interest Rate Forecast.

2.0 Recommendations

- 2.1 Cabinet is asked to **RESOLVE** that the contents of the report be noted.
- 2.2 Audit and Governance Committee is asked, subject to any recommendations it wishes to make to Cabinet, to note the contents of the report.

3.0 Annual Investment Strategy

The Treasury Management Strategy Statement (TMSS) for 2021/22, which includes the Annual Investment Strategy, was approved by the Council on 18th March 2021. It sets out the Council's investment priorities as being:

- Security of capital;
- Liquidity; and
- Yield

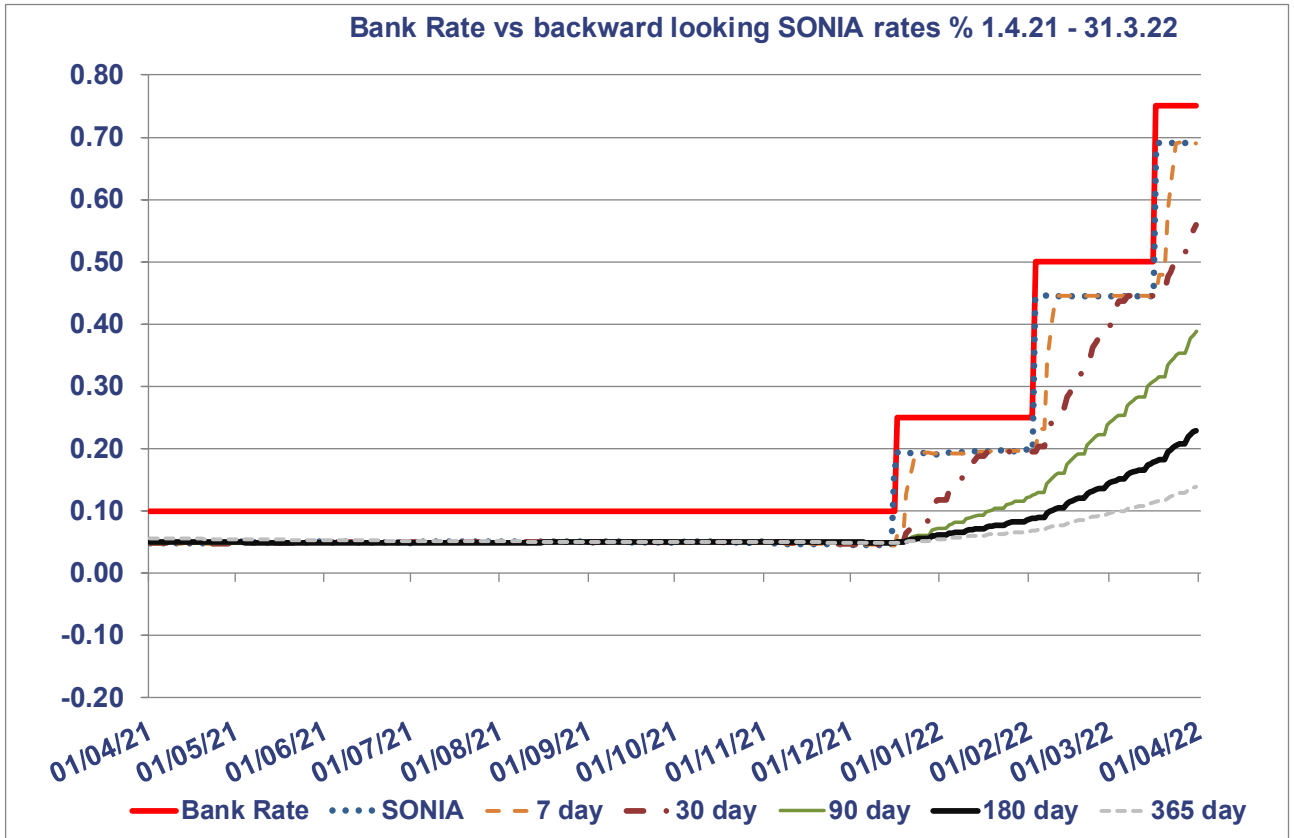
- 3.1 The Council will aim to achieve the optimum return (yield) on its investments commensurate with proper levels of security and liquidity. In the current economic climate it is considered appropriate to keep investments short term to cover cash flow needs, but also to seek out value available in periods up to 12 months, with highly credit rated financial institutions, using our suggested creditworthiness approach, including a minimum sovereign credit rating, and Credit Default Swap (CDS) overlay information.
- 3.2 As shown by the interest rate forecasts in section 2, it is currently impossible to earn the level of interest rates commonly seen in previous decades. However, rates have improved during quarter 3 of 21/22 and are expected to improve further as Bank Rate continues to increase over the next two years.
- 3.3 The average level of funds available for investment purposes during the year to date was £21.9m. These funds were available on a temporary basis, and the level of funds available was mainly dependent on the timing of precept payments, receipt of grants and progress on the Capital Programme.
- 3.4 The Council holds £13.5m core cash balances for investment purposes (i.e. funds available for more than one year), the majority of these funds are held with the CCLA and have delivered £302k in dividends for the first six months of the year.

Investment performance for the financial year to date as at 31st March 2022

Benchmark	Benchmark Return	Council Performance	Investment Interest Earned
7 day	0.05%	0.04%	£8,010
1 month	0.05%	N/A	N/A
3 month	0.05%	N/A	N/A
6 month	0.05%	N/A	N/A
12 month	0.6%	N/A	N/A

As illustrated, the Council underperformed the benchmark by 0.01 bps on 7-day investment returns.

Interest Rate Profile - year ended 31 March 2022



	Bank Rate	SONIA	7 day	30 day	90 day	180 day	365 day
High	0.75	0.69	0.69	0.56	0.39	0.23	0.14
High Date	17/03/2022	18/03/2022	25/03/2022	31/03/2022	31/03/2022	31/03/2022	31/03/2022
Low	0.10	0.05	0.05	0.05	0.05	0.05	0.05
Low Date	01/04/2021	15/12/2021	16/12/2021	16/12/2021	16/12/2021	07/06/2021	13/12/2021
Average	0.19	0.14	0.13	0.12	0.09	0.07	0.06
Spread	0.65	0.65	0.65	0.51	0.34	0.18	0.09

4.0 New Borrowing

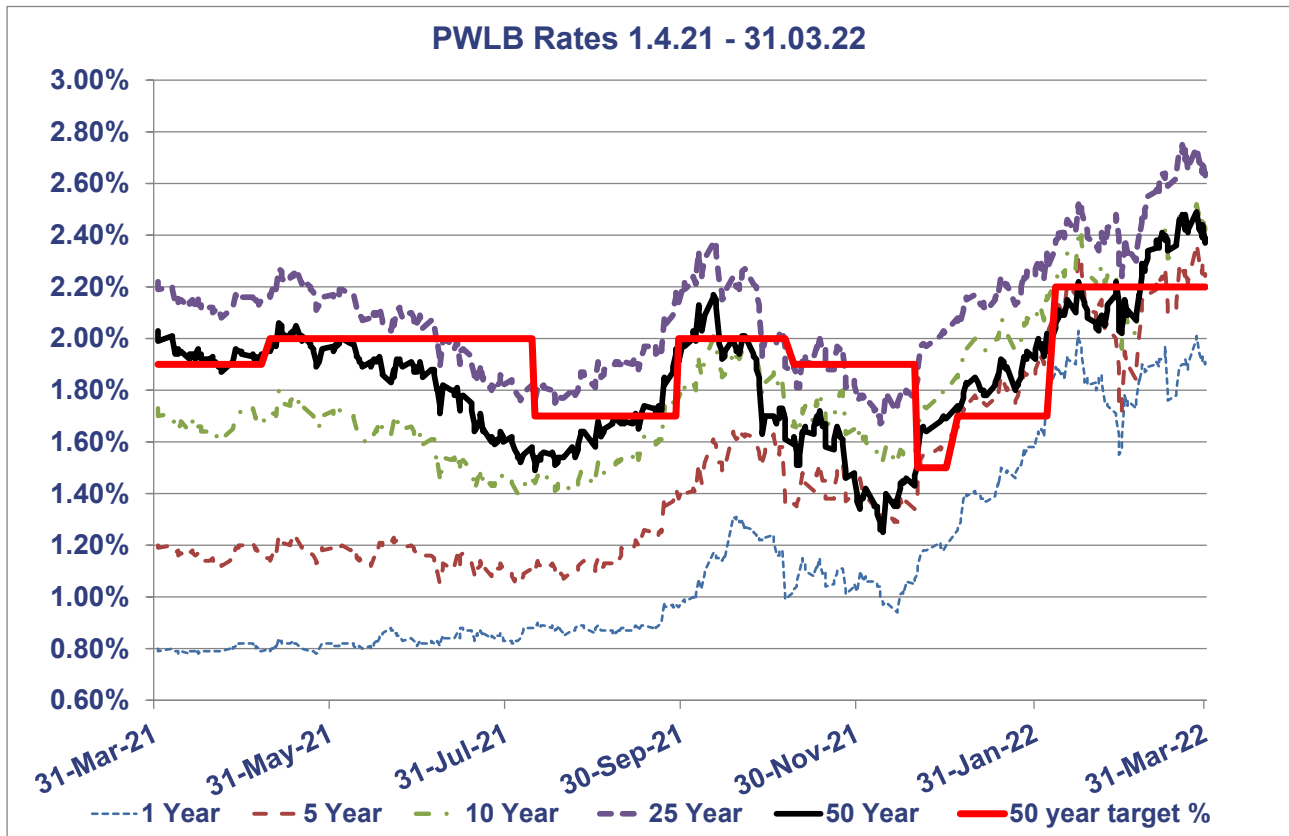
4.1 No long term borrowing was undertaken during the period ended 31st March 2022.

4.2 PWLB maturity certainty rates year to date to 31st March 2022

Gilt yields and PWLB rates were on a falling trend between May and August. However, they rose sharply towards the end of September before falling again during quarter 3 until rising once more in the last ten days of 2021.

Since the start of January yields have climbed steeply on the back of market concerns in relation to inflation.

The 50 year PWLB target certainty rate for new long-term borrowing started 2021/22 at 1.90%, rose to 2.00% in May, fell to 1.70% in August, returned to 2.00% at the end of September until falling to 1.90% in early November and then falling again further still to 1.50% in December before increasing to 2.20% in February.



	1 Year	5 Year	10 Year	25 Year	50 Year
01/04/2021	0.80%	1.20%	1.73%	2.22%	2.03%
31/03/2022	1.91%	2.25%	2.43%	2.64%	2.39%
Low	0.78%	1.05%	1.39%	1.67%	1.25%
Low date	08/04/2021	08/07/2021	05/08/2021	08/12/2021	09/12/2021
High	2.03%	2.37%	2.52%	2.75%	2.49%
High date	15/02/2022	28/03/2022	28/03/2022	23/03/2022	28/03/2022
Average	1.13%	1.45%	1.78%	2.10%	1.85%
Spread	1.25%	1.32%	1.13%	1.08%	1.24%

5.0 Debt Rescheduling

5.1 Debt rescheduling opportunities have been very limited in the current economic climate given the consequent structure of interest rates and following the increase in the margin added to gilt yields which has impacted PWLB new borrowing rates since October 2010. No debt rescheduling has therefore been undertaken to date in the current financial year.

6.0 Compliance with Treasury and Prudential Limits

6.1 It is a statutory duty for the Council to determine and keep under review the affordable borrowing limits. The Council's approved Treasury and Prudential Indicators (affordability limits) are included in the approved TMSS.

6.2 During the financial year the Council has operated within the treasury limits set out in the Council's Treasury Management Strategy Statement and in compliance with the Council's Treasury Management Practices.

7.0 Other

7.1 The 2018 CIPFA Codes and guidance notes have placed enhanced importance on risk management. Where an authority changes its risk appetite e.g. for moving surplus cash into or out of certain types of investment funds or other types of investment instruments, this change in risk appetite and policy should be brought to members' attention in treasury management update reports.

7.2 The Council will continue to monitor its approach to short-term borrowing in accordance with our treasury advisor forecasts and future Council events which impact on the Council borrowing requirement.

8.0 Social Value Considerations

8.1 This report notes the treasury management performance of the Council. There are no anticipated Social Value considerations from this report as it is reporting performance and not making investment decisions.

9.0 Environmental Implications

9.1 This report notes the treasury management performance of the Council. There are no anticipated environmental implications from this report.

10.0 Financial Implications

10.1 Contained in the report

(Financial Services have been consulted in the preparation of this report.)

11.0 Legal Implications

11.1 There are no legal implications directly arising from this report.

(Legal Services have been consulted in the preparation of this report.)

Contact: One Legal

E-mail: legal.servies@onelegal.org.uk

Tel no: 01684 272691

12.0 Risk & Opportunity Management Implications

12.1 There are no specific risks or opportunities as a result of this report

13.0 People Impact Assessment (PIA):

13.1 A PIA screening assessment has been undertaken and the impact is neutral. A full PIA is not required.

14.0 Other Corporate Implications

Community Safety

14.1 None

Sustainability

14.2 None

Staffing & Trade Union

14.3 None

Prudential and Treasury Indicators as at 31st March 2022

Prudential Indicators 2019/20	2021/22 Budget £m	31.3.22 Actual £m
Authorised limit for external debt	£265	£265
Operational Boundary for external debt	£245	£245
Gross external debt	£230	£107
Investments	N/A	£19.1
Net borrowing	£135	£87.9

Maturity structure of fixed and variable rate borrowing – upper and lower limits		
Under 12 months	0%-100%	39.21%
12 months to 2 years	0% - 100%	0.09%
2 years to 5 years	0% - 100%	0.27%
5 years to 10 years	0% - 100%	5.28%
10 years to 20 years	0% - 100%	15.24%
20 years to 30 years	0% - 100%	24.43%
30 years to 40 years	0% - 100%	17.34%
40 years to 50 years	0% - 100%	0%
Upper limit of fixed interest based on net debt	100%	95%
Upper limit of variable interest rates based on net debt	100%	5%

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INTEREST RATES FORECASTS

The Council has appointed Link Group as its treasury advisor and part of their service is to assist the Council to formulate a view on interest rates. The PWLB rate forecasts below are based on the Certainty Rate (the standard rate minus 20 bps) which has been accessible to most authorities since 1st November 2012.

The latest forecast on 4th February is compared below to the last forecast (20th December) in the previous quarter. A comparison of these forecasts shows that PWLB rates have increased generally and show a speed up in the rate of increase in Bank Rate as inflation is now posing a greater risk. The increase in PWLB rates reflects a broad sell-off in sovereign bonds internationally as inflation concerns abound. To that end, the MPC has tightened short-term interest rates with a view to trying to slow the economy sufficiently to keep the secondary effects of inflation – as measured by wage rises – under control, but without pushing the economy into recession. A difficult juggling act at the best of times, and now against a backdrop of the Russian invasion of Ukraine.

Link Group Interest Rate View		7.2.22											
	Mar-22	Jun-22	Sep-22	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25
BANK RATE	0.75	1.00	1.00	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
3 month av. earnings	0.80	1.00	1.00	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
6 month av. earnings	1.00	1.10	1.20	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30
12 month av. earnings	1.40	1.50	1.60	1.70	1.70	1.60	1.60	1.50	1.40	1.40	1.40	1.40	1.40
5 yr PWLB	2.20	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30
10 yr PWLB	2.30	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
25 yr PWLB	2.40	2.50	2.50	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60
50 yr PWLB	2.20	2.30	2.30	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40

Link Group Interest Rate View		20.12.21												
	Dec-21	Mar-22	Jun-22	Sep-22	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25
BANK RATE	0.25	0.25	0.50	0.50	0.50	0.75	0.75	0.75	0.75	1.00	1.00	1.00	1.00	1.25
3 month ave earnings	0.20	0.30	0.50	0.50	0.60	0.70	0.80	0.90	0.90	1.00	1.00	1.00	1.00	1.00
6 month ave earnings	0.40	0.50	0.60	0.60	0.70	0.80	0.90	1.00	1.00	1.10	1.10	1.10	1.10	1.10
12 month ave earnings	0.70	0.70	0.70	0.70	0.80	0.90	1.00	1.10	1.10	1.20	1.20	1.20	1.20	1.20
5 yr PWLB	1.40	1.50	1.50	1.60	1.60	1.70	1.80	1.80	1.80	1.90	1.90	1.90	2.00	2.00
10 yr PWLB	1.60	1.70	1.80	1.80	1.90	1.90	2.00	2.00	2.00	2.10	2.10	2.10	2.20	2.30
25 yr PWLB	1.80	1.90	2.00	2.10	2.10	2.20	2.20	2.20	2.30	2.30	2.40	2.40	2.50	2.50
50 yr PWLB	1.50	1.70	1.80	1.90	1.90	2.00	2.00	2.00	2.10	2.10	2.20	2.20	2.30	2.30

Additional notes by Link on this forecast table: -

- *LIBOR and LIBID rates ceased from the end of 2021. We have replaced LIBOR with rates based on SONIA (Sterling Overnight Index Average). In the meantime, our forecasts are based on expected average earnings by local authorities for 3 to 12 months.*
- *Our forecasts for average earnings are averages i.e., rates offered by individual banks may differ significantly from these averages, reflecting their different needs for borrowing short term cash at any one point in time.*

A SUMMARY OVERVIEW OF THE FUTURE PATH OF BANK RATE

- The threat from Omicron was a wild card causing huge national concern at the time of December's MPC meeting; now despite record numbers of infection, the relatively low number of hospitalisations suggests there will be no further lockdowns (at least over spring and summer).
- The MPC has now set out upon a monetary policy tightening spree. In March it voted 8-1 for rates to increase to 0.75%.
- Our forecast now expects the MPC to deliver another 0.25% increase in May to 1%; their position appears to be to go for sharp increases to get the job done and dusted but the cost-of-living squeeze will provide a headwind to tightening too far and too quickly, so for now we only have a further 0.25% increase in place for H2 2022.
- If, however, the MPC is becomes more heavily focused on combating inflation than on protecting economic growth, we will revise our forecast up further.
- However, 54% energy cap cost increases from April, together with 1.25% extra employee national insurance, food inflation around 5% and council tax likely to rise in the region of 5% too - these increases are going to hit lower income families hard despite some limited assistance from the Chancellor to postpone the full impact of rising energy costs.
- Consumers are estimated to be sitting on over £160bn of excess savings left over from the pandemic so that will cushion some of the impact of the above increases. But most of those holdings are held by more affluent people whereas poorer people already spend nearly all their income before these increases hit and have few financial reserves.
- The BIG ISSUE – will the current spike in inflation lead to a second-round effect in terms of labour demanding higher wages, (and/or lots of people getting higher wages by changing job)?
- If the labour market remains very tight during 2022, then wage inflation poses a greater threat to overall inflation being higher for longer, and the MPC may then feel it needs to take more action.

PWLB RATES

- The yield curve has flattened out considerably.
- We view the markets as having built in, already, nearly all the effects on gilt yields of the likely increases in Bank Rate.
- It is difficult to say currently what effect the Bank of England starting to sell gilts will have on gilt yields once Bank Rate rises to 1%: it is likely to act cautiously as it has already started on not refinancing maturing debt. A passive process of not refinancing maturing debt began in March when the 4% 2022 gilt matured; the Bank owns £25bn of this issuance. A pure roll-off of the £875bn gilt portfolio by not refinancing bonds as they mature, would see the holdings fall to about £415bn by 2031, which would be about equal to the Bank's pre-pandemic holding. Last August, the Bank said it would not actively sell gilts until the "Bank Rate had risen to at least 1%" and, "depending on economic circumstances at the time."
- It is possible, but unlikely, that Bank Rate will not rise above 1% as the MPC could shift to relying on quantitative tightening (QT) to do the further work of taking steam out of the economy and reducing inflationary pressures.
- Increases in US treasury yields over the next few years could add upside pressure on gilt yields though, more recently, gilts have been more correlated to movements in bund yields than treasury yields.

Forecasts for PWLB rates and gilt and treasury yields

The current PWLB rates are set as margins over gilt yields as follows: -.

- PWLB Standard Rate is gilt plus 100 basis points (G+100bps)
- PWLB Certainty Rate is gilt plus 80 basis points (G+80bps)
- PWLB HRA Standard Rate is gilt plus 100 basis points (G+100bps)
- PWLB HRA Certainty Rate is gilt plus 80bps (G+80bps)
- Local Infrastructure Rate is gilt plus 60bps (G+60bps)

Gilt yields. Since the start of 2021, we have seen a lot of volatility in gilt yields, and hence PWLB rates. Our current forecasts reflect much of the recent increases seen in global bond market yields generally since the turn of the year (2022).

Upside risk to gilt yield forecasts. While monetary policy in the UK will have a major impact on gilt yields, there is also a need to consider the potential impact that rising treasury yields in America could have on UK gilt yields. As an average since 2011, there has been a 75% correlation between movements in US 10-year treasury yields and UK 10-year gilt yields. This is a significant upward risk exposure to our forecasts for longer term PWLB rates. However, gilt yields and treasury yields do not always move in unison.

US treasury yields. US President Biden and the Democratic party have pushed through a huge programme of fiscal stimulus over the past couple of years, whilst the following factors were also in play:

1. A fast vaccination programme had enabled a rapid opening up of the economy during 2021.
2. The economy has been growing swiftly over the second half of 2021/22, whilst unemployment has continued to fall/spare capacity in the labour market has tightened.

It was not much of a surprise that a combination of these factors would eventually cause an excess of demand in the economy which generated strong inflationary pressures. This has eventually been recognised by the Fed and an aggressive response to damp inflation down during 2022 and 2023 is expected.

The flurry of comments from Fed officials following the mid-March meeting – including from Chair Jerome Powell himself – hammering home the hawkish message from the mid-March meeting makes it difficult to see how the Fed will not tighten aggressively through 2022 as a minimum with markets expecting the Fed Funds Rate to hit close to 2% by year end.

In addition, the Fed will soon announce an increasing series of caps on the value of assets they allow to run off the balance sheet each month. That announcement could come as soon as May.

Downside risk to gilt yield forecasts. There are also possible downside risks from the huge sums of cash that the UK populace have saved during the pandemic; when savings accounts earn little interest, it is likely that some of this cash mountain could end up being invested in bonds and so push up demand for bonds and support their prices i.e., this would help to keep their yields down. How this will interplay with the Bank of England not reinvesting maturing gilts and then later selling gilts, will be interesting to monitor.

Significant risks to the forecasts

- COVID vaccines do not work to combat new mutations and/or new vaccines take longer than anticipated to be developed for successful implementation.
- The Government implements fiscal policies that suppresses GDP growth.

- The MPC tightens monetary policy too quickly – by raising Bank Rate or unwinding QE.
- The MPC tightens monetary policy too late to ward off building inflationary pressures.
- Geo-political risks - on-going global power influence struggles between Russia/China/US/Iran and the Russian invasion of Ukraine.

The balance of risks to the UK economy: -

- The overall balance of risks to economic growth in the UK is now to the downside unless excess savings are deployed by consumers to maintain their spending despite the cost-of-living squeeze.

The balance of risks to medium to long term PWLB rates: -

- There is a balance of upside risks to forecasts for medium to long term PWLB rates because of the lengthy increase in inflation (>6% for the remainder of 2022 and only reducing slowly through 2023).

Gloucester City Council

Meeting:	Cabinet Council	Date:	15 June 2022 7 July 2022
Subject:	Gloucester Local Development Scheme		
Report Of:	Cabinet Member for Planning and Housing Strategy		
Wards Affected:	All		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	Adam Gooch – Planning Policy Manager		
	Email: adam.gooch@gloucester.gov.uk	Tel:	39-6836
Appendices:	1. Gloucester Local Development Scheme 2022 - 2024		

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 To seek adoption of the Gloucester Local Development Scheme 2022 - 2024, which updates the timetable for the preparation and adoption of the Gloucester City Plan and Gloucester, Cheltenham and Tewkesbury Joint Strategic Plan.

2.0 Recommendations

- 2.1 Cabinet is asked to **RECOMMEND** to Council that:

- (1) the revised Gloucester Local Development Scheme (Appendix 1) be adopted by the Council and takes effect immediately
- (2) the correction of any minor errors such as spelling, grammar, typographical and formatting changes that do not affect the substantive content of the plan be delegated to the Head of Place, in consultation with the Cabinet Member for Housing and Planning Strategy.

- 2.2 Council is asked to **RESOLVE** that:

- (1) the revised Gloucester Local Development Scheme (Appendix 1) be adopted by the Council and takes effect immediately
- (2) the correction of any minor errors such as spelling, grammar, typographical and formatting changes that do not affect the substantive content of the plan be delegated to the Head of Place, in consultation with the Cabinet Member for Housing and Planning Strategy.

3.0 Background and key issues

- 3.1 Local authorities are legally required to prepare, publish and maintain a Local Development Scheme (LDS). The purpose of the LDS is to set out the Development Plan Documents (DPD) that the local authority will produce, give details of what they will contain and the timetable for their preparation and revision.
- 3.2 Progress in delivering against the LDS is reported in the Council’s Annual Monitoring Report (AMR). The City Council last adopted an LDS in 2021 and it is necessary to update this.
- 3.3 The revised LDS updates the timetable for two DPDs. These are:
1. **Gloucester City Plan (GCP):** The GCP sits underneath and adopted Joint Core Strategy (JCS) (2017), which provides the strategic planning framework for the three local authority areas. Covering a twenty-year period between 2011 and 2031, the GCP provides a range of non-strategic policies, delivering the JCS at the local level and address local issues and opportunities, including smaller-scale site allocations and planning policies. It covers the administrative area of Gloucester City only. The GCP has reached an advanced stage and is currently being examined.
 2. **Joint Strategic Plan (JSP):** Following on from the adoption of the JCS in December 2017 by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council, the authorities have now commenced its replacement. The JSP will provide strategic policies, covering the period 2021 – 2041. It will identify development requirements over this period and allocate large scale housing and employment sites and planning policies. To date, one stage of consultation has been held, ‘Issues and Options’, between November 2018 and January 2019.
- 3.4 The timetable for the next stages in the preparation of the GCP and JSP are set out below. Please note that once the Plans are submitted the timetables are indicative, as it is set by the Planning Inspectorate.

Gloucester City Plan

Milestone	Date
Main Modifications consultation	May/June 2022
Inspector’s final report	Autumn 2022
Adoption	Winter 2022/23

Joint Strategic Plan

Milestone	Date
Preferred Options consultation	Spring 2023
Pre-Submission consultation	Autumn 2023
Submission to Secretary of State	Spring 2024
Examination in Public	Summer 2024
Adoption	Winter 2024/Spring 2025

- 3.5 Whilst not required, the LDS also provides information regarding Supplementary Planning Documents, the Statement of Community Involvement and Neighbourhood Development Plans.

3.6 The full LDS is provided at Appendix 1 of this report.

4.0 Social Value Considerations

4.1 None.

5.0 Environmental Implications

5.1 None.

6.0 Alternative Options Considered

6.1 The timetable for the GCP and JSP have been considered in light of legal and regulatory requirements, the scope of the plans and available resources.

7.0 Reasons for Recommendations

7.1 The LDS represents an appropriate timetable for the preparation and adoption of both the GCP and JSP for the reasons set out above.

8.0 Future Work and Conclusions

8.1 Officers will work to complete the various stages of plan making as set out in the LDS. If any future amendment to the timetable is necessary, a revised LDS will be brought to Council for approval.

9.0 Financial Implications

9.1 The LDS has been prepared having regard to the available resources necessary to complete the work. This includes planning and other staff resource, the collation of an evidence base as well as consultation and community involvement.

(Financial Services have been consulted in the preparation of this report.)

10.0 Legal Implications

10.1 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to prepare and maintain an LDS which must specify (among other matters) the DPDs which will comprise the Local Plan for the area and the timetable for the preparation and revisions of those documents.

(One Legal have been consulted in the preparation this report.)

11.0 Risk & Opportunity Management Implications

11.1 The main risk relates to the resources required to deliver the timetable outlined in the LDS. To support the delivery of the JSP a governance structure is in place that ensured adequate officer and budget requirements.

12.0 People Impact Assessment (PIA) and Safeguarding:

12.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact; therefore, a full PIA was not required.

13.0 Community Safety Implications

13.1 None.

14.0 Staffing & Trade Union Implications

14.1 None.

Background Documents:

Gloucester City Local Development Scheme

2022 – 2024



1. Introduction

- 1.1 Gloucester City Council has a statutory responsibility to prepare and maintain a Local Plan for its area. This sets the planning vision for the city and is used to determine planning applications.
- 1.2 As part of its ongoing responsibility the City Council must prepare and maintain a Local Development Scheme (LDS) which outlines the timetable for the preparation and review of Local Development Documents (LDD) which are Development Plan Documents (DPD). DPDs are commonly known as 'Local Plans'. Specifically, the Planning and Compulsory Purchase Act 2004 (as amended), sets out that an LDS must:
- Contain a brief description of all LDDs which are to be prepared as DPDs and the content and geographic area to which they relate;
 - Identify which documents are to be prepared jointly with one or more other local planning authorities; and
 - Set out a timetable for producing and the revision of DPDs, with key milestones.
- 1.3 The City Council last adopted an LDS in March 2021 and it is replaced by this document.

2. Background

- 2.1 The last fully adopted Gloucester Local Plan is from 1983. A number of policies in this plan were formally 'saved' by the Secretary of State for Communities and Local Government in 2007. A draft replacement Local Plan was published in 2001 and updated in 2002. This version of the plan, the Second Stage Deposit, was approved by the Council for the purposes of development management. A number of these policies are given weight in decision making. [Further details are available on the City Council's website.](#)
- 2.2 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) was adopted in December 2017. It is a co-ordinated strategic development plan that sets out how the area will develop between 2011 and 2031. It provides strategic policies covering the three local authority areas. Policies in the JCS replaced a number of policies from the Gloucester Local Plan 1983. The local authorities are now progressing a new Joint Strategic Plan (JSP) which, once adopted, will replace the JCS. To date, one stage of consultation has been held, 'Issues and Options', between November 2018 and January 2019. [Further details are available on the JCS website.](#)
- 2.3 Underneath the JCS, each of the JCS authorities will have a 'district plan', which will deliver the JCS locally and provide non-strategic policies to address any issues and opportunities specific to that local authority.
- 2.3 In November 2020 the Council revoked a number of its Supplementary Planning Documents (SPDs) and Planning Briefs, but still retains other SPDs and guidance and has adopted the Matson Estate Regeneration SPD (November 2019) and the Podsmead Estate Regeneration SPD (November 2019). [Further details are available on the City Council's website.](#)
- 2.4 The Planning and Compulsory Purchase Act 2004 (as amended) sets out what Local Planning Authorities are statutorily required to do in preparing LDDs.

- 2.5 The Act (as amended) outlines the types of LDD that the Council must prepare (or may choose to prepare).
1. **Development Plan Documents (DPDs):** DPDs are key documents and form a part of the statutory Development Plan, including Development Plan Documents, the Waste Local Plan, Minerals Local Plan and Neighbourhood Development Plans. DPDs are subject to public consultation and to a public examination, which is where the Plan is considered against the 'tests of soundness', legal compliance and the 'Duty to Cooperate' (there is a different process for Neighbourhood Development Plans). Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Waste Local Plan and Minerals Local Plan are the responsibility of Gloucestershire County Council and therefore not covered by this LDS.
 2. **Supplementary Planning Documents (SPDs):** SPDs are subject to a statutory process and public consultation, but not examination in public. They do not form a part of the statutory Development Plan but are a material consideration in the determination of planning applications. They are used to provide more guidance on a policy or site allocation in DPDs.
 3. **Statement of Community Involvement (SCI):** Each local planning authority must prepare an SCI setting out how residents, businesses and others will be involved in the preparation of local development documents.
- 2.6 In addition, Parish Councils or Neighbourhood Forums can prepare Neighbourhood Development Plans for their area. Once 'made', NDPs form a part of the Development Plan for the area that they cover. Neighbourhood planning is community-led, with support provided by the Local Authority. The timetable for the preparation of NDPs and the primary resources for doing so are the responsibility of the Parish Council or Neighbourhood Forum. Therefore, the LDS does not include information on the preparation of NDPs.

3. Gloucester City Council's Local Development Documents

- 3.1 Gloucester City Council is currently progressing two DPDs; the Gloucester City Plan, and the Gloucester, Cheltenham and Tewkesbury Joint Strategic Plan.
- 3.2 These plans, together with the County Council's minerals and waste DPDs, and any 'made' Neighbourhood Development Plans, will form the 'Development Plan' for Gloucester City. Once adopted, this means that all development must be in accordance with these plans, and any neighbourhood development plans, unless there are material considerations that would indicate otherwise. (Section 38 (6) of the Planning and Compulsory Purchase Act 2004).
- 3.3 In preparing these DPDs, the Council must consult the public in accordance with an agreed Statement of Community Involvement (SCI). The Council's latest SCI was adopted in 2015 and is [available to download from the City Council's website](#). The Council will commence an update to the SCI in 2022.
- 3.4 Table 1 below explains how the different documents relate to one another.

Gloucester's Local Development Documents			
Gloucester's Development Plan	Statement of Community Involvement (SCI)	Supplementary Planning Documents (SPD)	Local Development Scheme (LDS)
Adopted Joint Core Strategy (JCS) Joint Strategic Plan (JSP)	Explains how the community can get involved in the preparation of planning documents.	Other documents which give advice to supplement policies and proposals in the JCS, JSP, Gloucester City Plan and County Council DPDs.	This project plan setting out the programme for preparing Development Plan Documents.
Sets out the spatial vision for Gloucester City, Cheltenham and Tewkesbury Boroughs. Identifies strategic sites and policies to deliver the vision.			
Gloucester City Plan (GCP)			
Delivers the JCS/JSP locally. Provides non-strategic allocations and planning policies against which planning applications will be assessed.			
Waste Core Strategy			
Produced and maintained by Gloucestershire County Council and subject to a separate LDS			
Minerals Local Plan			
Produced and maintained by Gloucestershire County Council and subject to a separate LDS			
Neighbourhood Development Plans (NDP)			
There are no active NDPs at this time. NDPs are led by the community and can be developed by Parish councils or designated Neighbourhood forums.			

Table 1 – The Development Plan, SPDs, the SCI and the LDS

4. Emerging Development Plan Documents

Gloucester City Plan DPD

- 4.1 The Gloucester City Plan (GCP) sits beneath the Adopted JCS covering the period up to 2031, providing non-strategic site allocations and planning policies. It delivers the JCS locally and addresses any issues and opportunities specific to the city. It provides criteria that will be applied when considering planning applications for different forms of development. It makes smaller-scale site

allocations in the city to contribute towards development needs. Geographically the GCP covers the administrative area of Gloucester City Council only.

4.2 The GCP has reached an advanced stage of preparation, with the following stages completed:

- Scope Gloucester City Plan: May to August 2011;
- Part 1 Gloucester City Plan, 'Context and Key Principles': March to April 2012;
- Part 2 Gloucester City Plan, 'Places, Sites and City Centre Strategy': May to July 2013;
- Draft Gloucester City Plan: January to February 2017;
- Pre-Submission Gloucester City Plan: November 2019 to February 2020.
- Submission: November 2020
- Examination: Current

4.3 The estimated timescales for the remaining stages / milestones in the preparation of the GCP are as follows:

Milestone	Date
Main Modifications consultation	May/June 2022
Inspector's final report	Autumn 2022
Adoption	Winter 2022/23

4.4 Further information regarding the GCP are available on the City Council's website at www.gloucester.gov.uk/cityplan.

Joint Strategic Plan DPD

4.5 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Development Plan Document was adopted in December 2017. As set out above, it is a co-ordinated strategic plan that sets out how the local authority areas of Gloucester City, Cheltenham Borough and Tewkesbury Borough will develop between 2011 and 2031. It sets out a spatial strategy, strategic planning policies and strategic site allocations to deliver development needs, whilst protecting the natural and built environment.

4.6 A full review of the JCS, now called the 'Joint Strategic Plan', has commenced and an 'Issues and Options' consultation took place between November 2018 and January 2019. The adopted JCS included a commitment to undertake an immediate review of the plan in relation to housing supply and retail/town centre matters. However, in response to the plan-making requirements set out in the updated National Planning Policy Framework, the scope of the review will be comprehensive and provide a full review/replacement of the Plan.

4.7 The proposed timetable for the completion and adoption of the review is as follows:

Milestone	Date
Preferred Options consultation	Spring 2023

Pre-Submission Consultation	Autumn 2023
Submission to the Secretary of State	Spring 2024
Examination	Summer 2024
Adoption	Winter 2024/Spring 2025

4.8 Further information regarding the JSP are available at www.jointcorestrategy.org.

5. Other Planning documents

Neighbourhood Development Plans

5.1 At the time of writing, there are no Parish Councils or Neighbourhood Forums actively working towards an NDP within Gloucester City. [However, information for communities that may wish to do so is available on the City Council website.](#)

Supplementary Planning Documents

5.2 The City Council has adopted a number of Supplementary Planning Documents (SPDs) to support existing policies. SPDs provide clarity and guidance to policies contained within DPDs. Further information is available on the City Council's website.

6. Further information

6.1 The Council's Planning Policy Team is responsible for maintaining this LDS and for preparing the various documents within the Local Development Framework. If you have any questions or would like any further information, please contact:

Gloucester City Council
 Planning Policy Team
 Gloucester City Council
 PO Box 3252
 Gloucester, GL1 9FW

Email: cityplan@gloucester.gov.uk
 Website: <https://www.gloucester.gov.uk/planning-development/planning-policy/>
 Phone: 01452 396396

Gloucester City Council

Meeting:	Cabinet	Date:	15 June 2022
Subject:	Kings Quarter The Forum Phase 2 Approval		
Report Of:	Leader of the Council		
Wards Affected:	Westgate		
Key Decision:	Yes	Budget/Policy Framework:	No
Contact Officer:	Philip Ardley, Regeneration Consultant - Place		
	Email: philip.ardley@gloucester.gov.uk	Tel:	396107
Appendices:	A. Hotel Operator Recommendation Report B. Car Park Operator Recommendation Report C. Phase 3, Plot 3c Recommendation Report D. Business Plan January 2022 E. The Forum Site Plan		

EXEMPTIONS

The public are likely to be excluded from the meeting during consideration of appendices A to D of this report as they contain exempt information as defined in paragraph (3) of schedule 12A to the Local Government Act 1972 (as amended). All sections of these appendices A, B, C and D are considered confidential and commercially sensitive.

1.0 Purpose of Report

1.1 To secure approval for a recommendation to Cabinet that they authorise Officers to enter into a legally binding contract with the successfully tendered Hotel Operator and Car Park companies to deliver these elements of Phase 2 for the Kings Quarter The Forum mixed use development. Additionally, to enter into a building contract with E G Carter for the continued construction of the residential apartments on plot 3c in Market Parade in accordance with the planning permission granted and as envisaged by the Development Funding Agreement approved by Council on 28th January 2021.

2.0 Recommendations

2.1 Cabinet is asked to **RESOLVE** that:

- (1) the Head of Place in consultation with the Leader of the Council and Cabinet Member for Environment, the Director of Policy and Resources and the Council Solicitor is authorised to complete the acquisition of the remaining property interests in Market Parade, plot 3c, and enter into a JCT Building Contract with the successfully tendered construction company E G Carter to implement the second phase of the residential apartments forming part of Kings Quarter The Forum as set out in Appendix C of this report.

- (2) authority be delegated to the Head of Place in consultation with the Director of Policy and Resources and the Council Solicitor to take all necessary steps and undertake necessary procedures, including entering into any legal arrangements or other documentation as may be required to implement or facilitate Phase 2 Kings Quarter The Forum for the operation of the Hotel and Car Park together with the development of the residential apartments on plot 3c.

3.0 Background and Key Issues

- 3.1 This report seeks approval for the continuing delivery of Phase 2 Kings Quarter The Forum and directly relates to approvals and the previous updates submitted to Cabinet on the 11th March 2020, 17th June 2020, 13th January 2021 and 8th December 2021, and to Council on 28th January 2021.
- 3.2 It was reported in the last Cabinet paper that there was considerable occupier interest being generated in Kings Quarter. The officers and our development partner are pleased to be able to report that good progress has been achieved with negotiations resulting in two shortlisted high quality hotel chains and two national car park operators for the respective buildings on plot 2.
- 3.3 Appendix A from our Development Partner now sets out a recommendation for the preferred operator for the hotel and compares a summary financial return with the alternative shortlisted operator. Following detailed negotiations with Heads of Terms there has been a slight improvement in the financial return to the City Council, seeing the base fee reduced and a lower tiered incentive fee. There are two financial options available from the preferred operator and option 1 is favoured.
- 3.4 In the present hotel market conditions, leases are generally no longer on offer and hotels are effectively a franchise with the Owner taking the majority of the risk and reward.
- 3.5 It is proposed that the hotel operator will employ the General Manager direct, but all other staff will be employed by the Owner (City Council). It is recommended that the City Council set up a Company for all operational income, expenditure and staffing matters and that a rental is paid to the Council. Our solicitors will be consulted to advise on the proper management of all risks associated with the employment and company procedures.
- 3.6 Appendix B sets out a similar recommendation from our Development Partner for the operator of the multi-storey car park. This follows advice from specialist car park consultants, Town Centre Parking (TCP), and further recent visits to primary car parks in both Birmingham and Manchester city centres. Summary financial returns are compared from the two preferred operators together with more detailed analysis provided by TCP.
- 3.7 Both operators are nationally recognised as major specialist car park managers and we believe that either company could provide an excellent service for The Forum car park. The two companies were relatively close on the evaluation criteria but the recommended operator appears to be slightly ahead on quality of service and innovation which was evident during our recent inspection visits in Birmingham and Manchester. Additionally, we believe that the appearance and feel of the recommended operators car park will be more in keeping with the four star hotel.

There is very little difference in terms of financial return.

- 3.8 Appendix C sets out the latest financial position for completing the remainder of the residential apartments on Market Parade plot 3c, for which full planning consent was granted with plot 3b which is now under construction by E G Carter with completion due in October this year.
- 3.9 There are two options for acquiring the necessary property interests clearly set out in Appendix C either by using Compulsory Purchase powers, which has already approval in principle from Cabinet, or by private treaty with a summary of the benefits and disadvantages of each option. The present forecast construction cost inflation of 10.2% annually and the advantage of E G Carters continuing with their existing site set up immediately following completion of plot 3b has a significant influence in viability for the 24 apartments.
- 3.10 We have received solicitors advice regarding the procurement of the contract with E G Carters which is favourable as the contract is effectively an extension of the existing arrangement under the County Councils Framework Agreement and entered into between our Development Partner and the contractor direct.
- 3.11 Despite the advantages set out in the recommendation report and issues highlighted in 3.9 above, there is a substantial negative value realised from this development in the short term if the apartments were to be sold immediately. This possibly could be set off against the entire Kings Quarter development over say the first 10 years. Alternatively, open market letting of the apartments for a period of years may be the more attractive option. The total rental value should exceed borrowing costs by as much as 50% showing a healthy additional income for the City Council. This is the recommended option and legal advice should be sought for short term holding of the properties to mitigate the Right to Buy.
- 3.12 Appendix D consists of the latest version of the Kings Quarter The Forum Business Plan with updates following the completion of the building contract with Kier Construction in January 2022.
- 3.13 The viability of the whole scheme remains challenging especially in the early years as a result of the current unprecedented circumstances. However, viability has slightly improved as a result of anticipated increasing rental values and shorter rent free periods forecast by our letting agents following initial offers from potential occupiers.
- 3.14 Whilst this is an extremely significant investment it provides a massive opportunity to regenerate the city centre thereby benefitting the Kings Walk shopping centre including many surrounding properties. The enhanced railway station, modern Transport Hub, recently opened and refurbished Kings Square and the major investment by the University of Gloucestershire will result in an impressive gateway into the city centre as well as creating very significant employment opportunities both in the short and longer term. The success of the application for £3.98m grant monies for The Forge business centre from the Government's Levelling Up Fund considerably assists risk mitigation. Furthermore the £9.70m grant from the same source to assist in converting the presently vacant old Debenhams building is a tremendous confidence booster. The City Council will own the entire Kings Quarter The Forum development on completion and benefit

from all income.

4.0 Social Value Considerations

- 4.1 The social value of the Council's plans for Kings Quarter are considerable and the Officers and Development Partner have been working with the Council's Economic Development Team to maximise this impact with involvement from our specialist consultants the Social Value Portal.
- 4.2 The joint development proposals for Kings Quarter expect that over the next 3-4 years an additional 1,000 new job positions could be created in the city centre. Our Development Partner is putting in place a task force to ensure that a programme to help the local community upskill appropriately is created and the development is fully linked to the new digital access programmes at local Higher Education and Further Education institutions. This may also be part of The Forge offering. The construction tender process has included clear guidance and expectations for delivering these community benefits, all in accordance with our Social Value Policy.
- 4.3 Kier Construction are presently undertaking extensive refurbishment of NEM House in Clarence Street which will include a community learning hub on the ground floor. This was included in their detailing of Social Value proposals which have been assessed as part of the procurement process and forwarded to the Social Value Portal for measurement in due course.

5.0 Environmental Implications

- 5.1 The proposals emphasise how sustainable design has underpinned the redevelopment of Kings Quarter. All buildings will be constructed with a design life well beyond the 60-year industry standard, with layouts, utilities infrastructure and floor to ceiling heights future proofed for new technologies and uses. For instance, the design has incorporated a way in which the proposed multi-storey car park can be readily converted to alternative use should our current reliance on the car lessen. We have committed to incorporating features such as cycle storage, car sharing systems, electric charging points and have considered how solar panels and green walls and roofs are to be included.

6.0 Alternative Options Considered

- 6.1 The Council Officers did review alternative options to bring forward the redevelopment of Kings Quarter. The options included:
 - Solely utilising Public Works Loan Board funding and managing the redevelopment of the site in house using procured contractors for each separate phase.
 - Advertising for a development partner and seeking expressions of interest.
 - Selling the site on a plot by plot basis with planning consent.
- 6.2 There are several disadvantages with each of the reviewed options such as: insufficient internal resources and experience, inability to maintain control over an important council regeneration asset, and significant delay in achieving activity on site at a time when action is required to commence building. They were all rejected.

- 6.3 The significant viability issue on plot 3c for residential use compounded by increasing inflation may be mitigated by considering alternative use of the ground floor with food and beverage being the most viable use at present, but this would be subject to a revised planning application and hence delay and costs.

7.0 Reasons for Recommendations

- 7.1 The proposals offered have the potential to provide a high quality and rapid opportunity for the Council to see its regeneration aspirations for Kings Quarter realised. It would potentially create employment space for over 1,000 new employees, which could equate to over £100m injected into the local economy each year. Being able to secure that number of new workers into the city centre would not only boost the local spend, but the provision of the 18-hour facilities proposed would extend that spending window from presently only working hours, into the evening and night-time economy.
- 7.2 Considerable recent negotiations have taken place both to improve the viability and reduce the risks for this scheme thereby strengthening the City Council's position with regard to defining the viability within the Development Agreement. Significant improvement in the viability has been enhanced by the success of the grant from the Levelling Up Fund as outlined in 3.14 above. At the same time the changes have underlined that the Development Partner arrangement accords with market sentiment and practice with expert experience for such a significant investment.
- 7.3 Extensive due diligence has been undertaken by our external consultants in conjunction with our Director of Policy and Resources, the Head of Place and our regeneration consultant to evaluate and negotiate the financial appraisals. Legal opinion has been provided by Trowers & Hamlins for procurement, state aid and to monitor the Development Agreement. The intention is to continue refining the viability and the financial returns and sign binding legal agreements for the continuing development of this project.

8.0 Future Work and Conclusions

- 8.1 The Council will continue to require the assistance of the property experts and external lawyers to scrutinise compliance with the Development Agreement and to negotiate the legal agreements and contracts required for operators and occupiers as this scheme progresses, and assist your officers as an expert client during the construction and letting phases.

9.0 Financial Implications

- 9.1 Cabinet approval is required to accept the recommendations in this report and the viability to enter into the building contract for plot 3c with E G Carter.
- 9.2 As part of the Development Funding Agreement our development partner has provided a Guarantee for the first five years of the hotel income. This is subject to operator incentives as set out in Appendix A and the cost plan. This ensures early income, avoids the room vacancy risk and results in this building being properly managed on behalf of the City Council. Our Development Partner has also funded the substantial architectural design costs resulting in the full planning consent determination received last year. These costs would only be recoverable, if for any reason, the city council

cancelled the Development Agreement, in which case they become payable on transfer of all necessary warranties and copyright of the proposals.

- 9.3 The current legal and due diligence costs were budgeted for within the original Kings Quarter approval and can be funded from existing arrangements.

(Financial Services have been consulted in the preparation of this report.)

10.0 Legal Implications

- 10.1 Specialist legal advice is continuing to be provided by Trowers & Hamblins. Our lawyers have also provided advice for the procurement and State Aid issues surrounding this development and a draft summary was previously provided to Cabinet. Following publication of the relevant notices including a VEAT notice under EU and UK rules at the appropriate times, Trowers & Hamblins, in consultation with One Legal, believe that any risk of challenge has been minimised, and that risk remains very low.

(One Legal are being consulted in the preparation of this report.)

11.0 Risk & Opportunity Management Implications

- 11.1 The main risks associated with this proposal are financial. The overall level of funding required to bring forward a development opportunity of this magnitude is considerable. Whilst all due diligence can be applied, investing in property can be particularly difficult to accurately predict. The present inflationary pressure on borrowing costs is likely to continue and hence rates will be locked in as appropriate.
- 11.2 We negotiated fixed cost pricing with Kier Construction but due to inflation pressures and difficulties with supply chains, only above ground construction cost can be fixed. Therefore, ground contamination and archaeological cost risk remains with the City Council.
- 11.3 It is a known fact that development in Gloucester can be financially challenging and whilst the latest independent financial appraisal completed on behalf of the city council for this development shows a significant improvement on previous assessments, there is still a potential gap between value that can be generated and total development cost in the early years. The development costs rarely sustain any initial land value. Therefore, we have explored mechanisms that utilise the potential income generating value of the development. When viewed over a longer-term period, the income generated can support the costs. Obviously, predicting the growth of revenue projections is difficult and there is a risk that they may not grow as predicted. Equally, there is also a possibility of greater returns than anticipated. The Council should take comfort in the fact that a private developer is sufficiently confident that they have signed the Development Funding Agreement with a commitment to take a lease and provide some guarantees for a 5 year income flow.
- 11.3 Council officers have sought independent advice to verify the financial appraisals underpinning this offer in order to mitigate future risk. Because of the significant technological survey work and planning consent process undertaken by the City Council directly, it is in a good position to verify the projected development costs. The risk of further abnormal costs and complications have already been minimised by competitively tendering the main construction costs.

11.4 Other significant risks which include fiduciary and compliance issues are being carefully monitored and managed with considerable input from our lawyers and consultants. The relevant notices are being issued at appropriate times.

12.0 People Impact Assessment (PIA) and Safeguarding:

12.1 At present there are no adverse impacts identified for any of the Protected Characteristic Groups. As the regeneration of Kings Quarter progresses, the design process has been carefully devised to ensure maximum community engagement with a focus on achieving engagement with disabled and other minority groups. Further Impact Assessments will be considered as part of the development process where relevant.

13.0 Community Safety Implications

13.1 There are believed to be limited community safety implications at this stage. The agreement to proceed with this proposal will involve construction taking place within a busy part of the city centre. During construction periods the contractors will be legally obliged to ensure the health and safety of not just their staff but also the local community.

13.2 Any changes in the final design of the development to accommodate occupiers will need to be agreed via the normal planning mechanisms and this is providing an opportunity for further scrutiny by key stakeholders such as police, counter terrorism teams, and the Fire Service.

14.0 Staffing & Trade Union Implications

14.1 There are no staffing and trade union implications at this stage.

Background Documents: None

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PHASE 1

PLOT 3B

WHITE FRIARS

Tesco Express: 4,763 sq ft

19 APARTMENTS

Completion
October 2022

PHASE 2

PLOT 4

1 CATHEDRAL VIEW

FORUM FORGE

Office (GIA) 83,193 sq ft

Innovation Centre (GIA): 24,246 sq ft

Gym: 7,158 sq ft

Completion
April 2024

PHASE 2

PLOT 2

2 CATHEDRAL VIEW

FORUM

Retail: 3,199 sq ft

131 bed 4* hotel

Office: 27,098 sq ft (GIA)

Car Park: 397 spaces

Completion
July 2024

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KINGS
CORRIDOR

CLARENCE STREET

HOTEL

WHITE FRIARS

PLOT 3C

PHASE 1

WHITE FRIARS

PLOT 3B

PLOT 4

1 CATHEDRAL VIEW

FORUM FORGE

PHASE 2

PLOT 2

2 CATHEDRAL VIEW

FORUM

GLOUCESTER
STATION



KINGS QUARTER
FORUM



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