

CABINET

MINUTES OF MEETING HELD ON THURSDAY, 31 JULY 2025

Present:

Councillor Pat Kerry (Vice-Chair) (in the Chair)

Councillor Jayne Barry
Councillor Kevin Gillott
Councillor Kathy Rouse

Councillor Joseph Birkin
Councillor Stephen Pickering

Also Present:

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| M Broughton | Director of Growth and Assets |
| J Dethick | Director of Finance and Resources (Section 151 Officer) |
| D Johnson | Assistant Director of Property, Estates and Assets |
| L Spinks | Senior Legal Officer |
| A Bryan | Governance Manager |

CAB/ Apologies for Absence

9/25-

26 Apologies for absence had been submitted from Councillor Nigel Barker and L Hickin, Managing Director – Head of Paid Service.

CAB/ Declarations of Interest

10/2

5-26 Councillor Kevin Gillott declared an interest in Item 4 – Complaints Performance and Service Improvement Report for Housing, as he was a board member of Rykneld Homes Ltd. He would leave the room during consideration of the item. Councillor Gillott also declared a non-prejudicial interest in Item 10 – Disposal of Land to Enable Extra Care Facility, as a board member of Rykneld Homes Ltd.

CAB/ Minutes of Last Meeting

11/2

5-26 RESOLVED that the Minutes of the meeting held on 12 June 2025 were approved as a correct record.

Having declared an interest in the next item Councillor Kevin Gillott left the meeting.

CAB/ Complaints Performance and Service Improvement Report for Housing

12/2

5-26 Cabinet considered a report which explained that the Social Housing (Regulation) Act 2023 placed a duty on the Housing Ombudsman to monitor compliance with the statutory Complaint Handling Code (the Code), which had come into effect on 1 April 2024.

The report set out that as part of the Code's statutory requirements, social housing providers were required to develop and publish an annual Complaints Performance and Service Improvement report for housing and Self Assessment against the Code. Rykneld Homes Limited dealt with tenant complaints on the

Council's behalf under its complaints Policy and Procedures which was in line with the Complaints Handling Code. As landlord, the Council was ultimately responsible in terms of regulatory oversight and compliance with the Code.

The Complaints Performance and Services Improvement Report for Housing for 2024/25 was attached to the report at Appendix 1. The Self Assessment against the Code was attached to the report at Appendix 2.

RESOLVED that:

- (1) Cabinet note and agree to the publication of the annual Complaints Performance and Service Improvement Report for Housing.
- (2) the governing body's response to the report be publicised on the website.
- (3) Cabinet note and agree the publication of the Self Assessment against the Code.

REASONS FOR DECISION - To comply with legislation and the Housing Ombudsman's regulatory requirements. To ensure the complaints procedures were working in practice and compliant with the Code. To ensure complaints were open and transparent to the public in line with legislation.

OTHER OPTIONS CONSIDERED AND REJECTED - Not to have a Self Assessment and annual Complaints Performance Service Improvement report, this was rejected as this would not comply with legislation.

Councillor Kevin Gillott returned to the meeting.

CAB/ 13/2 **Medium Term Financial Plan - Financial Outturn 2024/25**

5-26 Cabinet considered a report which set out the outturn position of the Council for the 2024/25 financial year.

Attached to the report at Appendix 1 was the General Fund Summary Outturn 2024/25, at Appendix 2 was the General Fund Detailed Outturn 2024/25, at Appendix 3 was the HRA Summary Outturn 2024/25, and at Appendix 4 was the Capital Expenditure Outturn 2024/25.

The report stated that the Council had published its draft Statement of Accounts in respect of 2024/25 on 20 June 2025, ahead of the statutory deadline of 30 June 2025.

The report set out the summary position in respect of the General Fund, including a breakdown of variances, and that £1.084m had been contributed to the Resilience Reserve at Outturn. The Housing Revenue Account position showed a position variance to budget of £0.105m. The report also set out a summary of the capital expenditure and details of the proposed carry forward of capital budgets totalling £16.462m.

RESOLVED that:

- (1) the outturn position in respect of the 2024/25 financial year be noted.
- (2) the proposed carry forward of capital budgets detailed in Appendix 4 to the report, totalling £16.462m be approved.

REASONS FOR DECISION – During 2024/25 the Council managed its budget effectively securing a favourable financial position on net cost of services of £1.209m underspend despite a continuing challenging financial backdrop. This underspend has meant that rather than having to call on reserves it has been possible to contribute £1.084m to the Resilience reserve at outturn from efficiencies identified during the year.

The Capital Programme saw progress on approved schemes during the 2024/25 financial year. There were, however, a number of schemes which were work in progress and this required that the associated expenditure and funding be carried forward into the 2025/26 financial year.

OTHER OPTIONS CONSIDERED AND REJECTED – The financial outturn report for 2024/25 was primarily a factual report detailing the actual position compared to previously approved budgets, therefore there were no alternative options that needed to be considered.

CAB/ Treasury Management Financial Outturn

14/2

5-26

The report set out the Treasury Management Outturn position for 2024/25.

Attached to the report at Appendix 1 was the Treasury Management Outturn 2024/25 and at Appendix 2 was the Prudential Indicators Outturn 2024/25.

The key points from the summary report at Appendix 1 were:

- The overall borrowing requirement of the Council was £199.363m at 31 March 2025.
- The PWLB debt was £161.300m at 31 March 2025.
- Effective internal borrowing was £38.063m at 31 March 2025.
- New PWLB borrowing of £25.0m was undertaken.
- Repaid PWLB debt in year of £6.509m.
- PWLB interest paid in year was £5.431m.

RESOLVED that the outturn position in respect of the 2024/25 financial year be noted.

REASONS FOR DECISION - The Council operated in line with its agreed Treasury Management Strategy during the 2024/25 financial year. This ensured that lending and borrowing arrangements were prudent and sustainable, minimising the risk of financial loss to the Council. Effective management of these arrangements ensured that interest costs during the year were minimised to assist the Council's revenue position whilst interest receivable increased slightly above budget due to increased interest rates.

OTHER OPTIONS CONSIDERED AND REJECTED - This report was primarily a factual report detailing the actual position against the Council's previously approved treasury management strategy. Accordingly, the report does not set out

any options where a decision is required by Members.

CAB/ Budget Monitoring Report April - June 2025 (Q1)

15/2

5-26

Cabinet considered a report which outlined the financial position of the Council following the first quarter of 2025/26 budget monitoring exercise for the General Fund, Housing Revenue Account and the Capital Programme. The report summarised the key figures from the monitoring exercise and explained the reasons for variation against the budget.

Cabinet discussed the report and that at as quarter 1 the overall forecast was for the General Fund to be underspent.

RESOLVED that the report be noted.

REASONS FOR DECISION - The report summarises the financial position of the Council following the first quarter's budget monitoring exercise for the General Fund, the Housing Revenue Account and Capital Programme.

OTHER OPTIONS CONSIDERED AND REJECTED - This report is concerned with monitoring the position against the Council's previously approved budget. Accordingly, the report does not set out any options where a decision is required by Members.

CAB/ Urgent Items

16/2

5-26

There were no urgent items of business to consider.

CAB/ Exclusion of Public

17/2

5-26

RESOLVED that the public be excluded from the meeting during the discussion of the following item of business to avoid the disclosure to them of exempt information as defined in Part 1 of Schedule 12A to the Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006).

CAB/ Disposal of Land to Enable Extra Care Facility

18/2

5-26

Cabinet considered a report which set out proposals to dispose of surplus land and buildings in Dronfield, known as Manor Farm, together with the adjacent Manor Farm Bungalows to enable the delivery of an Extra Care facility which directly addressed local housing needs.

RESOLVED that:

- (1) Cabinet agree with the principle development proposals as outlined in the RIBA Stage 2 report and that a full detailed planning application will now be submitted for the scheme. The disposal of the site would then be conditional upon satisfactory planning permission being granted and the sale being agreed in accordance with recommendation 3 below.
- (2) Cabinet agree to the implementation of a Local Lettings Policy to give

priority to the existing tenants of the Manor Farm Bungalows.

- (3) Delegated Powers be granted to the Director of Growth & Assets (in consultation with the Portfolio Holder) to finalise the terms for the disposal of the Council's freehold interest in the site and enter into any associated agreements or serve any relevant notices in pursuit of the development proposals. The final agreed land receipt and the proposed rent schedule being subject to an independent valuation confirming that "best consideration" has been achieved.
- (4) Cabinet agreed that if vacant possession is not achieved on the Manor Farm Bungalows then statutory Eviction Notices will have to be served at some point to give the developer certainty of delivering the project. This could give rise to homelessness payments, as detailed in the report.
- (5) Cabinet approve the appropriation of land at the Manor Bungalows under section 122 of the Local Government Act 1972 for planning purposes and the transfer of the land from the HRA to the General Fund.

REASONS FOR DECISION - The proposed disposal of Manor Farm to enable a 45-unit extra care facility in Dronfield was strongly aligned with the Council's strategic ambitions as set out in the Council Plan 2023-2027. The Plan commits to improving the quality and range of housing, ensuring homes meet residents' needs, and supporting vulnerable people to live independently for longer. The development directly supports these aims by delivering supported-living accommodation in a high-demand area, helping to reduce pressure on health and social care services while enabling older residents to remain in their communities. The scheme also contributes to the Council's place-based regeneration goals by promoting high-quality design and sustainable living environments and contributes to the delivery of the Dronfield Civic Centre Masterplan.

OTHER OPTIONS CONSIDERED AND REJECTED - Do Nothing – The site has been vacant for a number of years and its condition is declining. The annual cost to hold the property is approximately £15k per annum. Doing nothing would likely result in further decline of the condition of the listed property along with ongoing cost. Different mix or scale of development - Cabinet members were clear in their direction that the scheme aligns with and delivers on their strategic priorities.

CAB/ Urgent Items

19/2

5-26

There were no urgent items of business to consider.