### AGENDA

Meeting: Environment Select Committee

Place: Kennet Committee Room

Date: Wednesday 13 July 2022

Time: 10.30 am

Please direct any enquiries on this Agenda to Leo Penry, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718541 or email Leonora.Penry@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at <u>www.wiltshire.gov.uk</u>

#### Membership:

Cllr Jerry Kunkler (Chairman) Cllr Bob Jones MBE (Vice-Chairman) Cllr Tony Jackson Cllr Mel Jacob Cllr Dr Brian Mathew Cllr Charles McGrath Cllr Ian McLennan

Cllr Dr Nick Murry Cllr Bill Parks Cllr Rich Rogers Cllr Iain Wallis Cllr Derek Walters Cllr James Sheppard

#### Substitutes:

Cllr Mark Connolly Cllr Brian Dalton Cllr Andrew Davis Cllr Matthew Dean Cllr Nick Errington Cllr Ross Henning Cllr Jon Hubbard Cllr Stewart Palmen Cllr Ricky Rogers Cllr Tom Rounds Cllr Tony Trotman

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### **Public Participation**

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult <u>Part 4 of the council's constitution.</u>

The full constitution can be found at this link.

For assistance on these and other matters please contact the officer named above for details

### AGENDA

### PART I

### Items to be considered while the meeting is open to the public

### 1 Apologies

To receive any apologies or substitutions for the meeting.

### 2 Minutes of the Previous Meeting

To approve and sign the minutes of the Environment Select Committee meeting held on 14 June 2022.

### 3 Declarations of Interest

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

### 4 Chairman's Announcements

To receive any announcements through the Chair.

### 5 **Public Participation**

The Council welcomes contributions from members of the public.

### **Statements**

If you would like to make a statement at this meeting on any item on this agenda, please register to do so at least 10 minutes prior to the meeting. Up to 3 speakers are permitted to speak for up to 3 minutes each on any agenda item. Please contact the officer named on the front of the agenda for any further clarification.

### **Questions**

To receive any questions from members of the public or members of the Council received in accordance with the constitution.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on 6 July 2022 in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm on 8 July 2022. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

### 6 Waste Management Strategy: Annual Review

The Environment Select Committee has regularly received updates on the

Household Waste Management Strategy. The Committee will consider a progress report for 2021/22.

### 7 **Retrofitting of energy improvement works of current council housing** (*Pages 5 - 22*)

A report providing a summary of the first year of the Housing energy efficiency programme (HEEP). HEEP is a 10 year programme to retrofit the Council's housing stock so as to achieve an average EPC B rating.

### 8 **Construction of zero carbon homes** (*Pages 23 - 38*)

This report provides an update to the Environment Select Committee on the progress of the Zero Carbon homes affordable housing programme.

### 9 Updates from task groups and representatives on programme boards

To receive any updates on recent activity for active task groups and from members of the Environment Select Committee who have been appointed as overview and scrutiny representatives on programme boards.

The Select Committee will revieve a update from the Climate Emergency task group at its next meeting.

### 10 Forward Work Programme (Pages 39 - 44)

To note and receive updates on the progress of items on the forward work programme.

Under the revised Overview and Scrutiny (OS) arrangements there is now a single OS work programme controlled by the OS Management Committee, linked to priorities in the Business Plan.

Therefore it should be noted that, whilst any matters added by Members are welcome, they will be referred to the OS Management Committee for approval before formal inclusion in the work programme for the Environment Select Committee.

A copy of the Overview and Scrutiny Forward Work Programme for the Environment Select Committee is attached for reference.

### 11 Urgent Items

Any other items of business which the Chairman agrees to consider as a matter of urgency.

### 12 Date of Next Meeting

To confirm the date of the next scheduled meeting as **13 September 2022.** 

### Wiltshire Council

### Environment Select Committee

13<sup>th</sup> July 2022

### Retrofitting of energy improvement works of current council housing

### Executive summary

This report provides a summary of the first year of the Housing energy efficiency programme (HEEP).

### Proposal

That the committee:

Note and comment on the progress made in implementing the HEEP.

### Reason for proposal

The HEEP is a 10 year programme to retrofit the Council's housing stock so as to achieve an average EPC B rating.

Author: Richard Hamer – Contracts manager – Strategic assets.

Contact details: <u>Richard.hamer@witlshire.gov.uk</u>

### Background

 The Council has committed an additional £50m over 10 years to invest into their housing stock to bring all Wiltshire Council housing stock up to a minimum EPC B. In addition to this the Council was successful in a bid under the LAD Ph 1B Green Homes Grant (GHG) of a further £546,500 to invest in the worst performing properties.

### Main considerations for the committee

Three questions shall be answered at the request of the Environment Select Committee:

- 1. Progress to date (and against any targets)
- 2. Lessons learnt so far
- 3. Plans for next 12 months
- Appendix A contains a presentation setting out the rationale and progress on the HEEP programme. To date we have been undertaking the properties under the Green Homes Grant. This is due to end on 31<sup>st</sup> June 2022. The aim of the works was to carry out the installation of energy efficiency measures into poor performing homes.

To date 90 out of 100 properties have been completed following installation of 210 measures. These measures include, cavity and loft insulation, solar voltaic panels (PV), air source heat pumps (ASHP) and intelligent hot water cylinders (HWC).

These works have been carried out under PAS2035. This Publicly Available Standard is the governance around how such Retrofit projects should be delivered.

- 2. The PAS2035 the programme delivery process is an evolved one, so from a delivery point of view there are few lessons learnt. Having said that there have been challenges and set-backs with the contractors' accreditations to carry out the works, material shortages and long lead-in times and the general national explosion of these works vs an industry wide shortage in competent contractors.
- 3. Moving forward the programme will be ramping up delivery to achieve circa 500 homes each year. We have already delivered the first tranche which was the GHG eligible properties. The next area of rollout will be to homes which have previously had an Air Source Heat Pumps installed, but without the upgrades to insulation, Hot Water Cylinders and Photo voltaic panels.

The principals of PAS 2035 will be employed in future delivery of these works, which starts with having a Retrofit Assessment carried out to the property which realises the energy demands of the property and upgrade measures. We have already carried out the Retrofit Assessments for the next 800 properties.

### Background papers

None

### Appendices

Appendix A – HEEP presentation

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### Housing Energy Efficiency Programme (HEEP)

### Why the Programme?

Roughly 28% of UK greenhouse gas emissions come from domestic sources

Domestic property emits over 140million tons of CO2 a year across the UK

In Wiltshire, homes produce approximately 800,000 tons of CO2 a year or around 4 tons per property

To Reduce the amount of CO2 produced across our stock by 15,000 tons

EPC B pledge

To help reduce fuel poverty

### What are we doing?

Completed work to 90 properties with funding from central government

Running a programme of retrofit through the voids process (where time and resource constraints allow)

Running a programme of retrofit on around 800 properties with current Air Source Heat Pumps, and the other properties on the street with the already completed properties

Once completed we will move onto a programme focussing on areas with low rated energy performance certificate (EPC) properties and ensuring all our properties can reach an EPC B.

Plan is for all properties to be completed by 2030

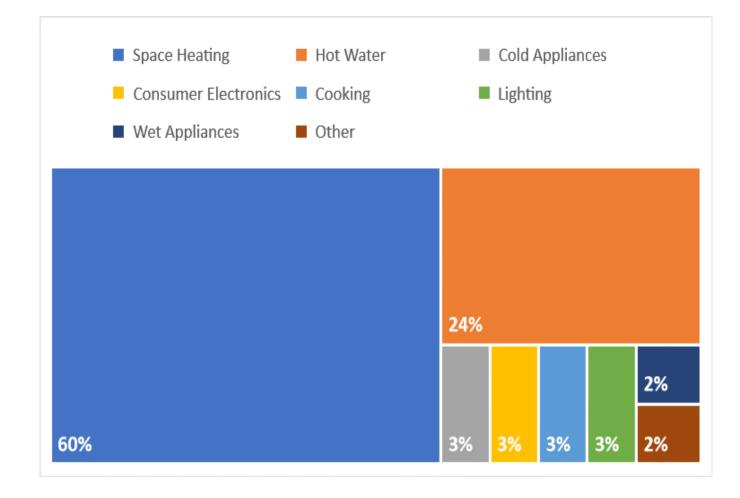
### 5 Stages of domestic retrofit

1. Bring the building fabric into good repair (deal with damp, etc). 2. Reduce current energy consumption (install LED lighting and low energy appliances, etc).

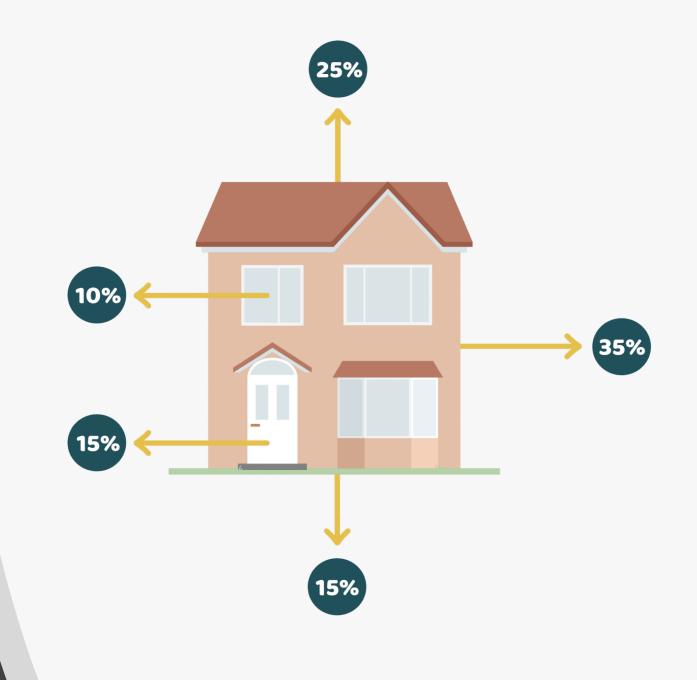
 Improve the building fabric (insulation, new windows, doors and ventilation) 4. Redesign and install new heating and hot water sources with good controls (shouldn't need to be as large now)

5. Install low and zero carbon technologies (e.g. PV panels)

### Energy usage - Typical poorly insulated property



### Heat losses from a typical uninsulated property



# Reducing Heat Losses

Replacing Windows and Doors with high efficiency replacements

Installing Insulation

Floor, Loft, Wall

Wall Insulation Hierarchy

1. Cavity

2. External

3. Internal

Will reduce the amount of demand for heating by reducing the amount of losses

By adding insulation we are sealing the property, so we must make sure we have appropriate ventilation

Window trickle vents (open)

Internal door undercuts (a pen fitting under doors)

Extract ventilation in wet rooms (Kitchen and Bathroom)

Purge ventilation in all habitable rooms (openable windows)

Potential Positive Input Ventilation (PIV) system - to push moisture through the property and out of extract fans and trickle vents

### Heating - Air Source Heat Pumps (ASHP)

Page 17

Works in the opposite way to a fridge

Pumps water around radiators at 45-50°C

Weather dispensation (hotter water temp when colder outside)

Aiming for efficiencies of around 300% over the year

No carbon emissions at property

Simple to use (set comfortable temperature and leave on)

Works most efficiently when left on

### ASHP Vs Conventional Boiler

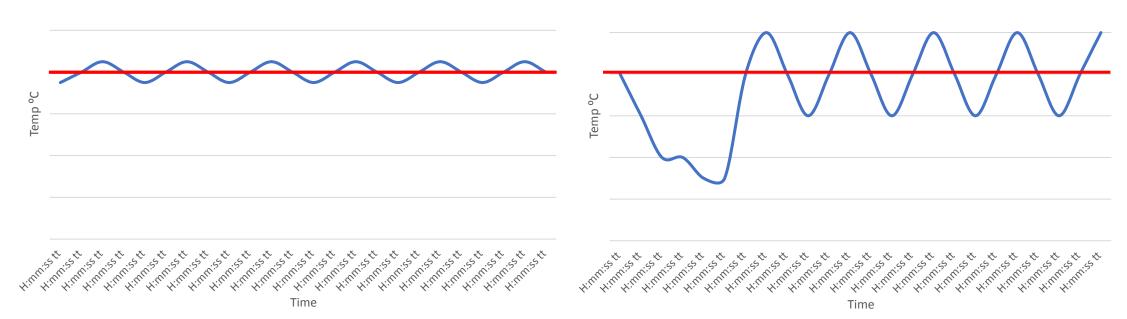
### ASHP - Temperature more even throughout day

Temperature of property over day - temperature control

( - desired temperature)

### **Conventional Boiler - Temperature fluctuates more during day**

Temperature of property over day - timer control ( - desired temperature)



## Heating Quantum

High Heat Retention Storage Heaters – less unwanted heat loss

Works from Economy 7 electricity rates (cheaper night-time energy)

Heats storage blocks over night for heat to be released during the day

Controllable with in built timers and thermostats

More efficient and controllable than older model storage heaters

### Hot Water – Mixergy Smart Cylinders

Learns over time properties hot water demand – With internet connection

Only heats water needed – not whole cylinder

Linked to solar panels to create hot water from the sun

Can boost for extra hot water if needed

More efficient and can have smaller cylinders

### Electrical generation – Photovoltaic (PV) panels

To reduce property electrical consumption from the main grid

Will generate all year and from any direction – less efficient when overcast and sun is not shining directly on panels

Supplies about 1/3 of electric demand over a year (does vary, not guaranteed)

About 1/3 of energy generated is used by the house (can vary depending on demand in property and size of array)

Powers house, then heats hot water in cylinder (with a solar divertor), and rest is then sent back to the grid

We are looking at being able to collect Smart Export Guarantee (SEG) payments, tenants may need smart meters, to fund future works and support tenants in hardship

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### Wiltshire Council

### Environment Select Committee

13<sup>th</sup> July 2022

### Construction of carbon zero homes

#### Executive summary

The purpose of this report is to provide an update to the Environment Select Committee on the progress of the Zero Carbon homes affordable housing programme.

#### Proposal

That the committee:

a) Notes the progress to date

b) Notes the future programme and the commitment to delivering carbon zero homes.

### Reason for proposal

To provide an update on the progress of the Council house build programme and delivery of carbon zero homes.

### Author:

Contact details: Laura Young, Residential Development Manager Laura.Young@wiltshire.gov.uk

### Purpose of report

1. The purpose of this report is to provide an update on the affordable housing programme and its continued commitment to deliver homes at zero carbon standards.

### Background

- 2. In 2019 the council's Residential Development Team had completed the previous phase of new build development. This phase enabled a "proof of concept" programme, evidencing the benefits of the Council undertaking a "developing" role.
- 3. Evidence from the initial programme of development, further commitment was sought to continue developing new affordable housing, increasing the Council's housing stock, delivering homes and meeting a need that was not being met by the market. For example, older persons accommodation, rural housing and buying small s106 schemes that were not of interest to larger Registered Providers (RPs).
- 4. Before embarking on a new programme, the team spent time reviewing the product that would be delivered, they were keen to build homes now that would not need to be retrofit in 5-10 years time. An early decision was taken to remove gas from any projects in the pipeline but to also further explore other opportunities, technologies and to better understand the role that the construction industry had in the climate emergency.
- 5. In February 2020, the Council visited an "off-site" volumetric housing manufacturer in Dorset to review the possibility of building the next generation of affordable housing in factory controlled conditions.
- 6. In April 2021 an order was placed for 19 affordable homes to be manufactured using a Modern Method of Construction (MMC) approach. The homes will offer Zero Carbon in operation, are all electric, with Waste Water Heat Recovery and 3kw PV panels to offset energy used.
- 7. The homes take a fabric first approach, ensuring that the envelope of the building offers air-tightness, reducing down the running costs of the homes.
- 8. Being built in factory controlled environment, it offers further benefits to the project, reducing waste, reducing traffic movements to site and reduces the amount of construction vehicles built up around the site thus improving the experience for the neighbouring properties.
- 9. The 19 homes that have been ordered have been completed internally (see appendix 1 photos of the modules going through the factory and the suite of house types) and are currently being stored awaiting planning determination.

10. Subject to Planning approval the homes will go back through the factory for all external façades, windows and doors. Once transported to site, the roof is assembled on-site.

### Main considerations for the committee

- 11. From the work that we have experienced, it has been clear that a modular, offsite manufacture offers huge benefits to the programme.
- 12. We consider this to be the future for our new build affordable housing programme, and as such have committed a further 3 year programme by recently tendering for a 3 year MMC manufacturer to work on a programme of 1000 homes, which is a combined demand for Wiltshire Council and Magna Housing Association.
- 13. By combining (aggregating) our demand, Wiltshire Council can seek greater efficiencies which is needed greatly in a time of never seen before cost increases in the construction industry.
- 14. Wiltshire Council are currently considered to be at the fore-front of the Government agenda to explore MMC, Zero Carbon and to deliver homes at speed.
- 15. Wiltshire Council have procured Rollalong (provider of the 19 proof of concept homes) along with Magna Housing to deliver the 3 year programme.
- 16. The tender process challenged bidders to share their Roadmap to Carbon Zero, which enabled us to see how Rollalong will be approaching their own business and supply chain to decarbonise as much of their processes as possible.
- 17. The tender also sought a robust Social Value response, seeking a requirement for bidders to show where their supply chain can support the local economy and where they can enhance their workforce with local staff.
- 18. Rollalong submitted a strong tender in response to both of these points which ultimately won them the tender for the next 3 years.
- 19. A further benefit to the 3 year tender, is the ability to fix prices in a very uncertain market. The unit price has been fixed until March 2023, and can only increase in line with inflation year on year.
- 20. Working with Magna Housing, we are able to share knowledge, skills and expertise. Magna have been the first to receive the Rollalong Homes on site, therefore we are able to learn key lessons from the initial installation that will be important for Wiltshire Council installations.
- 21. Other benefits include their dedicated marketing team who are keen to promote the work and the partnership which can be evidenced here in these two promotional videos:

Magna's partnership with Rollalong, South West Procurement Alliance and Wiltshire Council. - YouTube

Meet the buyer event with Wiltshire Council and Magna Housing - YouTube

22. Staff within the Residential Development Team are also being invited to speak at Webinars/conferences to share the journey that they have been on and encouraging other affordable housing providers to explore the opportunities to work collaboratively.

### Environmental impact of the proposal

- 23. The embodied carbon in modular buildings is lower than that of traditional buildings.
- 24. MMC can reduce waste on site by up to 90% compared to traditional construction, and much of this waste can be recycled rather than sent to landfill.
- 25. Being manufactured in highly controlled factory conditions, significantly less noise and dust is created on development sites.
- 26. Modular construction reduces vehicle movements to and from the site of construction by up to 90%, reducing toxic fumes and carbon emissions, as well as reduced disruption to local residents.
- 27. It is up to 50% faster to build a modular building than it is to build from the ground up using bricks and mortar, so the buildings use less energy.

### Equality and diversity impact of the proposal

- 28. The procurement exercise was undertaken through a Framework of Modular Manufacturers. This does reduce the ability for other "traditional" contractors from bidding for the work, but a wider "Market Engagement" event has taken place with local SME's to engage local contractors to provide the Principal Contractor role, providing the ground works.
- 29. Through the Social Value response, Rollalong have committed to employing residents from Wiltshire, specifically those with long-term unemployment.

#### Risk assessment

- 30. Risks are continually reviewed a programme level and at project level.
- 31. This greatest risk with this programme, is committing to order modules without Planning Permission. This risk is mitigated with early engagement with planning to understand the principal of planning on the site and a Pre-app for further feedback.
- 32. Further mitigation with this approach, is that homes that initially go through the factory are not bespoke, therefore if planning was not achieved on one site, the homes can be used on another site or possibly "traded" with Magna if they have an immediate site that the homes can be used on.

33. There is a growing risk at present with the growing cost of materials and labour in the construction industry. This approach is considered to be reducing the risk on the programme with a clear pipeline of work, the factory can bulk order and plan ahead to avoid shortages. In addition, the factory is not experiencing a shortage of skills within its workforce.

### **Financial implications**

- 34. The growing costs across the sector have undoubtedly had an impact on the programme. From proof of concept price in 2019 to the updated tender price, we have seen a 17% increase in costs. Around 12% of this is attributed to price inflation and around 5% of this due to increased specification of the homes (both larger and with higher environmental credentials).
- 35. The cost of the Council's new build programme is £195m to deliver 1000 new affordable homes. This works out on average cost to be around £195k per property. The Council remains committed to delivering the best quality homes to residents, so are charging social rents for those available to let, despite the increased payback period resulting from this.
- 36. Following the updated tender costs and the growing groundworks costs, the average cost of a new build property has increased which will push the total programme over the agreed £195m.

### Legal implications

37. There are no legal implications directly associated with the activity, with procurement regulations for the contract have been met through working with South West Procurement.

### Options considered

- 38. We have considered whether MMC is the right approach and have concluded that both financially and environmentally this is the right decision. Having compared the financial costs of delivering the programme as traditional build, there scales are tipped in favour of MMC as this offers a better Whole Life Cost.
- 39. There is also a great deal of support from Homes England for schemes delivered through MMC, attracting higher grant rates.
- 40. Furthermore, there is a growing housing need and a continued pressure from Government to "build build build" to meet the housing demand.
- 41. Not progressing our affordable housing programme, is not an option.

### Conclusion

42. Having taken all of the above into account, we are confident that the progress in this programme, to drive forward a housing programme that is considered a leading initiative, working with like-minded housing providers, will provide the

customers in housing need in Wiltshire, with a high quality home that is affordable to rent and affordable to run.

### **Background papers**

The following unpublished documents have been relied on in the preparation of this report: None

### Appendices

Appendix 1 – Photos of MMC product procured





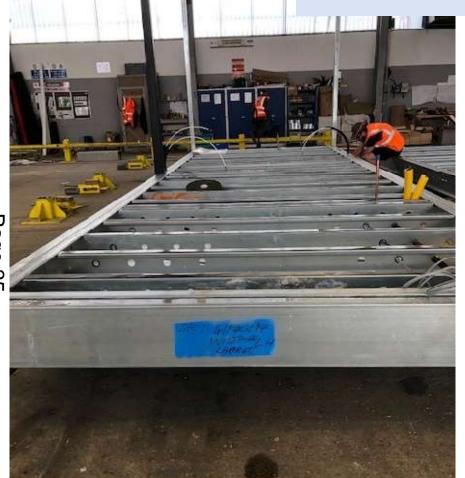




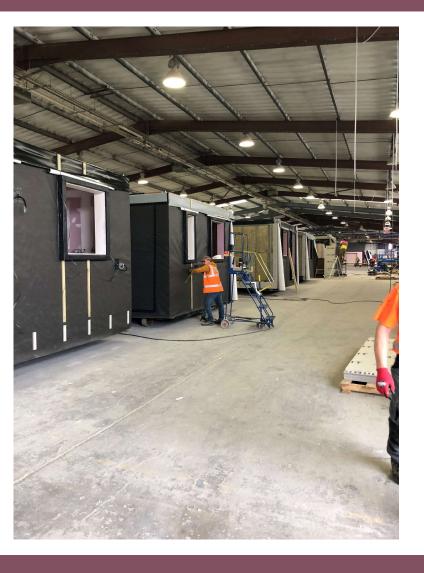




### **Factory Process**

















### Environment Select Committee Forward Work Programme

Last updated 6 JUNE 2022

Environment Select Committee - Current / Active Task Groups				
Task Group	Start Date	Final Report Expected		
Global Warming and Climate Emergency Task Group	May 2019	TBC		

J	Environment Select Committee - Rapid Scrutiny				
	Topic Details Date				
)					

Meeting Date	ltem	Details / purpose of report	Associate Director	Responsible Cabinet Member	Report Author / Lead Officer
13 Sep 2022	Local Plan	As discussed at the ESC- Executive meeting on 14 September 2021 on the spatial planning portfolio to receive updates when appropriate.	Parvis Khansari (Corporate Director Place)	Cllr Nick Botterill	Georgina Clampitt-Dix (Head of Spatial Planning)
13 Sep 2022	Streetscene contract	As resolved at the ESC meeting on 12 January 2022 the select committee will receive an update report on the Streetscene contract	Peter Binley (Acting Director of Highways and Transport)	Cllr Dr Mark McClelland	Adrian Hampton (Head of Highway Operations)
13 Sep 2022	Global Warming & Climate Emergency task group	To receive an update from the task group regarding activity and its forward work plan			Cllr Graham Wright Simon Bennett (Senior Scrutiny Officer)

Meeting Date	Item	Details / purpose of report	Associate Director	Responsible Cabinet Member	Report Author / Lead Officer
8 Nov 2022	Private sector renewal strategy	As discussed at the ESC- Executive meeting on 9 September 2021 on the housing portfolio to provide a report on the strategy.	Emma Legg (Director – Ageing & Living Well)	Cllr Phil Alford	Nicole Smith (Head of Housing)
8 Nov 2022	Review of registered housing providers	As discussed at the ESC- Executive meeting on 7 September 2021 on the housing portfolio. To receive a report on registered providers of affordable housing, shared ownership and rental housing.	Simon Hendey (Director - Housing and Commercial)	Cllr Phil Alford	Richard Walters (Head of Service – Major Projects)
tbc	Homes 4 Wiltshire	As discussed at the ESC- Executive meeting on 9 September 2021 on the housing portfolio to provide an update on Homes for Wiltshire.	Emma Legg (Director – Ageing & Living Well)	Cllr Phil Alford	Nicole Smith (Head of Housing)
tbc	Libraries Development	As discussed at the ESC- Executive meeting on 24 September 2021 on the leisure and libraries portfolio to provide an update on the development of the council's library service.	David Redfern (Assistant Director Leisure Culture and Communities)	Cllr Ian Blair Pilling	

Meeting Date	Item	Details / purpose of report	Associate Director	Responsible Cabinet Member	Report Author / Lead Officer
tbc	Leisure Services Insourcing	As resolved at the select committee meeting on 9 November 2021, the committee will receive a further update be that includes financial information and membership trends. It will also review operating leisure facilities on public holidays.	David Redfern (Assistant Director Leisure Culture and Communities)	Cllr Ian Blair Pilling	
tbc	Wiltshire Towns Programme	As resolved at the select committee meeting on 14 June 2022, the committee will receive a further update.	Parvis Khansari (Corporate Director Place)	Cllr Richard Clewer	Victoria Moloney (Head of Economy & Regeneration)
tbc	Active Travel	As resolved at the select committee meeting on 14 June 2022, the committee will receive a further update.	Peter Binley (Acting Director of Highways and Transport)	Cllr Dr Mark McClelland	
tbc	Passenger Transport service update and future developments	As resolved at the select committee meeting on 14 June 2022, the committee will receive a further update.	Peter Binley (Acting Director of Highways and Transport)	Cllr Dr Mark McClelland	Jason Salter (Head of Service Passenger Transport)
tbc	'Heritage' app; 'What's on in Wiltshire' app	September 2021 on the arts, heritage and tourism portfolio a report to be provided detailing the development of two tourism apps.	Parvis Khansari (Corporate Director Place)	Cllr Richard Clewer	Victoria Moloney (Head of Economy & Regeneration)

Meeting Date	Item	Details / purpose of report	Associate Director	Responsible Cabinet Member	Report Author / Lead Officer
tbc	Broadband	As discussed at meeting with the Cabinet Member 6 May 2022 the select committee to receive a report about broadband roll out in the county.	Parvis Khansari (Corporate Director Place)	Cllr Richard Clewer	Victoria Moloney (Head of Economy & Regeneration)
tbc	Wiltshire Marque	As discussed at meeting with the Cabinet Member the select committee to receive a report about the 'Wiltshire Marque' for produce.	Parvis Khansari (Corporate Director Place)	Cllr Richard Clewer	Victoria Moloney (Head of Economy & Regeneration)
tbc	Gypsy & Traveller Plan	To receive the Gypsy and Traveller plan.		Cllr Nick Botterill	Georgina Clampitt-Dix (Head of Spatial Planning)
tbc	Update on the Homeless Strategy 2019-2024	As resolved by at the ESC meeting on 3 September 2019 the select committee to receive an update on the Homeless Strategy (delayed due to the pandemic)	Emma Legg (Director – Ageing & Living Well)	Cllr Phil Alford	Nicole Smith (Head of Housing)
tbc	LHFIG Review	To receive a update report on the implementation of the Local Highway & Footway Improvement Groups (LHFIG)	Peter Binley (Acting Director of Highways and Transport)	Cllr Dr Mark McClelland	Dave Thomas (Head of Highways Asset Management & Commissioning)

Meeting Date	Item	Details / purpose of report	Associate Director	Responsible Cabinet Member	Report Author / Lead Officer
tbc	Climate adaptation	To receive a report outlining the actions the council is taking to adapt to climate and ecological change	tbc	tbc	tbc