



Date: 24 November 2023

Meeting of the Council

Date: **Monday 04 December 2023**
Time: **6.15pm**
Venue: **Parr Hall, Warrington, WA1 1BL**

Professor Steven Broomhead MBE
Chief Executive

Agenda prepared by Sharon Parker, Democratic Services Manager (Statutory Scrutiny Officer) – Telephone: (01925) 442161, Email: szparker@warrington.gov.uk

1. Apologies

Apologies have been received from Councillors: Maisey, Mitchell

2. The Minutes of the Council

To be moved by the Mayor and seconded by the Deputy Mayor:

That the Minutes of the meeting of the Council held on 30 October 2023 be agreed as a correct record.

3. Correspondence from previous meeting

4. Code of Conduct – Declarations of Interest
Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012

Members are reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interest which they have in any item of business on the agenda no later than when the item is reached.

The Director of Law and Governance and Monitoring Officer to the Council or representatives in Democratic Services are available prior to the meeting to advise and/or to receive details of the interest and the item to which it relates.

Declarations are a personal matter for each Member to decide. Whilst

officers will advise on the Code and its interpretation, the decision to declare, or not, is the responsibility of the Member based on the particular circumstances.

5. **Civic Mayor's Announcements**

6. **Announcements from the Leader**

Questions to the Leader or the appropriate Cabinet Member

There is an opportunity for Members to ask questions of the Leader or the appropriate Cabinet Member on their announcements. The question must relate to any matter referred to in his 'Announcements from the Leader'. Each Question will last no longer than 2 minutes except with the consent of the Mayor. The whole period for dealing with questions to the Leader will be capped at 15 minutes as contained in the Council Procedure Rules 13.1 b.

7. **Questions Received from Members of the Public**

In accordance with Standing Order 13.12 -13.25 questions from the public must be received by the **Democratic Services Manager** by **9am on Wednesday 22 November 2023**. No more than three questions shall be addressed and no person or body or organisation may submit more than one question at any one meeting. A time limit of five minutes shall apply per question to cover the asking of the question, the response, any supplementary questions and response. The supplementary question has a time limit of 30 seconds for the question to be asked. Responses will be given either orally first or in writing.

The Mayor will invite the questioner to put the question to the Councillor nominated to answer it. Should any questions be received after the date of agenda issue but prior to the closing date for receipt of questions further details will be provided.

Table of Questions is included in the Agenda Pack

8. **Questions from Members of the Council**

In accordance with Standing Order 13.1 – 13.10 Questions must be received by the **Democratic Services Manager**, in writing by **9am on Wednesday 22 November 2023**. The time allowed at Council meetings for asking and responding to a question including any supplementary questions should normally be five minutes.

Council Procedure 13.5 - Questions are to be taken on a rotation basis between the Political Groups starting with the opposition groups and individuals. Once each group has asked their first question the process will

be repeated until the time limit for questions at paragraph 13.9 has expired. Questions for each group or individual are to be taken in the order that they are received by the Democratic Services Manager following the procedures in paragraph 13.4.

Within Council Procedure Rule 13.9 there will be a cap set at **30 minutes** for dealing with questions from Members. Any questions put to the meeting but not answered within the 30 minute timescale a written response will be provided. **All questions will be taken as read.**

Table of Questions is included in the Agenda Pack

9. To receive Reports from the Cabinet

i. Adoption of Warrington Local Plan 2021/22 - 2038/39

Report of Cabinet

Proposed by Councillor H Patel and seconded by Councillor J Henshaw

Appendices as a separate document.

Due to the nature of the business certain speakers will be allowed a longer period than normal. This procedure has been used for the Budget Council Meeting and it has been shared in advance with all parties. Councillor Patel will be allowed 30 minutes and a representative from the three other parties will be allowed 15 minutes each.

Councillor Patel will present the Local Plan (30 mins)

Questions only please to Councillor Patel at this stage. Members will be allowed a further opportunity to discuss the item.

Councillor Patel please respond. (30 minute cap on questions)

That will conclude the question and answer session.

Councillor Balding will then speak on behalf of the Conservatives. (15 Mins).

Councillor Barr will then speak on behalf of the Liberal Democrats. (15 Mins).

Councillor Lenihan will then speak on behalf of the Independents. (15 Mins)

The item will then be opened up to debate

10. Appointment of the Leader of the Council

To confirm the appointment of the Leader of the Council until the Annual Meeting in May 2024.

11. The Cabinet

Council is requested to note the Leader's appointment of the Cabinet, up to 8 Members, in addition to the Leader and Deputy. Allocation of portfolio responsibilities will be determined by the Leader (Cabinet Procedure Rules 1.3).

Details to be circulated at the meeting.

12. Committee Places – Update

Report of the Director of Law and Governance (Monitoring Officer).

Proposed by the Leader and seconded by the Deputy

Details to be circulated at the meeting.

13. To receive Reports from the Council's Committees

i. Community Governance Review - Poulton with Fearnhead and Winwick Parish Councils

Report of the Audit and Corporate Governance Committee

Proposed by the Chair of the Audit and Corporate Governance Committee and seconded the Deputy Chair of the Audit and Corporate Governance Committee

ii. Review of Polling Districts and Polling Places 2023

Report of the Audit and Corporate Governance Committee

Proposed by the Chair of the Audit and Corporate Governance Committee and seconded the Deputy Chair of the Audit and Corporate Governance Committee

iii. Half Yearly Treasury Management Report

Report of the Audit and Corporate Governance Committee

Proposed by the Chair of the Audit and Corporate Governance Committee and seconded the Deputy Chair of the Audit and Corporate Governance

Committee

14. Motions

In accordance with Standing Order 15, motions must be delivered to the Democratic Services Manager by **9am on Wednesday 22 November 2023**.

Motions are included in the Agenda Pack.

Full Council Meeting Guillotine – 9.30pm

DURATION OF MEETING (ADDITION)

- 6.1 If the Council has not completed its business by 9.30pm the Mayor shall move that all remaining business shall be moved and seconded, without speeches and a vote taken without debate.
- 6.2 The Council may resolve, by a simple majority vote to continue for a further 30 minutes, after which the Mayor shall move that the meeting be concluded as set out in paragraph 6.1. The meeting can be further extended for a period of 30 minutes until the business has been concluded.
- 6.3 If a recorded vote is called for during this process it will then be taken immediately.
- 6.4 When all motions and recommendations have been dealt with, the Mayor will declare the meeting closed.
- 6.5 The above rules do not apply for The Annual Meeting, Annual Budget Meeting or Extra-ordinary meetings.

Meeting of the Council

30 October 2023

Present: The Mayor (Councillor S Wright)

Councillors: Abbey, Allen, Balding, Barr, Benson, Bowden, Browne, Buckley, Carr, Chapman, Cooksey, Critchley, Ellis, Emery, Fellows, Flaherty, Friend, Gallagher, Gillham, Hall, Heaven, Henshaw, Higgins, Hill, Hussain, Jennings, Jervis, Johnson, Kerr-Brown, King, Lenihan, Lloyd-Fitzgerlad, Maisey, Matthews, Marks, McLaughlin, H Mundry, K Mundry, Parish, Rydzkowski, Tynan, Speed, Sudworth, Tarr, Walker, Warburton, Watson, Wheeler, Zaman

C38 Apologies

Apologies were received from Councillors: Butler, Creaghan, Eastty, Gowland, Mitchell, Patel, Whalen

The following Councillors were noted as absent: Milner

C39 The Minutes of the Council

It was proposed by the Mayor and seconded by the Deputy Mayor that the minutes of the meeting held on 18 September 2023 be agreed as a correct record.

Council resolved,

That the minutes of the meeting held on 18 September 2023 were confirmed as a correct record.

Councillor Critchley and Councillor Jervis voted against the minutes of the meeting

C40 Correspondence from previous meeting

Noted.

C41 Code of Conduct – Declarations of Interest Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012

C47 – Motion 1 – Steven Broomhead MBE (Chief Executive) declared an interest as a Chairman of Wire Regeneration and for holding one share in Warrington's Own Buses – Steven Broomhead left the room for Motion 1

C47 – Motion 1 – Councillor Bowden declared an interest as a Director of Warrington's Own Buses – Councillor Bowden remained in the room and took part in the discussion and vote

C47 – Motion 1 – Councillor Ellis declared an interest as a member of the Board for Warrington’s Own Buses – Councillor Bowden remained in the room and took part in the discussion and vote

C47 – Motion 1 – Councillor Gallagher declared an interest as a member of the Board for Warrington’s Own Buses – Councillor Bowden remained in the room and took part in the discussion and vote

C47 – Motion 1 – Councillor Parish declared an interest as a member of the Board for Warrington’s Own Buses – Councillor Bowden remained in the room and took part in the discussion and vote

C47 – Motion 3 - Councillor Buckley declared an interest as the Chair of CAB – Councillor Buckley remained in the room and took part in the discussion and vote

C47 – Motion 4 - Councillor Sudworth declared an interest as a substitute for Transport for the North Scrutiny Committee – Councillor Sudworth remained in the room and took part in the discussion and vote

C42 Civic Mayor’s Announcements

Noted.

Councillor Flaherty received her Ex-Mayors badge and her Consorts, Terry Flaherty’s, ex-consort badge. Councillor Flaherty was thanked for her hard work during her time as Mayor.

C43 Announcements from the Leader

The Leader circulated his announcements as below in advance of the meeting;

Warrington Community Safety Partnership (CSP)

Councillor Bowden noted that the Police and Crime Commissioner allocated funding to the Warrington Community Safety Partnership (CSP) for the delivery of the priorities, agreed by the partnership as a result of an annual strategic needs assessment and as outlined in the Community Safety Plan [WarringtonCSPlan23-24](#)

The funding was used to predominantly target anti-social behaviour (ASB) across the town, priority areas were identified through intelligence and reporting statistics based on the number of calls through to Cheshire Police and the Council. The CSP had various sub groups which concentrated on each priority area, a multi-agency partnership working group focussed on developing targeted early intervention and prevention operations, youth diversionary intervention projects and preventative educational initiatives such as awareness of criminal exploitation, knife crime, gangs and risky behaviours training across Warrington schools.

It was noted that during the last 12 months there had been a range of successful bids to access the funding for delivery of the following projects:

Warrington Youth Zone (WYZ) Town Centre Outreach

Councillor Bowden outlined that the project provided two Youth Workers to operate as Outreach workers on a Monday and Wednesday night in the Town Centre due to a peak in ASB calls in Warrington. This project formed part of the targeted interventions in the areas in which young people were congregating and aimed to engage with those who were causing, or perceived to be causing, ASB. The Outreach Team aimed to divert young people from problematic behaviour by encouraging them to attend the Youth Zone to get a sense of the range of activities on offer and to deter from continuing to meet in the town centre.

Midland Way Underpass Graffiti Project

Councillor Bowden noted that funding was allocated to rejuvenate the area where there were rising levels of ASB. The work was completed this year with the overall aim to build ownership and pride in the area by young people. This included litter picks and street art. WYZ worked with a professional graffiti artist to design and developed a piece of street art which now covered the two sides of the underpass, making the underpass less intimidating and more inviting to wider users of the area.

Year 6 Schools Offer

Councillor Bowden outlined that in partnership with Community Safety, the Councils Youth Services and Cheshire Police a Year 6 Educational awareness pilot project had been developed related to Youth ASB, risk awareness and to aid young people to develop better choices. The transition from year 6 into year 7 could be daunting and a time when young people may be encouraged to become involved in ASB in the locality. This programme had been developed to raise awareness of the risks and consequences and to provide advice to young people on the alternative choices available as part of an interactive education session for Year 6. Feedback from schools and young people who had participated in the project so far had been excellent.

LiveWire Streetwise

Councillor Bowden noted that a Friday evening 5 a side football project for young people aged 11-17 years that took place at the Orford Jubilee complex. The aim was to engage young people, deter away from ASB and develop interests in physical health, the project also provided connections into other services.

Birchwood Offer

Councillor Bowden outlined that this project offered diversionary activity for young people to support partners in targeting Birchwood hotspot locations on a Friday evening in response to ASB reports. The project was managed by the Councils Youth Service and aimed to work with young people who were causing ASB and low level crime in targeted locations to divert their attention into positive activities. This project aimed to commence in November.

LiveWire Back on Track

The Leader outlined that funding had been provided for a number of referral places on this scheme for young people involved with ASB. The project used sport and positive activities to engage individuals and divert them away from unacceptable behaviours to get them back on track. The project included access to a listening service, mentor sessions and group sessions to support young people.

TAGs

Councillor Bowden noted that the TAGs project was supported by the Councils Youth Service and aimed to provide a safe space for LGBTQ+ young people in the Borough within the town centre. The group provided LGBTQ+ (lesbian, gay, bisexual, transgender, questioning and other) young people aged 11 - 24 with a safe space to meet, socialise, access support, and develop skills and confidence. Funding had been provided for the provision and use of a premises for two sessions a week for the period of 1 year.

Compass

The Leader noted that the Councils Youth Service had developed Compass as a planned early intervention programme for young boys aged 13-19 years. The programme was aimed at young boys considered to be at risk of exploitation. Compass aimed to provide them with the tools to direct their lives towards positivity and develop their awareness around some of the issues that impact them such as substance misuse and exploitation.

Mini Stay Safe

Councillor Bowden noted that this project had been running over the summer months on a Friday evening. A Council Youth Service worker patrols with an allocated Cheshire Police Officer across the Town to liaise with and advise young people whilst working with the Police to reduce the escalation of any youth related ASB. The Youth worker will also aim to identify and support with any safeguarding concerns.

The Police and Crime Commissioner also provided funding to support victims of Domestic Abuse, had invested in a rehabilitation programme for perpetrators of Domestic abuse and also provided some funding to Drug and Alcohol services rehabilitation programmes.

Whilst financial support was welcomed to help to address community safety matters, the amounts were not significant, and so funding had to be committed on a sensible, intelligence based approach to maximise the benefits.

Humanitarian Situation in the Middle East

Councillor Bowden outlined that we were dismayed by the humanitarian crisis in the Middle East. It is a deeply distressing and upsetting situation. The Full Council be holding a minutes silence at the Full Council Meeting to show their support.

Cancellation of HS2 - Phase 2 (North)

Councillor Bowden noted that the Council was dismayed to learn that Phase 2 of HS2 (Birmingham-Manchester) was cancelled by the Government meaning the planned railway would now only link London with Birmingham. This would have a significant impact on private sector confidence in Cheshire and Warrington and would reduce the opportunities to grow the economy and level-up underperforming parts of the North.

It was also clear that the savings made would not all be invested here in the north and would not deliver the transformational change that we need. A piecemeal approach to investment in rail, bus and roads betrays a startling lack of ambition by the Government and proof that “levelling up” was only ever a catchphrase with little genuine intent.

Conservative Party – Net Zero

It was noted that in 2019, the Government put the goal of reaching net zero by 2050 into law, but the future of the Conservative Party's green agenda was unclear as they returned to being pro-car and preventing schemes to reduce traffic and make our streets safer. This was a major concern on national direction but Councillor Bowden remained fully committed to our own Net Zero targets.

Heritage Open Days – 8th-19th September

Councillor Bowden noted that 2023 was a bumper year for Heritage Open Days in Warrington - a total of 31 separate events took place during the festival in Warrington, including 7 events as part of the wider ‘Thelwall 1100’ festival which is continuing into 2024. Figures show there were 4,766 visitors this year, which is a 160% increase on 2022.

- The two events with the biggest attendance were held by the town centre based Museum of Policing in Cheshire who attracted 942 visitors to their annual open day. RAF Burtonwood Heritage Centre put on a display of classic cars with Northwest Casual Classics which attracted 850 visitors.
- First-time participant was Mamars at the Old Bank who put on a free demonstration of Artisanal Breadmaking and visits to their vault, attracting a total of 55 people.
- Another first-time participant, the friends of Walton Hall opened the hall to visitors too and this attracted 290 visitors on the day.
- Several local churches took part this year including St John the Evangelist (Walton), St Mary's, (Great Sankey), St Oswald's (Winwick) and Cairo Street Chapel (Warrington Town Centre). The event at St Oswald's Church in Winwick – which highlighted the parish's links with the Titanic and showcased several local archaeological finds - was particularly successful with over 600 visitors.
- Warrington Museum and Art Gallery put on two small displays – 50 years of the Thelwall Morris Men and Mystery of the Willow Skeletons,

which were seen by a total of 1,486 museum visitors. Our Front of House Team ran two crafting sessions making stained glass windows and Anglo-Saxon brooches for a total of 55 participants. With support from Culture Warrington, local artist Little Nell opened New Art Spaces (old M&S unit) and held a display of recycled retro clothing which was attended by 190 people.

- Lymm Heritage Centre organised a visit to Lymm Hall which was fully booked with 60 attendees and guided walks to Warrington Transporter Bridge were as popular as ever with 120 attendees.
- One of our most popular returning venues was the town's centrepiece Warrington Town Hall which was opened to the public by the newly formed Friends of the Town Hall for Heritage Open Days in 2023 for the first time in several years, offering the chance to meet the mayor and tour the building. This attracted 175 attendees.

Warrington Mela 2023

Councillor Bowden noted that Warrington Mela took place on Sunday 17th September at Queens Gardens, Palmyra Square. Led by Warrington Ethnic Communities Association (WECA) and supported by the council and Culture Warrington, this year's festival was a huge success, attracting over 1,000 people throughout the day.

The festival launched with a procession of WECA members, MPs, the Mayor and members of the community, led by Dhol drummers and travelling from the Town Hall, down to Market Gate and finishing in Palmyra Square.

With a mission statement of 'Celebrating Diversity and Bringing Communities Together', Mela was a free family fun day celebrating our town's diversifying economic and social development, bringing people together from different cultural communities across Warrington, Cheshire and the North West.

The event included stalls with information and support alongside the Police and Fire Service who were on hand to provide a friendly point of contact with information and advice, and a chance for little ones to dress up and sit in their vehicles.

The main stage provided the ideal backdrop for performances including Chinese lion dancers, Bollywood dancers, singers and a fire breather. Stalls included henna tattooing, clothing and the tantalising aroma of food from different cultures.

CIPFA Review

Councillor Bowden noted that he had reported before on the review of the council's finances conducted by CIPFA on behalf of the Government. We engaged positively with CIPFA through this process and received the draft report and a letter from the DLUHC minister in the summer.

We provided our comments on the draft report to CIPFA and we await publication of the final report. We have also accepted the recommendations made by CIPFA following their review and are planning for their implementation.

It was outlined that politicians write colourful charged letters to other politicians all the time. The language used and the statements made were not reflective of the CIPFA report, which was measured and balanced in its commentary. Despite it being clear that both the report and letter were to be treated in strict confidence, the letter had been leaked to local media and has inevitably arrived into local social media groups. This was incredibly disappointing and showed a complete betrayal of trust and a lack of integrity by those involved. The fact that the report had not been leaked is a clear indication that this was a politically motivated act, since of course the report tells a much different story. Councillor Bowden looked forward to the final report being issued soon so that the record can be set straight.

Refuse Strikes

Councillor Bowden noted that there were ongoing discussions taking place with Unite and the other trade unions with regards to the ongoing strikes with refuse workers. Councillor Bowden noted the impact that these strikes were having on residents within the town, and that for those able to get there, recycling centres were still open to residents.

Questions to the Leader and Portfolio Holders

Councillor Wheeler to Councillor Bowden

With regard to the industrial action taking place, local councillors were giving out the message to use recycling centres where possible, however they are now hearing that these centres cannot cope, especially at Stockton Heath.

Councillor Bowden noted that these issues were being looked at by the waste collection team, and that all waste could be taken to recycling centres. He noted that there were capacity issues at Stockton Heath, and that the local authority were working to ensure waste was being disposed of responsibly.

Councillor Tynan to Councillor Bowden

Could Councillor Bowden confirm the costs of net zero targets such as the electric bus fleet costs?

Councillor Bowden noted he did not have the figures to hand but could provide Councillor Tynan with a written response.

Councillor Jervis to Councillor Bowden

Councillor Jervis noted colourful and charged letters were written by politicians all the time, however in the case of the CIPFA letter, the Minister was making solemn facts about Warrington's finances. It was noted that Warrington measured as an outlier and this carried significant risks.

Councillor Bowden noted that any statements in the letter about borrowing were facts, however the way they were presented in the Minister's letter are

not expressed by CIPFA in their report.

Councillor Critchley to Councillor Bowden

Your statement on the CIPFA review seems to reveal a state of some paranoia. Could you please confirm if you believe when the external auditor made the statement, and I para phrase, “debt of over £1.6Bn is not affordable, prudent and sustainable” that that statement was also politically motivated.

Councillor Bowden noted the quote made was politically motivated and he was not paranoid on comments about CIPFA, and views on the external auditors views had been made clear on several occasions.

Councillor Barr to Councillor Bowden

Councillor Barr made reference to Councillor Bowden and Councillor Mitchell’s announcements that they would not be seeking re-election in the May 2024 elections, going on to thank them for what they had done for the town, political differences aside.

Concerning the CIPFA report, could Councillor Bowden speculate on why only the CIPFA covering letter had been released and not the full report?

Councillor Bowden noted that members would have to think about what the motive of the person who did leak the letter would have, and that usually leaks like this would be to cause maximum damage, as the report would have been leaked if it supported the same position. The leaking of the letter was scandalous and irresponsible. Councillor Bowden noted that he was attempting to have the final CIPFA report published as soon as possible.

Councillor Critchley to Councillor Hall

How many asylum seekers have been classified as children and therefore taken into care?

Councillor Hall noted that she did not have the numbers to hand and did not want to speculate, and so would find out the figure and report them back to Councillor Critchley.

C44 Questions Received from Members of the Public

Nil.

C45 Questions from Members of the Council

1. Councillor Critchley to Councillor Mitchell

At the last Full Council meeting on 18 September there was some confusion following Cllr Mitchell’s comments regarding the valuation of Birchwood Park. She stated the value had fallen from £237M to £216M but at the same

time the papers presented at that meeting recorded the value to be £243M on 31 March 2023. Recently the first quarter Treasury Management report put the value at £244M on 31 July 2023.

Please could Councillor Mitchell clarify the valuation of Birchwood Park on 31 March 2023, 31 July 2023 and 18 September 2023, and explain any discrepancies with the previously reported figures.

A written response was to be provided.

2. Councillor Speed to Councillor Hall

Unfortunately, due to a miscalculation of its funding plans by the Department of Education, schools may have to redraw their budgets for the next academic year. While the money has not yet been paid out, schools were given an indication of the funding they could expect to receive for 2024/25 in July, based on a national formula. However, the DoE has now admitted that the original version of the plans contained an incorrect estimate of pupil numbers. Given the pressures that schools are under due to all the demands on their time and on their budgets, this is the last thing that schools need.

Could the council please advise on the impact this miscalculation will have on the budgets of our schools and the impact it will have on the education of our children?

Councillor Hall noted that the miscalculation had resulted in a reduction in the formula funding values for financial year 2024/25, and also a commensurate reduction in the protection levels applied. These values would ultimately be applied to new data falling out of the recent school number census, so cannot at this point say what the final cash effect will be. However, on current data, it equated to £1,511,835 across all Warrington's primary and secondary schools. This was an average of £11,634 for primaries, and £54,547 for secondaries.

Councillor stated that the issue here was not just the miscalculation; Warrington was one of the lowest funded Authorities nationally and the impact of this error means that education was in danger of becoming reduced to the very basics - year on year schools were facing a reduction in their budgets.

It was noted that although schools had not received funding allocations for 2024-25, school governors and headteachers would have used this to give themselves an indicative idea of future budgets. School Leaders had needed to redo their budgets inline with the significantly reduced funding.

Councillor Hall went on to state that for High Schools this could mean the difference between employing further members of staff and not and for Primary schools implementing much needed resources or extra-curricular activities. Some of the schools were in a position of deficit budget and these schools would be considering how they can balance budgets with even less income.

Councillor Speed asked the following Supplementary question:

Had the attendance levels that still had not returned to pre-covid levels, compounded issues and could this be taken into account?

Councillor Hall agreed with Councillor Speed, and noted that she would keep her updated on the situation, and noted that it was essential that all relevant information was taken into account.

3. Councillor Hussain to Councillor Hall

In what ways the council working with schools and other care providers to tackle issues in children's mental health and wellbeing?

Councillor Hall noted that there were 813 children and young people with special educational needs and a primary need of Social Emotional and Mental Health (SEMH) needs attending either a Warrington mainstream or special school.

There had been a rise in pupils with Special Educational Needs in Warrington schools since the pandemic; from 4,342 pupils in 2020/21 to 5,131 in 2022/23. This rise was a result in the combined number of children and young people in a Warrington school with an Education Health Care Plan or Special Educational support needs.

Councillor Hall stated that following the COVID Pandemic, the Department of Education provided advice and guidance on promoting and supporting mental health and wellbeing in schools and colleges. This included whole school approaches to mental health and wellbeing, Senior Mental Health leader training and the promotion of Mental Health Support Teams.

Warrington had worked with partners such as the CCG to secure funding and resources for schools to support initiatives such as Future in Minds, Trauma informed approaches, My Happy Mind and Senior Mental Health leader training.

Councillor Hall noted that the Future in Mind initiative was launched in 2019 facilitating training and a support network for all schools in Warrington. Each school was able to access designated termly training in addition to other training where appropriate and support for individual cases. A further bid was submitted in 2020 to secure funding enabling a further team of Mental Health workers to cover 40 schools with more intensive face to face work. This team were now completing face to face work across all schools in Warrington and providing training for schools, families, and professionals.

Since 2020, the Education team had developed Trauma informed training with Chester University for all schools and Colleges to access. This offer formed part of the 'Committed to Inclusion' work that WBC expect all schools to achieve each year. A small group of schools had then accessed credits towards further qualifications with the University.

It was stated that My Happy Mind initiative was launched to Primary Schools in September 2022 and teaches preventative habits that support positive mental health, resilience and self-esteem. All of the concepts that were

taught were based in science and research and grounded in neuroscience and positive psychology.

To date, My Happy Mind had been launched across fourteen Clinical Commissioning Groups; the project in Warrington has been jointly funded by Education and the CCG. 36 Primary schools including some of specialist settings had taken up this offer.

Councillor Hall noted that the first Mental Health Conference for Warrington Schools was held on Thursday 9th February 2023. Presentations from Child and Adults Mental Health, the Mental Health Support Team and School Health were delivered to school leaders as well as the opportunity to share best practice for children and young people.

Warrington Special Educational Needs Conference for Head teachers and Special Educational Needs Coordinators (SENCOs) focussed on the primary need of SEMH in June 2023.

No supplementary question was asked.

4. Councillor Tynan to Councillor Mundry

Please can Cllr Mundry update me with the Council's latest legal position on the proposed changes to toll arrangements on the Warburton Toll Bridge?

Councillor Mundry noted that this was one of three questions that had been received for this full council meeting related to the recent decision made by the Secretary of State for Transport to approve the application made by the Manchester Ship Canal Company ("MSCC") (part of Peel Ports) for an order under the 1992 Transport and Works Act (TWA) for the Rixton and Warburton Toll Bridge. For all three questions Councillor Mundry noted that he would firstly summarise the key implications of this decision and then deal with the more specific aspects of the question, in this case the Council's latest legal position.

A link to the decision notice and inspectors report which were published on Friday 6th October 2023 could be found at [Rixton and Warburton Bridge: Transport and Works Act order - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/transport-and-works-act-order-for-the-rixton-and-warburton-toll-bridge)

Summary of the Implications for Warrington

Councillor Mundry stated that the decision made by the Secretary of State for Transport confirmed that MSCC (who made this application as the owners of what is a private bridge crossing) had now been granted the powers to invest in improvement works to the Bridge and modernise the tolling regime with this work being fully funded by people who use the Bridge by significantly increasing the toll payable.

This was despite Warrington and Trafford Borough Councils both objecting to the proposed order. Warrington's objection was confirmed by a unanimous vote at an Extraordinary Council meeting held in January 2022; the Council was to make its case at the Public Inquiry which was subsequently held between November 2022 and January 2023.

Councillor Mundry stated that WBC and Trafford Council (who worked together on this) made a strong and robust case that these costs should be shared between the users of the Bridge and MSCC. The Councils argued that the high-level bridge was built for the benefit of the operation of the Manchester Ship Canal and the commercial shipping which uses it. It was noted that WBC also argued for a wider geographical area to benefit from toll discounts. These arguments, however, were rejected by the Inspector in his report and ultimately the Secretary of State for Transport. He has determined that the Bridge as a matter of law is self-financing through the charging of tolls; the tolls chargeable were to be used for the improvement works to the Bridge and its future maintenance as well as the installation of a new automated free flowing tolling system similar to that used on the Mersey Gateway bridge.

Councillor Mundry noted that this, of course, was very disappointing news for all of us.

In summary, the Order provided that:

- the toll could be increased from 12p for a one-way trip up to a maximum of £1 each way. Tolls chargeable would be capped at a maximum of 2 journeys/£2 per day;
- future increases in the toll to be made annually by 1% below the Consumer Price Index (CPI);
- residents of postcodes WA3 6, WA13 9 and M31 4 are to benefit from a 50% discount on the chargeable toll (the inclusion of post codes WA13 0, WA3 4, WA3 5 and WA3 7 was rejected);
- tolls cannot be charged from the commencement of the improvement works and until such time as they are completed and the automated 'free flowing' tolling system is put in place. This would have the effect of allowing free flowing traffic over the Bridge and a period of savings for all users of the Bridge;
- any additional revenue accrued through the tolls collected is to be used to offset the capital cost of works to improve the condition of the Bridge and to cover the ongoing costs of maintenance;
- the company can enforce against users of the Bridge who fail to pay the toll pursuant to the byelaws set out in the Order;
- the ownership of the Bridge can be transferred to a separate company.

Councillor Mundry noted that turning to the question regarding the Council's latest legal position on the proposed changes to toll arrangements on the Warburton Toll Bridge, the Secretary of State's decision letter and the report of the Inspector had been reviewed by the Council's Legal Services department with a view to consider the impact for the Council and establish whether or not there are any potential grounds of challenge. That task was ongoing, and thought is being given as to whether or not formal counsel's advice should be taken on merits of doing so. The views of Trafford Borough Council who acted jointly with Warrington at the public inquiry had been

sought.

It was stated that an appeal could be brought in the High Court by any person aggrieved by the making Order; the deadline for doing so was 21 November 2023. The legislation provided that the validity of the Order or the validity of any provision in it may be challenged on grounds that it is not within the powers of the Transport and Works Act 1992 or any requirement imposed by or under the Transport or Works Act 1992 or the Tribunals and Inquiries Act 1992 has not been complied with. The statutory grounds of challenge were therefore somewhat narrow.

Finally, Councillor Mundry added that he was sure officers would be happy to brief further on any of the above matters as required, just let him know if that would be of value to you and it could be arranged.

Councillor Tynan asked the following supplementary question:

Did Warrington Borough Council intend on challenging the decision?

Councillor Mundry noted that WBC were working Trafford Council on what the grounds of the challenge could now be, as it would have to be based on new information that had not already been put forward. The legal implications would need to be looked at, and the cost of putting a challenge forward.

5. Councillor Marks to Councillor Mundry

The decision notice on the Warburton Toll recognises that the increase will cause considerable financial hardship for many residents and that businesses that require frequent access across the bridge will feel the impact. A spokesperson for Peel Ports has stated that its focus now is to work with local councils and communities to minimise the impact of the works on all road users.

What ideas does the Council have for minimising the impact of the works and does this include pressure to widen the number of postcodes entitled to a discount?

Councillor Mundry covered the response to this question in question 4.

Councillor Marks asked the following supplementary Question:

What ideas did WBC have in working with Peel Ports and was there any scope to move forward on extending the postcode discount?

Councillor Mundry stated with regard to the postcodes, this was a legal decision made by Peel, however they would ask if this could be extended. In terms of the highways work, work would have to be done with the highways authorities, but they would look to encourage work to be done on the entrance and exits roads to the bridge.

6. Councillor Carr to Councillor Hall

Energy costs during last winter reached unprecedented levels. We are at the start of the cold, winter months, and average household energy bills are expected to be 50% higher than pre crisis level. How will this affect the residents in our town?

Councillor Hall noted that a slowing or falling inflation rate does not mean lower prices for essential items. Prices were still rising, just at a slower rate. Food prices rose by over 28% since September 2021 whilst families had faced a fall in real household income of 4% during the same period (Resolution Foundation). Similarly many households would still struggle with energy bills, despite the reduced energy price cap. Many were unaware that standing charges had increased dramatically (over 60%) since September 2021. It was stated that consumers were paying over 29p per day standing charge for gas and almost 53p per day for electricity. Residents who switched off the gas in summer in a desperate bid to economise were still running up debts. Low-income households and those with disabilities were disproportionately affected by this ongoing crisis.

Councillor Hall noted that 1 in 3 homes would have higher energy bills this winter than last winter, with 824,000 homes in arrears since April. 1 in 4 UK households forced to go with no heating last winter, and rocketing energy bills were causing risks to residents health. It was noted that 23.5% of homes did not heat their homes for a period of one week last winter, in comparison to 17.4% the winter before.

Councillor Hall stated that residents were using less but still paying more. Through its anti-poverty group, the Council continued to lead a multi-agency team of partners to ensure that information was promoted to all households and that all available help, advice, and assistance was targeted to the most vulnerable residents.

No supplementary question was asked.

7. Councillor Critchley to Councillor Mitchell

On 13 October 2023 the financial news organisation Bloomberg published an article entitled "UK Town Yanks Money From Hedge Fund Burned by Junk Bond Bets". This article states that Warrington Borough Council has invested millions of pounds in a Corporate Bond Fund managed by Altana Wealth Ltd. and that this fund is largely made up of junk bonds which are extremely high-risk investments.

The article also reports that the performance of this fund is below that of comparable junk bond funds. This investment seems to be contrary to the paramount requirements of security and liquidity which are necessary for local authority treasury investments.

Please can Cllr Mitchell confirm whether WBC has invested in the Altana Bond fund mentioned by Bloomberg; if it contains junk bonds; and say who decided to invest in the fund using money from Warrington's Treasury.

A written response was to be provided.

8. Councillor Browne to Councillor Patel

In the interests of public safety and protection, effective and enforceable regulation of services which serve the public is essential. Here in Warrington, we strive to run a well-regulated taxi service adhering to high standards.

What measures can Warrington Borough Council take to ensure that taxi services licensed outside the Borough but operating within the town, maintain those high standards?

A written response was to be provided.

9. Councillor Whalen to Councillor Bowden

In the last 12 months what crime prevention projects has the Conservative Police & Crime Commissioner collaborated with WBC on?

A written response was to be provided.

10. Councillor Chapman to Councillor Mitchell

The Bloomberg article of 13 October 2023, concerning WBC investments, quotes from a letter from Lee Rowley, the Parliamentary Under Secretary of State for the UK's Department of Levelling Up, Housing and Communities (DLUHC) to Warrington Borough Council which it reports was written following the CIPFA review of Warrington investments.

The article claims that the Minister reprimanded Warrington officials for their wider risky investments. He said, "Your debt-funded investments are large, uniquely complex and carry significant inherent risk," and "Managing such a portfolio would present an exacting challenge to any local authority finance team and leadership. I am concerned that the council does not fully appreciate the level of risk it is exposed to and has not taken adequate measures to mitigate and manage these risks".

Could Councillor Mitchell please respond to this extremely concerning quote.

A written response was to be provided.

11. Councillor Wheeler to Councillor Mundry

White line markings play a critical role in guiding road users and directing traffic flow, help to prevent accidents, reduce confusion and improve road safety. They also help to communicate important information to road users, such as speed limits, no parking zones, and road signage. Throughout Warrington, many markings are now so faded as to be indecipherable. What maintenance programme is in place to ensure road markings are regularly checked and repainted.

Councillor Mundry noted that the council recognised the importance of road markings and the need to maintain these assets.

Road markings requiring attention were identified from a number of sources which included those identified during regular highway safety inspections, reports from members of the public and those reported by the council's Community Enforcement Officers.

Councillor Mundry stated that the renewal of road markings were targeted within budgetary constraints, with priority given to those with the highest impact based on their function and importance, such as Stop and Give Way lines. Wherever possible highways schemes would take in to account the condition of the lining and include it within the scope of the scheme.

Councillor Mundry noted however, when funding could be allocated additional road marking replacement is undertaken.

Councillor Wheeler asked the following supplementary Question:

A more systematic approach was appreciated, is the way forward for improvements to keep reporting them.

Councillor Mundry noted that this was still the best way forward.

12. Councillor Eastty to Councillor Mundry

What are the consequences of the Warburton toll bridge increase of 833%, on the people of Warrington, in the current cost of living crisis and what if anything, can be done to help?

A written response was to be provided.

13. Councillor Buckley to Councillor Mitchell

Can Cllr Mitchell please confirm the total fees and other remuneration received by Camdor Global Advisors from WBC since their first appointment to work with the Council, together with clarification of the associated procurement arrangements that WBC made when it was looking for a firm to provide investment advice before it selected Camdor.

A written response was to be provided.

14. Councillor Barr to Councillor Mundry

The Department for Transport Circular 3/93 Appendix A has recommendations for the installation of street name plates.

Paragraph 3 recommends that *"Name plates should normally be fixed at each street corner. At Minor crossroads, particularly in residential areas, one plate on each side of the street positioned on the offside of traffic emerging from the road may be sufficient, except where the road name changes or where it is thought that paragraph 8 would apply. At Major crossroads, name plates will be necessary on both sides of each arm."*

In Warrington there are many examples of junctions between a minor road and a major road where we do not have street name plates on both sides of the junction on the minor road. This causes motorists to have to turn around

to see the street name when it is not on the side of the junction towards which they are driving. This is dangerous and takes the driver's attention off the main road.

What steps will the Cabinet Member take to ensure that the street nameplates in Warrington at the junctions of minor and major roads comply with the DfT recommendations?

Councillor Mundry noted that the council's highway adoption process ensured that Street nameplates were installed on new roads in accordance with the Department for Transport's requirements at the time of adoption. This was ensured through the technical approval process with developer submissions and also through site checks prior to formal adoption.

Existing highway Street Name Plates may have been in place for many years and therefore may not comply with the current Department for Transport circular 3/93.

It was stated that due to budgetary constraints there was currently no programme for the installation of additional Street Name Plates on roads that had previously been adopted. However, damaged Street Name Plates were identified during routine inspections and replaced where required.

Councillor Barr asked the following supplementary Question:

There was an issue on roads where nameplates were only on one side. Where nameplates were being replaced, could it be reviewed to put one on each side?

Councillor Mundry noted that due to budget constraints this had not been done but WBC could look into this, with new funding becoming available.

15. Councillor Ellis to Councillor Henshaw

Many residents in the Town have received invitations to consider a group buying scheme for solar panels, called Solar Together. What benefits might this bring to people in Warrington?

A written response was to be provided.

16. Councillor Butler to Councillor Henshaw

Can Cllr Henshaw please confirm how the Council monitors on a regular and systematic basis the Registered Social Housing Providers operating in the Borough. For example, this might include monitoring the frequency of resident complaints by RSHP.

A written response was to be provided.

17. Councillor Wheeler to Councillor Mundry

Throughout Warrington, completed road works often leave a legacy of abandoned cones, stray sandbags and discarded signs. While unsightly, this

is potentially dangerous to those with mobility or visual impairment.
What Duty of Care does Warrington have to ensure that works completed, either by Utility Companies or Contractors are cleared of such debris?

A written response was to be provided.

18. Councillor Chapman to Councillor Mundry

Can Cllr Mundry confirm the current forecast cost for the western link project and whether the project remains viable.

A written response was to be provided.

19. Councillor Jervis to Councillor Mitchell

The Residents of Warrington would reasonably expect the Cabinet to have carried out an exercise to identify all the key learning associated with the Labour Administration's ill-fated decision to invest millions of pounds of this Council's borrowed money in Together Energy.

Please confirm that such a learning exercise has been completed and please immediately publish all of the findings save for any very specific element of that exercise which remains commercially sensitive at the date hereof which, if necessary and in the first instance, should be immediately considered by the Audit and Corporate Governance Committee in Part 2 Session.

A written response was to be provided.

20. Councillor Jervis to Councillor Mitchell

I refer to your response, dated 21 September 2023, to my Question 22 to Full Council on 18 September 2023 regarding abortive Council internal and external expenditure on flawed new proposed new loan arrangements for £145M of Council Borrowings.

Please will you quantify the full levels of abortive internal expenditure and of abortive external expenditure which you said "were picked up by Moulding Capital" because the flawed deal did not take place.

A written response was to be provided.

21. Councillor Balding to Councillor Higgins

The observation tower at Risley Moss was much loved and visited by residents across Warrington until it was sadly burnt down in 2017. When residents were last updated on plans for a replacement, we were told that a new viewing platform would be on-site by the end of this year (2023). Please can Councillor Higgins provide an update on the latest plans including timescales and budget.

A written response was to be provided.

C46 Cheshire Youth Justice Service Plan 2023-24

Council received a report of the Cabinet.

It was proposed by Councillor Hall and seconded by the Leader.

Decision;

That Full Council approved the attached Youth Justice Plan 2023-24.

C47 Motions

Motion 1 – Warrington’s Own Buses and Wire Regeneration

Proposed by Councillor K Critchley

Seconded by Councillor M Jervis

Several Warrington Borough Councillors (Members) and Council Officers sit on the Boards of Warrington’s Own Buses (WOB) and Wire Regeneration (WR). This is an outward sign of the interconnected relationships between these organisations which, to an outside observer, may seem to act in concert with each other.

As part of its governance responsibilities this Council resolves to:

Commission an independent person from one of the big four accountancy firms to provide a report on the corporate governance arrangements of WOB and WR and their interrelationships with Warrington Borough Council. A draft report should be delivered for review by Cabinet before 31 March 2024, with the final report to be presented to a Full Council meeting on or before 15 April 2024.

Councillors should be consulted on the terms of reference for the report before they are agreed by Cabinet. This Council’s expectation is that they should include whether arm’s length principles are being correctly applied; if fiduciary duties are clearly understood and are working in practice; if the Nolan Principles are being respected; and if Best Value is being achieved in the Council’s transactions with these entities.

The report should include any recommendations for action that the independent person feels appropriate, and it should address but not be limited to the following:

- 1) The manner of the appointment of Council Members to the board of WOB; the composition of the Board of WOB; the individually owned shares in WOB including why they were issued and the implication for Governance, Openness and Transparency arising from this arrangement.
- 2) The ZEBRA scheme and its original business plan; the current business

plan; the implications for the profitability of WOB and the implications for the finances and General Fund of the Council. The report should examine whether all considerations have been made on an arm's length basis and if the Council's Best Value duty has been achieved.

- 3) Concerning the "Old Bus Depot", the report should address the decision of WOB to place a nominal value on the land belonging to it; the sale of that land and open market value; the potential for the disposal of the land by WBC and the achievement of best value for the Council; the arm's length nature of these transactions and whether fiduciary duties have been respected; the role, if any, of Wire Regeneration in the Council's decision making.
- 4) The ways in which any conflicts of interest between WOB, WBC and WR have been identified and addressed.

The motion was DEFEATED.

Councillors Critchley and Jervis voted in favour of the motion

Motion 2 – Warrington's Role as a Major Economic Centre

Proposed by Councillor B Barr

Seconded by Councillor M Browne

The original prospectus for Northern Powerhouse Rail promised that *"Together, Northern Powerhouse Rail, HS2 and the Trans Pennine Route Upgrade will define the North's economic future for the rest of the century boosting jobs and growth."* This designated Warrington as a "Major Economic Centre" and the cancellation of HS2 puts this prospect at risk as the Warrington -Manchester Airport – Manchester connection was largely dependent on HS2 Track. Warrington was barely mentioned apart from as the end of a North Wales line.

The future of the Manchester – Liverpool connection is left in some doubt. While the Network North document states that: *"We will also invest £12 billion to better connect Manchester to Liverpool. This would allow the delivery of Northern Powerhouse Rail as previously planned, including high-speed lines. But we will work with local leaders to agree whether they wish to suggest other ways to achieve the objectives within that cost envelope."*

There is a danger that "local leaders" will be the elected metro mayors of Greater Manchester and the Liverpool Region. They will have little interest in preserving Warrington as a "Major Economic Centre". There is also a danger that the major advantage of Warrington being the crossing point of the West Coast Main line and the new improved East / West cross-country line, will be lost.

Council requests that a report by the Leader and Senior Officers is made to Council as soon as possible, and at the latest in the current Council Year, on

our strategy to retain Warrington as a “Major Economic Centre in the North-West”. The report could be a significantly updated version of “Warrington Means Business”, much of which has been superseded by recent developments.

The report should also state what steps will be taken to ensure that Northern Powerhouse Rail with Warrington Bank Quay as a key station is retained, or an equally advantageous route through Warrington is taken.

The motion was CARRIED.

Motion 3 - End The Homelessness Crisis

Proposed by Councillor M McLaughlin

Seconded by Councillor J Henshaw

This Council notes:

- The latest report of the Kerslake Commission on Homelessness and Rough Sleeping which states that the Government will not meet its target to end rough sleeping by 2024 and calls for urgent action to address the rapidly rising rates of homelessness.
- The Local Government Association has also called for urgent government action to address this national homelessness crisis.
- Too many Warrington residents are unable to access suitable accommodation.
- The current rate of Local Housing Allowance comes nowhere near to reflecting the cost of rented housing in Warrington, and has not kept pace with the increasing cost of private rented accommodation.
- Our homelessness and housing advice service and partner organisations are working extremely hard to tackle increasing demand.
- The Warrington Homelessness summit which took place in September recognised that the current homelessness situation is only likely to worsen without significant national Government intervention and resolved that all partners would continue to work together to do everything possible to tackle this crisis at a local level.

This Council resolves to:

1. Write to the Secretary of State for Levelling Up, Housing and Communities asking for urgent action to address the homelessness crisis and to support the recommendations of the Local Government Association.
2. Write to both Warrington MPs to request that they acknowledge the current homelessness crisis and push for urgent action to tackle this growing problem.
3. Continue to work with partners to seek ways to address the situation and to support local residents affected by homelessness.

4. Ensure that residents are encouraged to seek help as soon as think they may be at risk of homelessness, publicising what help is available and the importance of seeking help early.

The motion was CARRIED.

**Motion 3 - End The Homelessness Crisis
Amended Motion**

Proposed by Councillor M McLaughlin

Seconded by Councillor J Henshaw

This Council notes:

- The latest report of the Kerslake Commission on Homelessness and Rough Sleeping which states that the Government will not meet its target to end rough sleeping by 2024 and calls for urgent action to address the rapidly rising rates of homelessness.
- The Local Government Association has also called for urgent government action to address this national homelessness crisis.
- Too many Warrington residents are unable to access suitable accommodation.
- The current rate of Local Housing Allowance comes nowhere near to reflecting the cost of rented housing in Warrington, and has not kept pace with the increasing cost of private rented accommodation.
- Our homelessness and housing advice service and partner organisations are working extremely hard to tackle increasing demand.
- The Warrington Homelessness summit which took place in September recognised that the current homelessness situation is only likely to worsen without significant national Government intervention and resolved that all partners would continue to work together to do everything possible to tackle this crisis at a local level.

This Council resolves to:

1. Write to the Secretary of State for Levelling Up, Housing and Communities asking for urgent action to address the homelessness crisis and to support the recommendations of the Local Government Association.
2. Write to both Warrington MPs to request that they acknowledge the current homelessness crisis and push for urgent action to tackle this growing problem.
3. Continue to work with partners to seek ways to address the situation and to support local residents affected by homelessness.
4. Ensure that residents are encouraged to seek help as soon as think they may be at risk of homelessness, publicising what help is available and the importance of seeking help early.

5. **Make every effort to acquire appropriate houses on the open market in Warrington, especially former right to buy properties, and to bring them up to Decent Homes standard, if necessary, for immediate use as social housing.**

The amendment was DEFEATED.

Motion 4 - The Demise of HS2

Proposed by Councillor S Parish

Seconded by R Bowden

This Council:

- Abhors the Prime Minister's decision to cancel the Northern Leg of HS2, making a mockery of this Government's so-called 'levelling-up' agenda. Recognises that HS2 as a once-in-a-generation commitment to rail infrastructure could have brought huge benefits to the regional economy, and in particular to Warrington.
- Notes the Government's publication of its "Network North" proposals, on the same day that the Prime Minister claimed he'd only just made the decision not to proceed with HS2 to Manchester, demonstrating the incoherence of its policies.

This council resolves to:

1. Condemn the decision by a discredited government to adopt a scorched-earth policy to the safeguarded route of HS2.
2. Write to both Warrington MPs to oppose the sell-off of safeguarded land.
3. Work with other Northern leaders to ensure that the coherent proposals in Transport for the North's Strategic Transport Plan are protected and form the basis for better transport policies under the next government.

The motion was CARRIED.

Correspondence from Previous Meetings

Question 12 - Response to Councillor Question from Councillor Eastty to Councillor Mundry – 30 October

Question 13 - Response to Councillor Question from Councillor Buckley to Councillor Mitchell – 30 October

Question 14 - Response to Councillor Question from Councillor Barr to Councillor Mundry – 30 October

Question 15 - Response to Councillor Question from Councillor Ellis to Councillor Henshaw – 30 October

Question 16 - Response to Councillor Question from Councillor Butler to Councillor Henshaw – 30 October

Question 17 - Response to Councillor Question from Councillor Wheeler to Councillor Mundry – 30 October

Question 18 - Response to Councillor Question from Councillor Chapman to Councillor Mundry – 30 October

Question 19 - Response to Councillor Question from Councillor Jervis to Councillor Mitchell – 30 October

Question 20 - Response to Councillor Question from Councillor Jervis to Councillor Mitchell – 30 October

Question 21 – Response to Councillor Question from Councillor Balding to Councillor Higgins – 30 October

E-mail: Councillor Whalen

Councillor Russ Bowden
Leader of the Council
Democratic Services
West Annexe
Town Hall
Warrington
WA1 1UH

Our Ref: RB/KH

24 November 2023

Dear Councillor Whalen

QUESTION NO: 9

I am writing to respond to your Question to Full Council on 30 October 2023 as detailed below.

Question:

In the last 12 months what crime prevention projects has the Conservative Police & Crime Commissioner collaborated with WBC on?

Response:

The Police and Crime Commissioner allocates funding to the Warrington Community Safety Partnership (CSP) for the delivery of the priorities, agreed by the partnership as a result of an annual strategic needs assessment and as outlined in the Community Safety Plan

[WarringtonCSPlan23-24](#)

The funding is used to predominantly target anti-social behaviour (ASB) across the town, priority areas are identified through intelligence and reporting statistics based on the number of calls through to Cheshire Police and the Council. The CSP has various subgroups which concentrate on each priority area, a multi-agency partnership working group focuses on developing targeted early intervention and prevention operations, youth diversionary intervention projects and preventative educational initiatives such as awareness of criminal exploitation, knife crime, gangs and risky behaviours training across Warrington schools.

During the last 12 months there have been a range of successful bids to access the funding for delivery of the following projects:

Warrington Youth Zone (WYZ) Town Centre Outreach: The project provided two Youth Workers to operate as Outreach workers on a Monday and Wednesday night in the Town Centre due to a peak in ASB calls in Warrington. This project forms part of the targeted interventions in the areas in which young people are congregating and aims to engage with those who are causing, or perceived to be causing, ASB. The Outreach Team aim to divert young people from problematic behaviour by encouraging them to attend the Youth Zone to get a sense of the range of activities on offer and to deter from continuing to meet in the town centre.

Midland Way Underpass Graffiti Project: Funding was allocated to rejuvenate the area where there were rising levels of ASB. The work was completed this year with the overall aim to build ownership and pride in the area by young people. This included litter picks and street art. WYZ worked with a professional graffiti artist to design and develop a piece of street art which now covers the two sides of the underpass, making the underpass less intimidating and more inviting to wider users of the area.

Year 6 Schools Offer: In partnership with Community Safety, the Council's Youth Service and Cheshire Police a Year 6 Educational awareness pilot project has been developed related to Youth ASB, risk awareness and to aid young people to develop better choices. The transition from year 6 into year 7 can be daunting and a time when young people may be encouraged to become involved in ASB in the locality. This programme has been developed to raise awareness of the risks and consequences and to provide advice to young people on the alternative choices available as part of an interactive education session for Year 6. Feedback from schools and young people who have participated in the project so far has been excellent.

Livewire Streetwise: A Friday evening 5-a-side football project for young people aged 11-17 years that takes place at the Orford Jubilee complex. The aim is to engage young people, deter away from ASB and develop interests in physical health, the project also provides connections into other services.

Birchwood Offer: This project offers diversionary activity for young people to support partners in targeting Birchwood hotspot locations on a Friday evening in response to ASB reports. The project is managed by the Council's Youth Service and aims to work with young people who are causing ASB and low level crime in targeted locations to divert their attention into positive activities. This project is aimed to commence in November.

LiveWire Back on Track: Funding has been provided for a number of referral places on this scheme for young people involved with ASB. The project uses sport and positive activities to engage individuals and divert them away from unacceptable behaviours to get them back on track. The project includes access to a listening service, mentor sessions and group sessions to support young people.

TAGs: The TAGs project is supported by the Council's Youth Service and aims to provide a safe space for LGBTQ+ young people in the Borough within the town centre. The group provides LGBTQ+ (lesbian, gay, bisexual, transgender, questioning and other) young people aged 11-24 with a safe space to meet, socialise, access support, and develop skills and confidence. Funding

has been provided for the provision and use of a premises for two sessions a week for the period of 1 year.

Compass: The Council's Youth Service have developed Compass as a planned early intervention programme for young boys aged 13-19 years. The programme is aimed at young boys considered to be at risk of exploitation. Compass aims to provide them with the tools to direct their lives towards positivity and develop their awareness around some of the issues that impact them such as substance misuse and exploitation.

Mini Stay Safe: This project has been running over the summer months on a Friday evening. A Council Youth Service worker patrols with an allocated Cheshire Police Officer across the Town to liaise with and advise young people whilst working with the Police to reduce the escalation of any youth related ASB. The youth worker will also aim to identify and support with any safeguarding concerns.

The Police and Crime Commissioner also provides funding to support victims of domestic abuse, has invested in a rehabilitation programme for perpetrators of domestic abuse and also provides some funding to drug and alcohol services rehabilitation programmes.

Whilst financial support is welcomed to help to address community safety matters, the amounts are not significant, and so funding has to be committed on a sensible, intelligence-based approach to maximise the benefits to Warrington residents.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Russ Bowden', with a stylized, cursive script.

Councillor Russ Bowden
Representing Birchwood Ward (Labour)
Leader of the Council



WARRINGTON

Borough Council

Councillor Hans Mundry

Cabinet Member

Transportation, Highways & Public Realm

By email:
Councillor Eastty

Town Hall
Sankey Street
Warrington
WA1 1UH

2nd November 2023

Dear Councillor Eastty,

Question No: 12

I am writing to response to your Question to Full Council on 30th October 2023 as detailed below.

Question:

What are the consequences of the Warburton toll bridge increase of 833%, on the people of Warrington, in the current cost of living crisis and what if anything, can be done to help?

Response:

This is one of three questions I have received for this full council meeting related to the recent decision made by the Secretary of State for Transport to approve the application made by the Manchester Ship Canal Company ("MSCC") (part of Peel Ports) for an order under the 1992 Transport and Works Act (TWA) for the Rixton and Warburton Toll Bridge. For all three questions I will firstly summarise the key implications of this decision and then deal with the more specific aspects of your question, in this case where you enquire about the Council's latest legal position.

A link to the decision notice and inspectors report which were published on Friday 6th October 2023 can be found at [Rixton and Warburton Bridge: Transport and Works Act order - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/rixton-and-warburton-bridge-transport-and-works-act-order)

Summary of the Implications for Warrington

The decision made by the Secretary of State for Transport confirmed that MSCC (who made this application as the owners of what is a private bridge crossing) have now been granted the powers to invest in improvement works to the Bridge and modernise

the tolling regime with this work being fully funded by people who use the Bridge by significantly increasing the toll payable.

This is despite Warrington and Trafford Borough Councils both objecting to the proposed order. Warrington's objection was confirmed by a unanimous vote at an Extraordinary Council meeting held in January 2022; the Council was to make its case at the Public Inquiry which was subsequently held between November 2022 and January 2023

We consider that we and Trafford Council (who worked together on this) made a strong and robust case that these costs should be shared between the users of the Bridge and MSCC. The Councils argued that the high-level bridge was built for the benefit of the operation of the Manchester Ship Canal and the commercial shipping which uses it. We also argued for a wider geographical area to benefit from toll discounts. These arguments, however, were rejected by the Inspector in his report and ultimately the Secretary of State for Transport. He has determined that the Bridge as a matter of law is self-financing through the charging of tolls; the tolls chargeable are to be used for the improvement works to the Bridge and its future maintenance as well as the installation of a new automated free flowing tolling system similar to that used on the Mersey Gateway bridge.

This, of course, is very disappointing news for all of us.

In summary, the Order provides that:

- the toll can be increased from 12p for a one-way trip up to a maximum of £1 each way. Tolls chargeable will be capped at a maximum of 2 journeys/£2 per day;
- future increases in the toll to be made annually by 1% below the Consumer Price Index (CPI);
- residents of postcodes WA3 6, WA13 9 and M31 4 are to benefit from a 50% discount on the chargeable toll (the inclusion of post codes WA13 0, WA3 4, WA3 5 and WA3 7 was rejected);
- tolls cannot be charged from the commencement of the improvement works and until such time as they are completed and the automated 'free flowing' tolling system is put in place. This will have the effect of allowing free flowing traffic over the Bridge and a period of savings for all users of the Bridge;
- any additional revenue accrued through the tolls collected is to be used to offset the capital cost of works to improve the condition of the Bridge and to cover the ongoing costs of maintenance;
- the company can enforce against users of the Bridge who fail to pay the toll pursuant to the byelaws set out in the Order;
- the ownership of the Bridge can be transferred to a separate company.

Turning to your question, this is clearly a substantial increase and for regular users of the Bridge and could lead to additional costs of over £500 per annum which will be keenly felt. There is some mitigation in that only 2 one-way crossings will be charged for each day so the maximum daily payment will be £2. Nevertheless, this additional payment is clearly a substantial burden on motorists particularly with the current cost of living crisis.

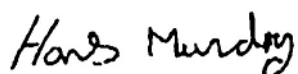
There will also be some reduction in journey time and fuel used will in reality offset some of this but clearly not all of it and this charge will be set at 50% for those residents living closest to the bridge and as they are most reliant on use of the Bridge and these include in Warrington residents living in postcodes WA3 6 and WA13 9. Despite this they will still have substantial additional costs. This is of great concern to the council and at the public inquiry, we argued that users of the Bridge should only pay for 40% of the improvement works, not 100% as the Secretary of State has determined.

If the TWA Order is ultimately confirmed then MSCC will have the power to levy tolls at these levels, but it will be important for both Warrington and Trafford Councils to ensure that tolls are minimised, only covering the costs specified in the order and excess surpluses are not built up by the company Peel Ports will be setting up to manage the Bridge.

It will also be vital to press for discounts on the headline toll rates for those registering for regular crossings such as the 5% and 10% discounts given on the Mersey Gateway bridge for those registering for sticker or video registration.

Finally, I would add that I am sure officers would be happy to brief further on any of the above matters as required, just let me know if that would be of value to you and it can be arranged.

Yours sincerely,



Councillor Hans Mundry
Cabinet Member
Highways, Transportation & Public Realm

Please contact: Steve Hunter
Direct dial: 07917 721249
Email: shunter@warrington.gov.uk



E-mail : Councillor Buckley

Councillor Cathy Mitchell
Deputy Leader
Corporate Finance

Democratic Services
West Annexe
Town Hall
Warrington
WA1 1UH

2 November 2023

Dear Councillor Buckley

QUESTION NO: 13

I am writing to respond to your Question to Full Council on 30th October 2023 as detailed below.

Question:

Can Cllr Mitchell please confirm the total fees and other remuneration received by Camdor Global Advisors from WBC since their first appointment to work with the Council, together with clarification of the associated procurement arrangements that WBC made when it was looking for a firm to provide investment advice before it selected Camdor.

Response:

Camdor Global Advisors are one of many investment advisors that the Council uses. They are a well respected advisor across the public and private sector advising many Councils and Council Pension Funds. They are also advisors to CIPFA. Prior to using Camdor the Council received positive reports about them from CIPFA, Westminster and Newham Councils who had previously used them. The appointment of Camdor like all advisors was within the procurement framework of the Council. This was confirmed when evaluated by the PwC independent review into the Council's commercial investments in October 2020 that was reported to The Audit & Corporate Governance Committee. Since 2017 when the Council first used Camdor the Council has spent £1.074m with them.

Yours sincerely

Councillor Cathy Mitchell
Deputy Leader of the Council
Corporate Finance

WARRINGTON Borough Council



E-mail : Councillor Ellis

Councillor Janet Henshaw
Cabinet Member
Sustainability and Climate Change

Democratic Services
West Annexe
Town Hall
Warrington
WA1 1UH

2 November 2023

Dear Councillor Ellis

Question No: 15

I am writing to respond to your Question to Full Council on 30 October 2023 as detailed below.

Question:

Many residents in the Town have received invitations to consider a group buying scheme for solar panels, called Solar Together. What benefits might this brings to people in Warrington?

Response:

Solar is an important and growing part of energy generation. It provides many benefits being a clean and renewable source of energy. Its growth is helping us to reduce reliance on fossil fuels and reduce associated carbon emissions that add to the climate emergency. The Warrington Climate Emergency Strategy makes clear the need to expand the use of solar energy.

The Solar Together scheme is an example of a new initiative we are supporting in partnership with other Cheshire local authorities, to help increase local uptake of solar and battery technology. Group buying offers an established route for residents and businesses to install solar panels, by making it easier and more economical than it might otherwise be. Residents who registered their interest before the end of October will receive a costed proposal for their property. Several households in Warrington have already received and accepted their quote, with works due to commence in November.

Yours sincerely

Councillor Janet Henshaw
Cabinet Member
Sustainability and Climate Change



WARRINGTON

Borough Council

By email:
Councillor Butler

Councillor Janet Henshaw
Cabinet Member
Sustainability & Climate Change

Town Hall
Sankey Street
Warrington
WA1 1UH

2nd November 2023

Dear Councillor Butler,

Question No: 16

I am writing to response to your Question to Full Council on 30th October 2023 as detailed below.

Question:

Can Cllr Henshaw please confirm how the Council monitors on a regular and systematic basis the Registered Social Housing Providers operating in the Borough. For example, this might include monitoring the frequency of resident complaints by RSHP.

Response:

It remains the responsibility of each social landlord to manage their stock and to respond to their tenants' concerns. The Government have sought to empower people to resolve issues via their Make Things Right campaign which sets out points of escalation.

The Housing Ombudsman is there to resolve complaints, and the Regulator of Social Housing (RSH) is there to promote a well governed social housing sector, able to deliver and maintain homes to meet a range of needs. Part of the role of the RSH is to gather intelligence on providers. The Council, as a Registered Social Housing Provider in its own right, is governed by the same guidance.

With regard to complaints received by the Council about other providers, we will take action where it is necessary and proportionate to do so in the public interest, to address any unacceptable hazards. Enforcement activities are carried out based on a risk-based approach, in accordance with our Enforcement Policy. The primary aim is to protect the public and the interests of responsible businesses. Each case must be

considered on its own individual merits and must be fair, independent and objective. Sanctions are designed to deter future non-compliance and to ensure that the business complies with statutory requirements.

Yours sincerely,



Councillor Janet Henshaw
Cabinet Member
Sustainability & Climate Change

Please contact: Dave Watson
Direct dial: 01925 442590
Email: dwatson@warrington.gov.uk



WARRINGTON

Borough Council

Councillor Hans Mundry

Cabinet Member

Transportation, Highways & Public Realm

By email:
Councillor Wheeler

Town Hall
Sankey Street
Warrington
WA1 1UH

2nd November 2023

Dear Councillor Wheeler,

Question No: 17

I am writing to response to your Question to Full Council on 30th October 2023 as detailed below.

Question:

Throughout Warrington, completed road works often leave a legacy of abandoned cones, stray sandbags and discarded signs. While unsightly, this is potentially dangerous to those with mobility or visual impairment.

What Duty of Care does Warrington have to ensure that works completed, either by Utility Companies or Contractors are cleared of such debris?

Response:

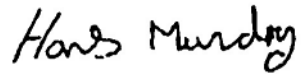
The council recognises the importance of all Temporary Traffic Management being removed from the highway on the completion of works and monitors this through the councils permit scheme.

Signs left on site are identified during regular highway safety inspections, sample permit occupancy checks and reports from members of the public.

Over the last 9 months the council has received 12,298 permit requests for works on the highway and therefore it is not possible to visit every site. However, where works are complete and Traffic Management Signs have been identified as being left on site, the organisation responsible is issued with a Section 74 notice for their removal.

The responsibility for the overall safety of the site rest with the Utility Company or Contractor.

Yours sincerely,

A handwritten signature in black ink that reads "Hans Mundry". The script is cursive and fluid.

**Councillor Hans Mundry
Cabinet Member
Highways, Transportation & Public Realm**

Please contact: Dave Vasey
Direct dial: 01925 442573
Email: dvasey@warrington.gov.uk



WARRINGTON

Borough Council

Councillor Hans Mundry

Cabinet Member

Transportation, Highways & Public Realm

By email:
Councillor Chapman

Town Hall
Sankey Street
Warrington
WA1 1UH

2nd November 2023

Dear Councillor Chapman,

Question No: 18

I am writing to response to your Question to Full Council on 30th October 2023 as detailed below.

Question:

Can Cllr Mundry confirm the current forecast cost for the western link project and whether the project remains viable.

Response:

In response to this question, I can confirm that the current funding position for the Warrington Western Link scheme remains as reported to the Local Plan Examination in Public in September 2022. This is as follows:

- Scheme cost - £212.7m.
- Funding available £212.7m, made up of a conditional offer of £142.5m of funding from the Department of Transport plus an approved funding commitment of £70.2m from Warrington Borough Council.

I can report though that between September 2021 and September 2022 a Gateway Review was undertaken on the scheme and this has identified that due to the extreme inflationary pressures and in particular exceptionally high construction price inflation rates (which were already in place and which have been exacerbated by the Russia – Ukraine war), that the latest cost estimate which the Council has supplied to the Department for Transport amounts to c.£269m, an increase of c.£57m on the previous £212.7m estimate and this represents the current shortfall in funding.

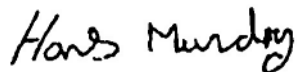
As it stands there has not been any update to that cost estimate and the Council is now in active dialogue with Government on this and it is clear that these extreme inflationary pressures are applicable across the Department for Transport's entire

Warrington.gov.uk

programme of works along with the Western Link scheme. I will update members in due course as these discussions continue. The recent Network North announcement does acknowledge the pressures schemes across this programme face, and it has suggested that additional funding may be made available. As it stands, we are awaiting an update from the Department for Transport as to the details of this regarding the Western Link and I will update members when this is available.

In terms of the viability of the project it is still the council's view that it is viable and that what was already a very strong strategic case for the scheme has been strengthened further by the Government's announcement of £12bn of funding for Northern Powerhouse Rail from Liverpool to Manchester via a hub station at Warrington Bank Quay where NPR will cross the West Coast Main Line. The Western Link scheme is essential to support NPR and this will be set out in the Full Business Case (FBC) for the scheme when this is prepared and this FBC will be required to demonstrate the scheme is viable.

Yours sincerely,

A handwritten signature in black ink that reads "Hans Mundry". The script is cursive and fluid.

Councillor Hans Mundry
Cabinet Member
Highways, Transportation & Public Realm

Please contact: Steve Hunter
Direct dial: 07917 721249
Email: shunter@warrington.gov.uk

E-mail : Councillor Jervis

Councillor Cathy Mitchell
Deputy Leader
Corporate Finance

Democratic Services
West Annexe
Town Hall
Warrington
WA1 1UH

2 November 2023

Dear Councillor Jervis

QUESTION NO: 19

I am writing to respond to your Question to Full Council on 30th October 2023 as detailed below.

Question:

The Residents of Warrington would reasonably expect the Cabinet to have carried out an exercise to identify all the key learning associated with the Labour Administration's ill-fated decision to invest millions of pounds of this Council's borrowed money in Together Energy.

Please confirm that such a learning exercise has been completed and please immediately publish all of the findings save for any very specific element of that exercise which remains commercially sensitive at the date hereof which, if necessary and in the first instance, should be immediately considered by the Audit and Corporate Governance Committee in Part 2 Session.

Response:

I'm not sure what part of previous responses from either myself or Cllr Bowden that Cllr Jervis doesn't understand. We will look at learning points when the administration process has been completed, however I will not jeopardise the outcome of the administration by trying to do this before it is completed.

Yours sincerely



Councillor Cathy Mitchell
Deputy Leader of the Council
Corporate Finance

E-mail : Councillor Jervis

Councillor Cathy Mitchell
Deputy Leader
Corporate Finance

Democratic Services
West Annexe
Town Hall
Warrington
WA1 1UH

2 November 2023

Dear Councillor Jervis

QUESTION NO: 20

I am writing to respond to your Question to Full Council on 30th October 2023 as detailed below.

Question:

I refer to your response, dated 21 September 2023, to my Question 22 to Full Council on 18 September 2023 regarding abortive Council internal and external expenditure on flawed new proposed new loan arrangements for £145M of Council Borrowings.

Please will you quantify the full levels of abortive internal expenditure and of abortive external expenditure which you said “were picked up by Moulding Capital” because the flawed deal did not take place.

Response:

I correct Councillor Jervis, in that this was not a flawed new loan proposal. It was a professional proposal structured by professional internal and expert legal, finance and property experts that was in the interests of the Council. The deal did not take place because both Moulding Capital and ICG Longbow could not reach agreement on the value of assets.

I’d like to reiterate to Councillor Jervis per my response to him of 21 September 2023 that all external abortive costs were met by Moulding Capital. These consisted of £25k of property

valuation costs and £40,674 of legal costs. Council Officers do not record time to projects and thus it is not possible to provide you with a figure on internal staff costs.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cathy Mitchell', with a stylized, cursive script.

Councillor Cathy Mitchell
Deputy Leader of the Council
Corporate Finance



WARRINGTON

Borough Council

Councillor Russ Bowden
Leader of the Council

By email: Councillor Balding

Democratic Services
Town Hall
Sankey Street
Warrington
WA1 1UH

24 November 2023

Councillor Balding

QUESTION No: 21

I am writing to response to your Question to Full Council on 30th October 2023 as detailed below.

Question:

The observation tower at Risley Moss was much loved and visited by residents across Warrington until it was sadly burnt down in 2017. When residents were last updated on plans for a replacement, we were told that a new viewing platform would be on-site by the end of this year (2023). Please can Councillor Higgins provide an update on the latest plans including timescales and budget.

Response:

Any discussion regarding the Risley Moss Observation Tower should start by recognising that it was lost to Warrington residents and visitors through a deliberate act of wanton vandalism.

The observation tower had stood for decades and was constructed in the early stages of the development of Birchwood. Council officers expended considerable effort in developing an ambitious and exciting proposal for a replacement, which went to public consultation prior to the covid pandemic. Landmark project funding was secured via Wren and the Council included capital budget provision to deliver the proposed scheme.

However, the site has significant legacy issues relating to the former Royal Ordnance Factory and construction of a replacement presents many challenges with respect to modern construction and health and safety legislation. This has necessitated a reappraisal of the project and what can be delivered within those constraints.

I am pleased that following extensive work by Council officers and partners, we are now in a position to progress the development of the area. Our officers are currently engaging with

Warrington.gov.uk

appropriately qualified companies to deliver a facility that will enhance the visitor experience to Risley Moss, creating a modern henge artistic feature from the circle of former steel support mountings, providing wildlife and habitat interpretation panels and allowing residents closer access to the moss in a safe and controlled manner. Work is expected to be completed in the early spring of 2024 and funded via the capital budget allocation included within the Council's Medium Term Financial Plan.

I note that you voted **AGAINST** the Council's capital investment in the Risley Moss observation tower project on both 28 February 2022 and 27 February 2023. This is despite the strength of local feeling, shown so clearly by local fundraising efforts following the arson attack. It is hypocritical for you to now be showing any interest in the wishes of the community or Risley Moss.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Bowden', with a stylized, cursive script.

Councillor Russ Bowden
Representing Birchwood Ward (Labour)
Leader of the Council

1.	<p>Mr Cameron to Councillor McLaughlin</p> <p>Last Friday (1st December) marked World AIDS Day. Charities and organisations such as The Terrence Higgins Trust has been rightly putting pressure on the government to take the necessary steps to end HIV transmissions by 2030. HIV is sadly still a common occurrence in the UK LGBT+ community despite the major steps regarding its treatment and prevention with the advancements of schemes such as PrEP being rolled out across the UK. What steps can Warrington Borough Council take to increase the awareness and volume of sexual health services in town and in particular how can it best encourage Warrington's LGBT+ community to feel safe, get tested regularly and ultimately have the town do its part in hitting this 2030 target?</p>
----	--

Questions from Members of the Council

1.	<p>Councillor Critchley to Councillor Mitchell</p> <p>I note that, whilst the Cabinet Member Responsible for Corporate Finance failed to fully answer the Question that I posed at the last Full Council Meeting regarding Birchwood Park, they clarified that the value of the business park on 31 March 2023 was £215M. It has now become clear, following the last Audit and Corporate Governance Committee meeting, that the total sum the Council had invested in the business park at this date was £243M.</p> <p>This represents a potential loss of £28M of public money arising from the Council's investment in Birchwood Park. The business park seems like a money pit, with more capital having to be invested whilst the WBC receives a low net return.</p> <p>Birchwood Park is currently producing a net return of less than 1%, even using the controversial annuity method for calculating MRP (see the external auditors' comments in their last audit findings report). I suspect that if the more prudent straight-line method were being applied then the net return would be zero or close to zero.</p> <p>The Birchwood Park investment also has the perverse consequence of concentrating not diversifying risk for the Council. Could the Cabinet Member Responsible for Corporate Finance please confirm when the Labour Leadership will make the decision to exit this ill-conceived and poorly-performing investment and take the opportunity to reduce the £1.8Bn of debt that makes Warrington such a significant debt outlier amongst unitary councils as referred to in the damning Lee Rowley MP letter to the Council dated 21 July 2023.</p>
2.	<p>Councillor Wheeler to Councillor Patel</p> <p>The bin strike has affected all residents to varying degree and has highlighted how much we take this invaluable and essential service for granted.</p> <p>It has impacted some residents disproportionately: those who don't drive; those who cannot afford or are not able to book online private collections; those who are full-time carers. Did WBC have any procedures in place to help such residents?</p>
3.	<p>Councillor Carr to Councillor Henshaw</p> <p>In April of this year the Council commenced an anti-idling campaign, working with some of our local schools. Do you have any updates on this?</p>
4.	<p>Councillor Chapman to Councillor Mitchell</p> <p>Can the Cabinet Member Responsible for Corporate Finance please confirm the net return that Time Square is making for the Council and can they please confirm the latest open market valuation of the £142M Time Square investment?</p>
5.	<p>Councillor Walker to Councillor Patel</p> <p>Sandy Lane Recycling Centre has struggled to cope during the bin strike. This is partly due to its location, layout, and lack of investment for improvement.</p>

Questions from Members of the Council

	It only has a few years left to run on its current contract. No site appears to have been identified in the Local Plan for a replacement. Can we have a reassurance that South Warrington will continue to have a recycling centre?
6.	Councillor Lloyd-Fitzgerald to Councillor Hall How can we help those families in Warrington at Christmas who currently struggle to eat or heat their homes?
7.	Councillor Balding to Councillor Mundry In January 2018 the final version of WBC's 2018-22 Highway Asset Management Strategy was signed off by the Executive Board Member for Highways, Transportation and Public Realm. This strategy included streetlights and noted the importance of reducing costs by using more energy-efficient light sources. A FOI request recently obtained a copy of WBC's Self-Assessment Questionnaire 2022/23 for Highways Maintenance Capital Funding. When asked "Q1. Does your local authority have an asset management policy and strategy for its highway infrastructure?" To my surprise the Council replied "Yes". I'm hoping that this current strategy includes an updated streetlight section which covers the replacement of the 200 non-LED streetlights in the Borough which are not only using more electricity but are also prone to failure and high maintenance costs. Please can the Cabinet Member Responsible the Public Realm send me a copy of the current Highway Asset Management Strategy following on from the 2018-22 document, or if there isn't one then let me know when it will become available?
8.	Councillor Gowland to Councillor Henshaw The Environment Act 2021 introduces a 'biodiversity duty' on the council that requires us to produce a 'first consideration' of what action to take for biodiversity by the 1 January 2024. We need to have considered local nature recovery, species conservation and protected site strategies, which will then shape relevant policies. Can you please confirm where the council is on this journey? Are our site biodiversity management plans in place?
9.	Councillor Zaman to Councillor Warburton What steps are being taken to ensure patients and those who are important to them are supported to receive quality end of life care in Warrington?
10.	Councillor Chapman to Councillor Mitchell Incrementum Housing Development Company Ltd and Incrementum Housing Management Company Ltd were established by WBC in 2019. They are described as commercial in nature and the principal purposes are to generate a long-term income to the Council. WBC has invested some £17M in ordinary shares. Could the Cabinet Member Responsible for Housing please confirm if the Incrementum housing companies are trading at a profit?
11.	Councillor Marks to Councillor Mundry

Questions from Members of the Council

	What sanctions does the Council have to ensure that Utility Companies and their sub-contractors reinstate roads, pavements, and verges to an acceptable condition, and remove associated signage, cones, sandbags etc once excavation works needed for repairs or improvements have been completed?
12.	Councillor Emery to Councillor Henshaw The under occupancy charge, also referred to as the bedroom tax, was introduced in 2013 as part of the Welfare Reforms. How is this affecting residents in Warrington who need to find a suitable home with fewer bedrooms?
13.	Councillor Balding to Councillor Mitchell I understand that costs for printing and posting Council papers such as the Local Plan can be high and I'm grateful for initiatives reduce costs where possible. Please can the Cabinet Member for Corporate Resources let me know the average cost per page to print WBC papers for Council meetings attended by Members.
14.	Councillor Allen to Councillor Mitchell Bloomberg reported that Warrington Borough Council has been investing in Junk bonds. Junk Bonds are bonds with a lower credit rating than 'BB' (see comment below). "S&P Global Ratings has a credit rating scale ranging from 'AAA'—excellent—to lower ratings of 'C' and 'D'. Any bond that carries a rating lower than 'BB' is said to be of speculative-grade or a Junk Bond. This should be a red flag to risk-averse investors. The various letter grades from credit agencies represent the financial viability of the company and the likelihood that the contract terms of the bond terms will be honoured." Can the Cabinet Member Responsible for Corporate Finance confirm if the Council is still directly or indirectly, via funds such as the Altana Wealth Fund and the ASIP, investing in bonds below a 'BB' rating.
15.	Councillor Butler to Councillor Mitchell Given that WBC is the owner of Warrington Borough Transport, can the Cabinet Member Responsible for Corporate Finance please confirm why a single share in Warrington Borough Transport was issued to the Managing Director, and the purpose of that single share.
16.	Councillor Tynan to Councillor Mitchell In the Answers to Questions at the last Full Council meeting it was revealed that Camdor Global, the boutique advisory firm, had received over £1M in fees from Warrington Borough Council since 2017/18. Can the Cabinet Member Responsible for Corporate Finance please confirm how much has been paid to the following advisors since the start of the financial year 2017/18. CBRE Investment Management Ernst & Young (professional services partnership)

Questions from Members of the Council

	Link Group QC/KC advice
17.	<p>Councillor Buckley to Councillor Higgins</p> <p>The residents of Warrington who live south of the Manchester Ship Canal feel neglected as Broomfields Leisure Centre lags behind the standard of leisure facilities enjoyed by the rest of the Borough. Can the Cabinet Member Responsible for Leisure and Community please confirm when Broomfields Leisure Centre will receive the same multi-million-pound treatment as has been lavished on other areas of Warrington?</p>
18.	<p>Councillor Critchley to Councillor Mitchell</p> <p>There was a report to the ACGC on 25 July 2019 entitled "2018/19 TREASURY MANAGEMENT OUTTURN REPORT". This referenced a change in the TMS. The note said: <i>"13.5 Altana Wealth Bond Fund – the TMSS was updated in the Mid-Year report to include the investment in a corporate bond instrument. Investments of £10m were held at the end of the financial year earning an interest rate of 2.18%."</i> Subsequently Bloomberg has highlighted the riskiness of the Altana Wealth Corporate Bond Fund when they wrote on 13 October 2023: <i>"Less than a fifth of the fund invests in high-grade debt, with the majority funnelled to junk bonds and other risky securities, based on the company's own reports and Bloomberg analysis. In the 12 months to Oct. 6, the fund returned almost 5.7%, compared with the 11.2% average of gains for the general European high-yield credit market, the universe that the fund resembles the most."</i> <i>"Those faltering returns come on the back of investments in risky bonds that many asset managers shun: The fund's holdings include Credit Suisse's additional-tier 1 debt or notes issued by the French retailer Casino Guichard Perrachon SA and Spanish engineering firm Abengoa SA, all of which are now valued at less than 10% of their face value."</i> Please can the Cabinet Member Responsible for Corporate Finance describe and explain the changes that were made to the TMS and confirm whether they changed the TMS so that subsequently WBC could invest in junk bonds?</p>
19.	<p>Councillor Butler to Councillor Mitchell</p> <p>Please can the Cabinet Member Responsible for Corporate Finance send me the description of the Altana Wealth Corporate Bond Fund as provided to WBC before it made its £10M investment?</p>
20.	<p>Councillor Tynan to Councillor Mitchell</p> <p>Please can the Cabinet Member Responsible for Corporate Finance confirm the total amount of all monies that were invested into units in the Altana Wealth Corporate Bond Fund as well as the total amount of monies that were returned on their sales.</p>
21.	Councillor Allen to Councillor Henshaw

Questions from Members of the Council

	<p>On 11 April 2023, Cabinet approved a Building Maintenance Programme / Decarbonisation Contract with a company called Equans to deliver civic building maintenance services. Equans is expected to provide feasibility studies and develop project plans to reduce carbon emissions. Following this, Equans/WBC would be able to submit sufficiently detailed bids to central government for carbon reduction funding, including the installation of heat pumps.</p> <p>On 10 July 2023, Cabinet approved heat pump installation projects for the Town Hall & West Annex (project A) and Walton Hall (project B). For both programmes mobilisation to site of the main contractor was due to commence in September 2023 and the practical completion was due in March 2024.</p> <p>Please can the Cabinet Member Responsible for Climate Change provide an update on WBC's progress on the installation of heat pumps mentioned in the above projects and any other heat pump plans for Council owned buildings?</p>
22.	<p>Councillor Jervis to Councillor Bowden</p> <p>I refer to the Leader's absurd, unreasonable, and very late response to my Q21 to Full Council on 18 September 2023. Since May 2021, the Conservative Group has exposed many issues of concern with the ruling Labour Group's actions in relation to various Treasury Management activities, and in relation to the Council's various associated entities including LiveWire, Redwood Bank, Birchwood Park, Warrington's Own Buses, Torus, Wire Regeneration, and the abortive Doncaster Solar Farm Project.</p> <p>The Leader sought to apply the spurious "need to know" principle to my legitimate information request regarding Group Entities. This was a simple distraction, and it is simply unacceptable for the Leader to tell me, an elected Member, what is in the interests of the residents I represent, and also for the Leader to seek to challenge my interest in these organisations because it may be politically inconvenient for the Leader and for the Labour Group.</p> <p>Without any further delay, please will the Leader make available the information requested in my Q21 to the 18 September 2023 Full Council. Otherwise, I will have to conclude that this Labour administration has abandoned all pretence of openness and transparency and/or has things that it wants to unreasonably hide from the residents who I represent.</p>
23.	<p>Councillor Jervis to Councillor Mitchell</p> <p>In your response to my Q22 to Full Council on 18 September 2023 regarding the abortive Council expenditure on new proposed new loan arrangements for £145M of Council borrowings, you assured me that there was no wasted internal and external expenditure as this was "hedged to be picked up by Moulding Capital" if the flawed proposals approved by Cabinet did not get implemented.</p> <p>However, in your response to my follow up Q20 to Full Council on 30 October 2023, you said that abortive internal expenditure was not recorded and therefore presumably this expenditure was not "picked up by Moulding Capital".</p>

Questions from Members of the Council

	Your two answers are inconsistent and therefore one answer appears to be wrong. Please will you confirm which is the correct answer, and correct the record in relation to the wrong answer.
--	--

WARRINGTON BOROUGH COUNCIL

COUNCIL – 4 December 2023

Report of Cabinet Member: Councillor H Patel, Cabinet Member, Environment and Public Protection

Director: Steve Park, Director of Growth

Responsible Officer: Michael Bell, Planning Policy and Programmes Manager

Contact Details: **Email Address:** **Telephone:**
Michael.Bell@warrington.gov.uk 01925 442795

Ward Members: All

TITLE OF REPORT: ADOPTION OF WARRINGTON LOCAL PLAN 2021/22 – 2038/39

1. PURPOSE

- 1.1 This report seeks the approval of Council to formally adopt The Warrington Local Plan 2021/22 – 2038/39 - incorporating the Main Modifications, amendments to the Policies Map and Minor Modifications - in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (“2012 Regulations”) and the Planning and Compulsory Purchase Act 2004 (as amended) (“2004 Act”).
- 1.2 The schedule of Main Modifications is provided at Appendix 1, the schedule of amendments to the Policies Map at Appendix 2 and the schedule of Minor Modifications at Appendix 3. The updated Local Plan, incorporating the Main and Minor Modifications, is provided at Appendix 4.

2. CONFIDENTIAL OR EXEMPT

- 2.1 The report is not confidential or exempt.

3. INTRODUCTION AND BACKGROUND

- 3.1 The Council has a statutory duty to prepare a Local Plan, with a requirement set in law that planning decisions must be taken in line with the Local Plan unless material considerations indicate otherwise. Warrington’s Local Plan will ensure sufficient land is made available to meet Warrington’s future need for new homes and jobs. The Local

Plan provides the opportunity to ensure that future growth is sustainable through the delivery of infrastructure necessary to support an increasing residential and working population, as well as providing the basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. It provides the planning policies which are used to assess individual planning applications.

- 3.2 The Council started the process of preparing a new Local Plan in 2016. The Council has undertaken extensive consultation on the emerging Local Plan and its evidence base, including consultation on:
- The scope and content of the Local Plan in 2016, carried out under Regulation 18 of the 2012 Regulations.
 - The Preferred Development Option for the Local Plan in 2017, carried out under Regulation 18 of the 2012 Regulations.
 - The Proposed Submission Version of the Local Plan in 2019, carried out under Regulation 19 of the 2012 Regulations.
 - The Updated Proposed Submission Version of the Local Plan in 2021, carried out under Regulation 19 of the 2012 Regulations.
- 3.3 Full details of the consultation undertaken, the key issues raised at each stage of consultation and how these issues have been taken into account in the plan making process are set out in the Responding to Representations Report (2022) which is available to view on the Council's web site.
- 3.4 Full Council resolved to submit the Plan to the Secretary of State for Examination in April 2022. The examination hearing sessions were held in September and October of 2022, with the Council consulting on Main Modifications, as recommended by the independent Planning Inspectors, in March to April 2023 and May to July 2023. Further detail on the Main Modifications is provided below.
- 3.5 Having considered the consultation responses to the Main Modifications, the Inspectors held a further hearing session in July 2023, specifically relating to the Plan's employment land requirement, before finalising their Report.
- 3.6 The Inspectors' Report was published by the Council on 25th October 2023. The Report concludes that subject to inclusion of the Main Modifications, the Plan is sound, complies with all relevant legal requirements and provides an appropriate basis for the planning of the Borough. The Report confirms that in preparing the Plan, the Council has met the Duty to Cooperate having engaged constructively and actively and on an ongoing basis with neighbouring boroughs and all relevant statutory consultees.
- 3.7 It should be noted that the Council can only adopt the Local Plan if it incorporates all the Main Modifications as recommended by the independent Inspectors.
- 3.8 On 13th November 2023, Cabinet resolved to refer the final version of the Local Plan – incorporating the Main Modifications, Amendments to the Policies Map and Minor Modifications – to Full Council with a recommendation to formally adopt the

Warrington Local Plan 2021/22 – 2038/39 as the new Development Plan for Warrington, in accordance with Section 23 of the 2004 Act.

- 3.9 Following adoption of the Local Plan, the Council will be required to produce an Adoption Statement and a Sustainability Appraisal Statement in accordance with Regulation 26 of the 2012 Regulations and Regulation 16 (4) of the Environmental Assessment of Plans and Programmes Regulations 2004 respectively.

4. MAIN MODIFICATIONS

- 4.1 Following the examination hearing sessions, the Council received a post hearing letter from the Inspectors on 16th December 2022, setting out their conclusions on the key issues of soundness and the Main Modifications that would be required to ensure the Plan was sound.
- 4.2 A copy of the letter, and the subsequent correspondence referenced below, is available to view on the Council's web site. In summary the Inspectors concluded that:
- The Plan's housing requirement of 14,688 over the plan period is justified.
 - The Plan's employment land requirement of 316.26ha is too high and should be reduced to 168ha.
 - The proposed South East Warrington Employment Area allocation should be deleted.
 - Land to the south of the canal and railway line at Fiddlers Ferry should remain in the Green Belt.
 - The Waterfront allocation is not developable on the basis of current evidence relating to the funding of the Western Link, although as funding may come forward in the future, the Waterfront allocation and the Western Link safeguarding can remain in the Plan, (with this being important to protect the route from any development which would impact upon it), albeit the housing trajectory and the calculation of the supply of housing land should not factor in any completions from the Waterfront in the Plan Period.
 - Notwithstanding the reduced Fiddlers Ferry Allocation and the Waterfront not being able to contribute to developable housing supply, the Plan still provides an adequate housing supply compared with the overall requirement.
- 4.3 On 22nd December 2022, the Council wrote to the Inspectors to confirm it wished to proceed in accordance with the conclusions on the key issues of soundness as set out in the Inspectors' post hearing letter. Following this, on 3rd February 2023, the Inspectors provided a note to the Council with an outline of the Main Modifications required to make the Local Plan sound. This included a Main Modification relating to the Peel Hall allocation, where having given the matter further detailed consideration, the Inspectors concluded that it is appropriate to identify the site as a commitment rather than a new site allocation.
- 4.4 The Council prepared the Main Modifications schedule in accordance with the Inspectors' Note, together with a schedule of consequential amendments to the Policies Map, and these were subject to a 6 week consultation from 15th March to 26th

April 2023. Due to the Council recognising that not everyone received notification of the consultation on the Proposed Main Modifications, the consultation was re-opened for a further six week period from 24th May until 5th July 2023.

- 4.5 The Main Modifications underwent further Sustainability Appraisal / Strategic Environmental Assessment and Habitats Regulations Assessment, which were consulted on, alongside the modifications themselves. These documents, together with all consultation responses to the Main Modifications Consultation are available to view on the Council's website.
- 4.6 Having reviewed the representations on the Main Modifications, the Inspectors noted that there were substantial technical submissions in relation to the proposed reduction in the employment land requirement and the related deletion of the proposed South East Warrington Employment Area. In light of these representations, the Inspectors considered it appropriate to hold an additional hearing session to discuss the employment land requirement for the Borough. This was held on 13th July 2023 at the Halliwell Jones Stadium.
- 4.7 The Inspectors subsequently wrote to the Council on 2nd August to confirm that they were now proceeding with their report on the basis of the Main Modifications that were subject to consultation. In terms of the employment land requirement, the Inspectors confirmed that they maintained their view that the employment land requirement of 316.26ha set out in the submitted Local Plan is not justified and that it should be reduced to a figure broadly in line with that set out in the proposed Main Modifications. They also confirmed that they maintained the view that the proposed South East Warrington Employment Area allocation should be deleted.
- 4.8 As stated above, the Council published the Inspectors Report on 25th October 2023. The Report confirms that the Plan, incorporating the Main Modifications, is sound.

5. MINOR MODIFICATIONS

- 5.1 The Council and the Inspectors are also able to make Minor Modifications to the Plan that (taken together) do not materially affect the policies within it (Section 23 of the 2004 Act).
- 5.2 The Council is proposing a number of Minor Modifications to address typographical errors, to provide clarification or to provide minor factual updates. The Minor Modifications are provided in the schedule at Appendix 3. None of the Minor Modifications, either on their own or when taken together, materially alter the policies set out in the Plan.

6. FINANCIAL CONSIDERATIONS

- 6.1 Development proposed in the Local Plan will provide new employment opportunities, new homes, including affordable homes, and investment in education, health and

other community facilities across the Borough. The scale of development provides a unique opportunity for transformational investment in the Borough's infrastructure.

- 6.2 The preparation of the Local Plan is funded from existing budgets.

7. RISK ASSESSMENT

- 7.1 It should be noted that the housing target in the current adopted Local Plan was quashed by the High Court in 2015. In the absence of an up-to-date Local Plan the Council is unable to demonstrate a Five Year Housing Land Supply. The Council has also consistently failed the Government's Housing Delivery Test. As such, the 'presumption in favour of sustainable development' as set out in the Government's National Planning Policy Framework (NPPF) applies in Warrington. Without an up-to-date Plan there is a significant risk that the Council could lose control over the location and form of new developments, with development coming forward in a piecemeal and unplanned fashion, without the ability to coordinate the delivery of infrastructure to support it.
- 7.2 Not planning to meet development needs could also worsen the affordability of housing, particularly for young people and could constrain Warrington's future economic prosperity.
- 7.3 The Council considers that it can demonstrate that there is a reasonable prospect that the policies and proposals in the Plan can be developed within the timescales envisaged. However, the prospects of delivery over the Plan period will be monitored by the Council, taking into account the most up to date evidence available. For example, the Council will monitor and consider the extent to which its housing and employment requirements are capable of being met, and the extent to which necessary infrastructure is able to come forward to support key elements of the Plan. Regulation 10A of the 2012 Regulations requires that a plan is reviewed at least every 5 years starting from the date of adoption.

8. EQUALITY AND DIVERSITY / EQUALITY IMPACT ASSESSMENT

- 8.1 The Local Plan is subject to Equality Impact Assessment (EqIA) at key stages of its preparation in accordance with the Council's published practice and guidance on such matters. The EqIAs for the Updated Proposed Submission Version Local Plan and the Main Modifications are published on the Council's web site as part of the evidence base for the Plan.
- 8.2 Development proposed in the Local Plan will provide new employment opportunities, affordable housing and investment in education, health and other community facilities across the Borough. The continued focus on regenerating the inner parts of Warrington provides the opportunity to address the relatively high levels of deprivation in these areas and provide more affordable housing, including for young people. There are specific policy requirements relating to meeting the needs of elderly people and disabled people.

9. CLIMATE AND SUSTAINABILITY IMPLICATIONS

- 9.1 In preparing the Plan, climate change formed a key consideration in the option assessment and sustainability appraisal process. The Plan's vision and Strategic Objectives include a commitment to reduce carbon emissions and tackle climate change.
- 9.2 A number of the Local Plan policies include specific provisions to reduce and mitigate the impacts of development on climate change and to ensure new development is resilient to the potential effects of climate change. Individual site allocation policies have a requirement to mitigate the impacts of climate change; be as energy efficient as possible and seek to meet a proportion of its energy needs from renewable or low carbon sources. The Plan includes a policy specifically relating to Renewable and Low Carbon Energy Development and sets out Plan wide requirements in this regard.
- 9.3 The Plan contains wide ranging policies relating to the protection and enhancement of the natural environment, including a requirement for new development to secure a net gain in biodiversity and specific measures to address air quality.
- 9.4 The Plan will support the Council in ensuring Warrington's levels of recycling continue to increase, with a corresponding reduction in municipal and commercial waste. The Plan will ensure that Warrington's mineral resources will be protected and contribute to future resource needs in a sustainable manner.
- 9.5 The Plan has been subject to Sustainability Appraisal / Strategic Environmental Assessment and Habitats Regulation Assessment throughout its preparation. This has ensured the full range of environmental impacts have been assessed and appropriate mitigation measures included, where necessary.

10. CONSULTATION

- 10.1 Consultation on the Local Plan must be undertaken in accordance with the Council's adopted Statement of Community Involvement (2020) and the 2012 Regulations.
- 10.2 The Council has undertaken extensive consultation at each stage of Local Plan preparation. Full details of the consultation undertaken, the key issues raised at each stage of consultation and how these issues have been taken into account in the plan making process are set out in the Responding to Representations Report (2022) which is available to view on the Council's web site. Consultation responses on the Main Modifications are also available on the Council's web site.

11. REASONS FOR RECOMMENDATION

- 11.1 To ensure the Council has an up-to-date Local Plan which is effective in promoting and guiding Warrington's future growth in a sustainable manner and that the social and

physical infrastructure necessary to support an increasing resident and working population is delivered.

12. RECOMMENDATION

12.1 Council is recommended to:

- (i) Approve the Main Modifications to the Local Plan proposed by the independent Inspectors, as set out in Appendix 1 to this report, for incorporation into the final version of the Local Plan.
- (ii) Approve the amendments to the Local Plan Policies Map, as set out in Appendix 2 to this report, for incorporation into the final Local Plan Policies Map.
- (iii) Approve the Minor Modifications to the Local Plan, as set out in Appendix 3 to this report, for incorporation into the final version of the Local Plan.
- (iv) Formally adopt the Warrington Local Plan 2021/22 – 2038/39 (provided in Appendix 4) – incorporating the Main Modifications, Amendments to the Policies Map and Minor Modifications – as the new Development Plan for Warrington, in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 (as amended).

13. BACKGROUND PAPERS

- All documents relevant to the preparation of the Local Plan, including the Plan's evidence base, earlier versions of the Plan, responses to consultations and the Inspectors' Report, are available to view on the Council's web site:
<https://www.warrington.gov.uk/planning-policy>

Contacts for Background Papers:

Name	E-mail	Telephone
Michael Bell	Michael.bell@warrington.gov.uk	01925442795

APPENDICES

Appendix 1 - Schedule of Main Modifications

Appendix 2 - Schedule of amendments to the Policies Map

Appendix 3 - Schedule of Minor Modifications

Appendix 4 - Warrington Local Plan 2021/22 – 2038/39 (Including Policies Map)

WARRINGTON BOROUGH COUNCIL

COUNCIL – 4 December 2023

Senior Officer:	Steven Broomhead, Chief Executive	
Report of the:	Matthew Cumberbatch – Director of Law and Governance	
Report Author:	Katie Halliwell – Democratic Services Officer	
Contact Details:	Email Address: khalliwell@warrington.gov.uk	Telephone: 01925 442924
Ward Members:	All	

TITLE OF REPORT: APPOINTMENT OF LEADER OF THE COUNCIL

1. PURPOSE

- 1.1 To appoint to the position of Leader of the Council for a fixed term between the Council Meeting in December 2023 to the Annual Meeting in May 2024.

2. CONFIDENTIAL OR EXEMPT

- 2.1 This report is not confidential or exempt.

3. INTRODUCTION AND BACKGROUND

- 3.1 The Leader is usually appointed by Council for a period of four years, and will hold office until either they;
 - (a) resign from the office;
 - (b) is not reappointed at the next Annual meeting at which his four year term is due to expire;
 - (c) becomes ineligible to be a Borough Councillor for a specific period or indefinitely;
 - (d) ceases to be a Borough Councillor; or
 - (e) is removed from office by a resolution of the Council

4. CURRENT POSITION

- 4.1 The Current Leader and Deputy Leader, Councillor R Bowden and Councillor C Mitchell have both given notice of their resignation from their positions.
- 4.2 This therefore means that Council will need to appoint a new Leader. The new Leader will in turn appoint a Deputy and Cabinet.
- 4.3 They will take office at the point at which they are elected and hold office until the Annual Meeting in May 2024 (subject to being re-elected).

5. APPOINTMENT OF LEADER OF THE COUNCIL

- 5.1 Under the Leader and Cabinet model, Council appoints the Leader, who then chairs and appoints members to the cabinet (a total of 10 members of the Cabinet being the legal maximum, 3 being the minimum) and allocates Cabinet responsibilities. The Leader must appoint a Deputy Leader.
- 5.2 A fundamental legal concept within the executive arrangements is the split in political responsibility between executive (Leader and Cabinet) and non- executive (Council and Committees) functions. Officers (paid staff) of the Council may exercise both executive and non- executive functions as long as they have been delegated to them.
- 5.3 Executive functions' cover most but not all of the Council's day-to-day functions as designated by Regulations. The Leader is not responsible for the discharge of functions which are not the responsibility of the executive e.g Development Control, Audit and Governance, Overview and Scrutiny, Standards and Ethics, or the Budget and Policy Framework (which is decided by full council).
- 5.4 The Leader has responsibility for executive functions. There is a clear and transparent governance route for decisions of the Cabinet.
- 5.5 The Council makes provision in its constitution for accountability arrangements eg regular reports from the Leader and individual Cabinet members, formal Questions etc.
- 5.6 The Labour Party has nominated Councillor Hans Mundry to be appointed to the position of Leader of the Council from 4 December 2023, following the 'Appointment of the Leader of the Council' item, to the Annual Meeting in May 2024. No further nominations from the other Groups have been received to date.

6. FINANCIAL CONSIDERATIONS

- 6.1 Nil.

7. RISK ASSESSMENT

7.1 The appointment needs to take place to remain compliant with legislation.

8. EQUALITY AND DIVERSITY / EQUALITY IMPACT ASSESSMENT

8.1 Nil.

9. CONSULTATION

9.1 No consultation has been carried out for the purpose of this report.

10. REASONS FOR RECOMMENDATION

10.1 To ensure that the Council is compliant with the Legislative and Constitutional requirements relating to Leader of the Council.

11. RECOMMENDATION

11.1 Council appoints Councillor H Mundry to the post of Leader of the Council for the period 4 December 2023, following the 'Appointment of the Leader of the Council' item, to the date of the Annual Meeting in May 2024 (subject to being re-elected).

12. BACKGROUND PAPERS

12.1 Warrington Borough Council Constitution.

Contacts for Background Papers:

Name	E-mail	Telephone
Katie Halliwell	khalliwell@warrington.gov.uk	01925 442924

WARRINGTON BOROUGH COUNCIL

COUNCIL – 4 DECEMBER 2023

Report of: Audit and Corporate Governance Committee

Director: Matthew Cumberbatch, Director of Law & Governance (Monitoring Officer)

Contact Details: **Email Address:** **Telephone:**
akellock@warrington.gov.uk 01925 442144

Ward Members: Winwick, Poulton North and Poulton South

TITLE OF REPORT: COMMUNITY GOVERNANCE REVIEW - POULTON WITH FEARNHEAD AND WINWICK PARISH COUNCILS

1. PURPOSE

- 1.1 To consider the recommendations from the Audit and Corporate Governance Committee.

2. CONFIDENTIAL OR EXEMPT

- 2.1 This report does not contain confidential or exempt information.

3. INTRODUCTION AND BACKGROUND Poulton with Fearnhead Parish Council

- 3.1 Poulton with Fearnhead Parish Council formally submitted a request for a review of its boundaries and electoral arrangements.
- 3.2 In 2016, the Local Government Boundary Commission for England (LGBCE) carried out a review of the Borough Ward boundaries and as part of the review some alterations to Parish Councils, one of which was to the parish warding arrangements for Poulton with Fearnhead Parish Council. Alterations were made to create four parish wards namely, Blackbrook, Bruche, Longbarn, Fearnhead and Cinnamon Brow and Paddington.
- 3.3 The Parish Council have not felt that the parish ward names adequately reflect the communities of the Parish but changes made as part of the ward boundary review could not be considered again for a period of five years. That five-year period has now expired.

- 3.4 Historically the distinct communities of the Parish Council have been considered to be Blackbrook, Bruche, Cinnamon Brow and Fearnhead and Longbarn and this request seeks to amend the current parish warding arrangements to reflect these distinct communities.
- 3.5 In addition the request seeks to alter the parish boundary with Winwick Parish Council to move the current Houghton Green Ward (polling districts NTE and NTE/1) into Poulton with Fearnhead Parish Council as the residents have no affinity with Winwick Parish Council and the area is generally considered to form part of the Cinnamon Brow community. A map of the Parish Council area is included at Appendix A.

Winwick Parish Council

- 3.6 In addition, a request has also been received from Winwick Parish Council for a review of its electoral arrangements specifically the number of councillors per ward.
- 3.7 The Local Boundary Review referred to in para 3.2 above, also made alterations to Winwick Parish Council and the makeup of the Parish Councillors has in their opinion been left disproportionate across their three Parish Wards.
- 3.8 As the request made by Poulton with Fearnhead Parish Council impacts on Winwick Parish Council in relation to alteration of the Parish Boundary line between the two Parish Councils it seems appropriate to run the Community Governance Reviews together.
- 3.9 Changes such as the formal request received from both Winwick Parish Council and Poulton with Fearnhead Parish Council are within the powers and functions of the Borough Council. Such changes may be made by the Borough Council following undertaking a Community Governance Review (CGR). Legislation in the Local Government and Public Involvement Act 2007 set out the process which a CGR must follow.
- 3.10 A map of the Parish Council area is included at Appendix B.
- 3.11 As part of the CGR process, changes to community governance arrangements that can be considered include:
- Altering the boundaries of existing parishes
 - Changing the names of existing parishes
 - Creating a new parish or abolishing an existing parish
 - The electoral arrangements for parish councils (including the number of councillors and arrangements for parish warding)
 - The grouping or de-grouping of parish council (and consequential changes to their

electoral arrangements)

- The “style” of a parish (enabling an area to be known as a town rather than a parish

3.12 Section 93 of the Act requires the Council to ensure that community governance within the area under review will be:

- Reflective of the identities and interests of the community in that area; and
- Effective and convenient

Councils should take in to account a number of influential factors including;

- The impact of community governance arrangements on community cohesion;
- The size, population and boundaries of a local community or Parish.

3.13 At the meeting of the Working Group on 15 March 2023, members agreed to carry out the Community Governance Reviews for both parishes and agreed the questions to be put to the public as part of the consultation.

3.14 The Community Governance Review Working Group met on 26 October to consider the responses from the consultation as detailed below.



4. CONSULTATION

4.1 The consultation was open over the summer of 2023 and closed in September 2023 with a total of 23 responses being received for both parish areas as outlined below.

4.2 The majority of respondents were residents of both Poulton-with-Fearnhead and Winwick Parish Council areas with further responses coming from local business owners/managers or local Borough or Parish Councillors.

4.3 The consultation was published on the Council’s website and was publicised via the Council’s social media channels.



Community Governance Review - Poulton with Fearnhead Parish area

4. How best describes how you are responding to this survey? Please select one option.				
Answer Choices			Response Percent	Response Total
1	A local resident who lives in the Poulton with Fearnhead Parish Council area		88.89%	8
2	Local Business owner/Manager in the		11.11%	1

4. How best describes how you are responding to this survey? Please select one option.

	Poulton with Fearnhead Parish Council area			
3	Local community group in the Poulton with Fearnhead Parish Council area		0.00%	0
4	Local Borough, Town, or Parish Councillor		0.00%	0
5	Other (please specify):		0.00%	0
			answered	9
			skipped	14

5. The parish ward of Houghton Green (Polling Districts NTE/NTE/1) currently sits within Winwick Parish Council. Do you feel that the Houghton Green (Polling Districts NTE/NTE/1) should be moved from Winwick Parish Council to Poulton with Fearnhead Parish Council? warrington.gov.uk/poulton-fearnhead-winwick-CGR
Please select one option and use the space provided for comments to support your answer.

Answer Choices			Response Percent	Response Total
1	Yes		90.00%	9
2	No		10.00%	1
3	Don't know		0.00%	0
			answered	10
			skipped	13

Comments: (3)

1	27/03/2023 18:46 PM ID: 214011659	We have no benefit from the Council Tax element we pay to the Winwick Parish
2	28/03/2023 11:45 AM ID: 214063870	I feel more part of poulton
3	28/03/2023 12:39 PM ID: 214071391	I live in Cinnamon Brow and not Winwick



6. If you have selected NO to the above question (5) please provide any reasons in the space provided below.

Answer Choices			Response Percent	Response Total
1	Open-Ended Question		100.00%	1
1	29/03/2023 17:15 PM ID: 214217774	Houghton Green is a village as is winwick		
			answered	1




6. If you have selected NO to the above question (5) please provide any reasons in the space provided below.

	skipped	22
--	---------	----

7. You feel that Houghton Green (Polling Districts NTE/NTE/1) should be moved from Winwick Parish Council to Poulton with Fearnhead Parish Council. Based on your answer do you feel a new parish ward should be formed to include polling districts (NTA/NTE and NTE/1)? Please select one option

Answer Choices			Response Percent	Response Total
1	Yes		66.67%	6
2	No		33.33%	3
3	Don't know		0.00%	0
			answered	9
			skipped	14

8. Do you do you feel this parish should be named Cinnamon Brow Ward? Please select one option and use the space provided for comments

Answer Choices			Response Percent	Response Total
1	Yes		66.67%	4
2	No		16.67%	1
3	Don't know		16.67%	1
			answered	6
			skipped	17



Comments: (2)

1	28/03/2023 11:45 AM ID: 214063870	Its the name of the area where i live
2	28/03/2023 12:39 PM ID: 214071391	Should have our ward and councillors to represent the community



Community Governance Review - Winwick Parish Area

10. How best describes how you are responding to this survey? Please select one option.

10. How best describes how you are responding to this survey? Please select one option.

Answer Choices			Response Percent	Response Total
1	A local resident who lives in the Winwick Parish Council area		91.67%	11
2	Local Business owner/Manager in the Winwick Parish Council area		0.00%	0
3	Local community group in the Winwick Parish Council area		0.00%	0
4	Local Borough, Town or Parish Councillor		8.33%	1
5	Other (please specify):		0.00%	0
			answered	12
			skipped	11

11. The parish ward of Houghton Green (Polling Districts NTE/NTE/1) currently sits within Winwick Parish Council. Do you feel that Houghton Green (Polling Districts NTE/NTE/1) should be moved from Winwick Parish Council to Poulton with Fearnhead Parish Council? Please select one option and use the space provided for comments to support your answer.

Answer Choices			Response Percent	Response Total
1	Yes		91.67%	11
2	No		8.33%	1
3	Don't know		0.00%	0
			answered	12
			skipped	11

12. If you have selected NO to the above question provide any reasons in the space provided below.

Answer Choices			Response Percent	Response Total
1	Open-Ended Question		100.00%	1
	1	01/04/2023 14:12 PM ID: 214416635	Unclear if this would have any impact or change/improvements in delivery of services locally	
			answered	1
			skipped	22

13. You feel that Houghton Green (Polling Districts NTE/NTE/1) should be moved from Winwick Parish Council to Poulton with Fearnhead Parish Council. Do you agree with the proposal that Winwick Parish Council should retain 10 parish Councillors covering Peel Hall and Winwick Wards?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	36.36%	4
2	No	<div></div>	27.27%	3
3	Don't know	<div></div>	36.36%	4
			answered	11
			skipped	12

14. If you have a preference for the number of parish councillors per ward then please complete the below by entering figures only in the spaces provided.

Item	Average	Min	Max	Std. Deviation	Total Responses
Peel Hall Ward	0.00	0.00	0.00	0.00	0
Winwick Ward	0.00	0.00	0.00	0.00	0
				answered	0
				skipped	23

15. Please let us know if you have a preference for the number of parish councillors for Winwick Parish Council, please provide a reasoning for your answer in the space provided below.

Answer Choices			Response Percent	Response Total
1	Open-Ended Question		100.00%	3
1	27/03/2023 20:49 PM ID: 214019856	No preference		
2	28/03/2023 11:53 AM ID: 214064772	As few as possible, what do these people do for the monies they are paid? Never see or hear from any of them and don't know who they are and have lived in the area for over 30 years, the number should be reduced dramatically to reduce the amount being paid by residents in the council tax.		
3	29/03/2023 10:43 AM ID: 214160675	Councillors should be based on national research guidance figures after removal of areas NTE and NTE/1. Areas NTE, NTE/1 should never have been in Winwick Parish Council, as they are part of Cinnamon Brow (NTA) and all fees charged should be allocated to the appropriate local area		

15. Please let us know if you have a preference for the number of parish councillors for Winwick Parish Council, please provide a reasoning for your answer in the space provided below.

	Winwick Council have done nothing for this area in all the years I have lived here, and confusion over local councillors prevails.		
		answered	3
		skipped	20

5. CONSIDERATION OF THE PROPOSALS

- 5.1 Members of the working group considered the responses to the consultation against the original requests from the reviews that were submitted and agreed the below.
- 5.2 Polling Districts NTE & NTE/1 which currently make up Houghton Green Ward of Winwick Parish Council be transferred to Poulton-with-Fearnhead Parish Council. There was a clear majority of 90% of respondents supporting this move from the consultation.
- 5.3 That Polling Districts NTE & NTE/1 should form a new parish ward within Poulton-with-Fearnhead Parish Council alongside Polling District NTA, which is already within the parish area. Of the respondents to the consultation 66% were in favour of this.
- 5.4 That the new parish ward made up of Polling Districts NTA, NTE & NTE/1 should be named Cinnamon Brow ward. 66% of respondents were in favour of this and comments outlined those residents felt it was an appropriate name as it reflected the community.
- 5.5 In response to the questions relating to Winwick Parish Council and whether, should Polling Districts NTE & NTE/1 move to Poulton-with-Fearnhead Parish Council, Winwick Parish Council should retain 10 parish Councillors covering Peel Hall and Winwick wards there was no consensus. 36% said yes, 27% said no and 36% didn't know.
- 5.6 A further question was put which allowed respondents to provide their preference for the number of Parish Councillors per ward, but no respondents elected to answer. As a result of this, the working group determined that no change should be made.
- 5.7 The Audit and Corporate Governance Committee met on Tuesday 14 November to consider the recommendations of the working group. The committee approved the recommendations set out in paragraph 9.

6. FINANCIAL CONSIDERATIONS

- 6.1 The main cost arising from the Review was from the consultation, together with officer time in undertaking the consultation process, analysing the responses, and assisting the working group to formulate recommendations as a result. The costs of the Community Governance Review are required to be met by Warrington Borough Council and is expected to amount to approx. £5000. There is no specific budget for Community Governance Reviews and all costs will be required to be met from reserves.
- 6.2 Whilst not a formal part of the decision-making process it was noted that the Council Tax for a Band D property in Poulton-with-Fearnhead was £2,061.24 whilst it was £2,107.76 for Winwick Parish Council so residents within NTE & NTE/1 would pay less Council tax following the switch.

7. EQUALITY AND DIVERSITY / EQUALITY IMPACT ASSESSMENT

- 7.1 All electors and interested parties within Poulton with Fearnhead Parish and Winwick Parish areas and any other affected area will be consulted, and their views considered as part of the consultation process. The Council must have regard to the need to secure that the community governance arrangements for the area reflects the identities and interests of the community in the area and are effective and convenient.

8. REASONS FOR RECOMMENDATIONS

- 8.1 To meet the requirements of the Local Government and Public Involvement in Health Act 2007 in determining whether to undertake a Community Governance Review upon receipt of a request from a Parish Council.

9. RECOMMENDATIONS

It is recommended to Council by the Audit and Corporate Governance Committee:

- 9.1 That Polling Districts NTE & NTE/1 be moved from Winwick Parish Council to Poulton-with-Fearnhead Parish Council and be merged with Polling District NTA to form Cinnamon Brow ward.
- 9.2 That no changes be made with regards to the number of Parish Councillors within Winwick Parish Council.

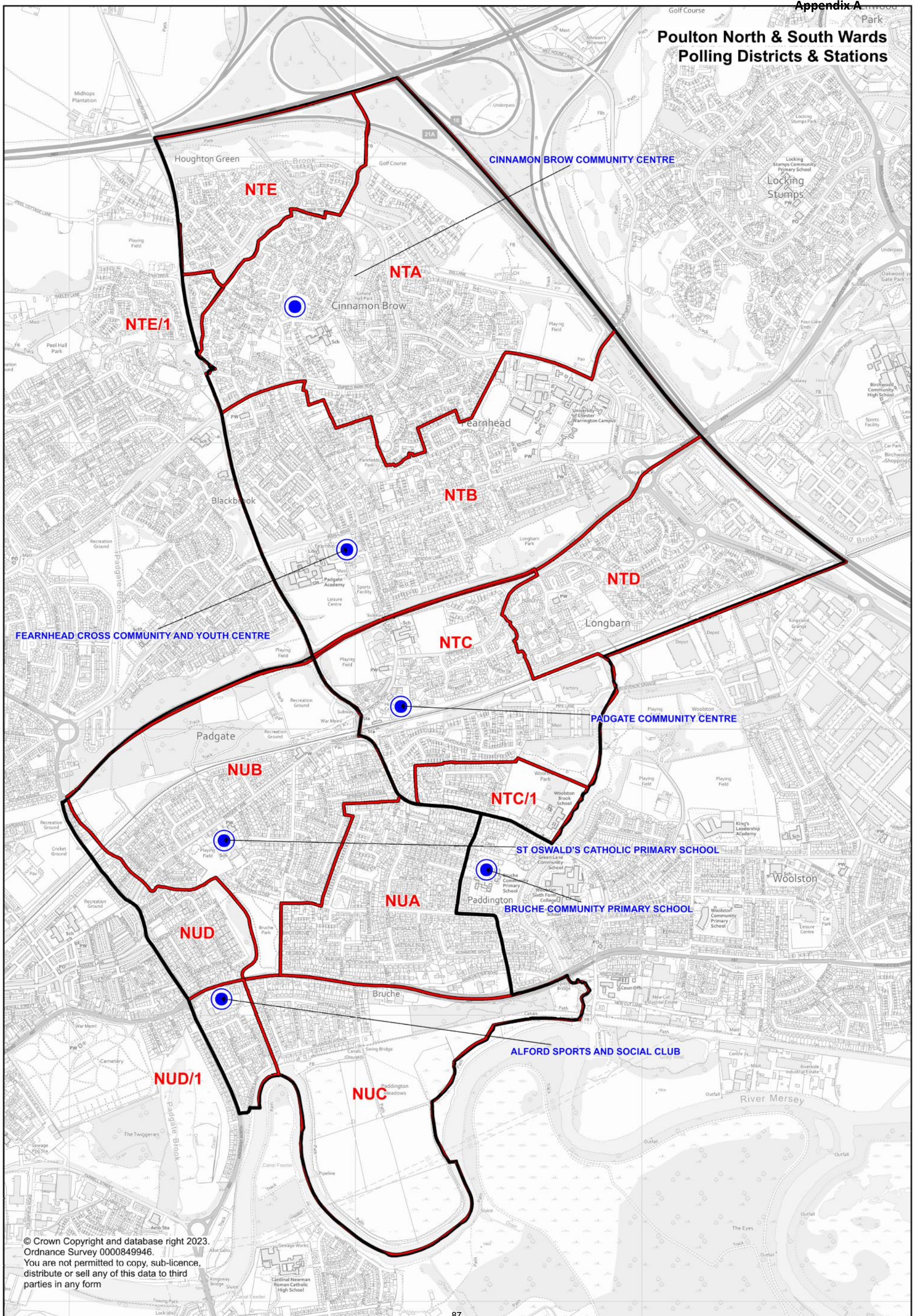
10. BACKGROUND PAPERS

- The Local Government and Public Involvement in Health Act 2007 (Part 4)
- Guidance on Community Governance Reviews issued March 2010
- Request from Poulton with Fearnhead Parish Council dated 25 April 2022
- Request from Winwick Parish Council dated 3 July 2022

Contacts for Background Papers:

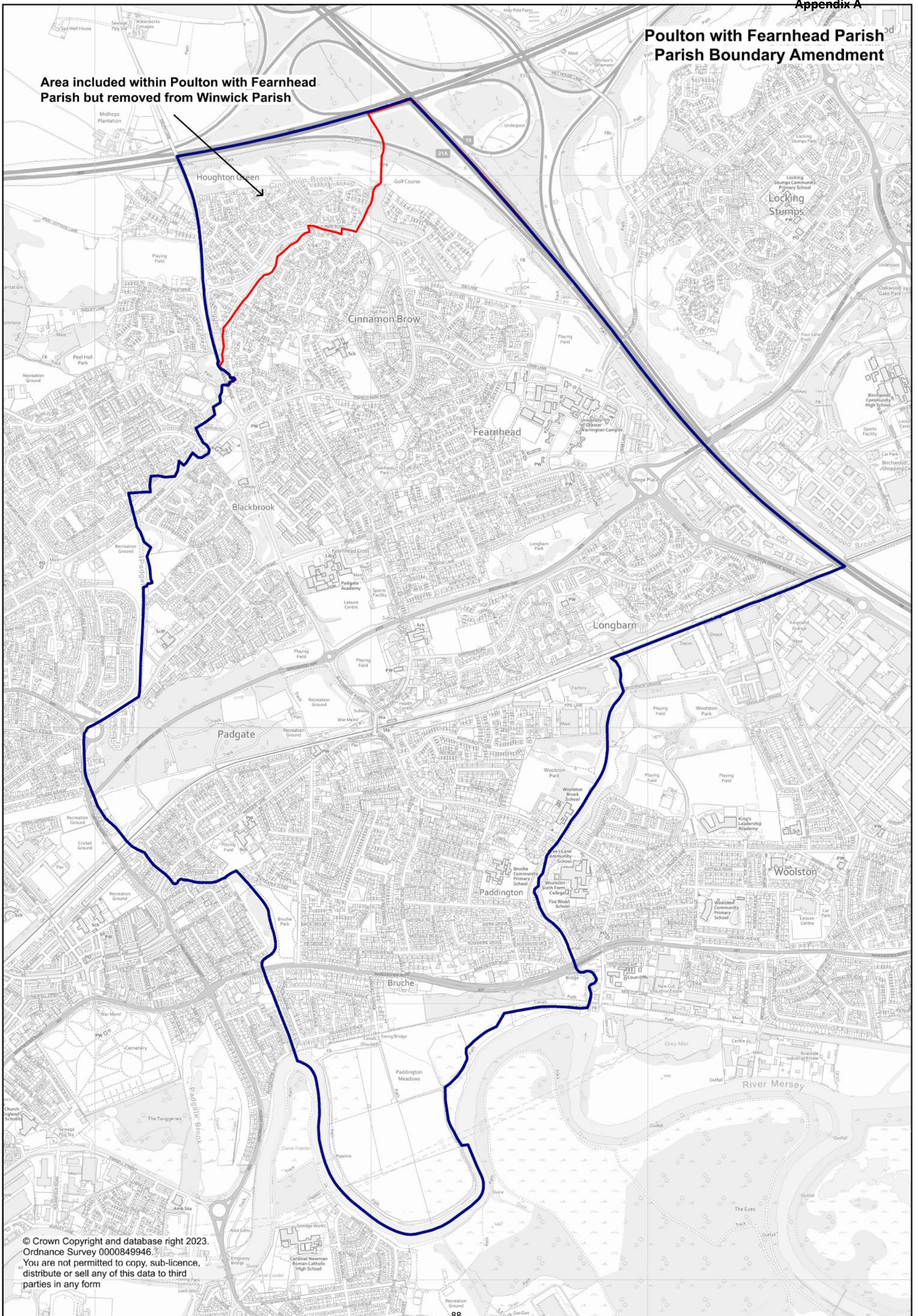
Name	E-mail	Telephone
Adam Kellock	akellock@warrington.gov.uk	01925 442144

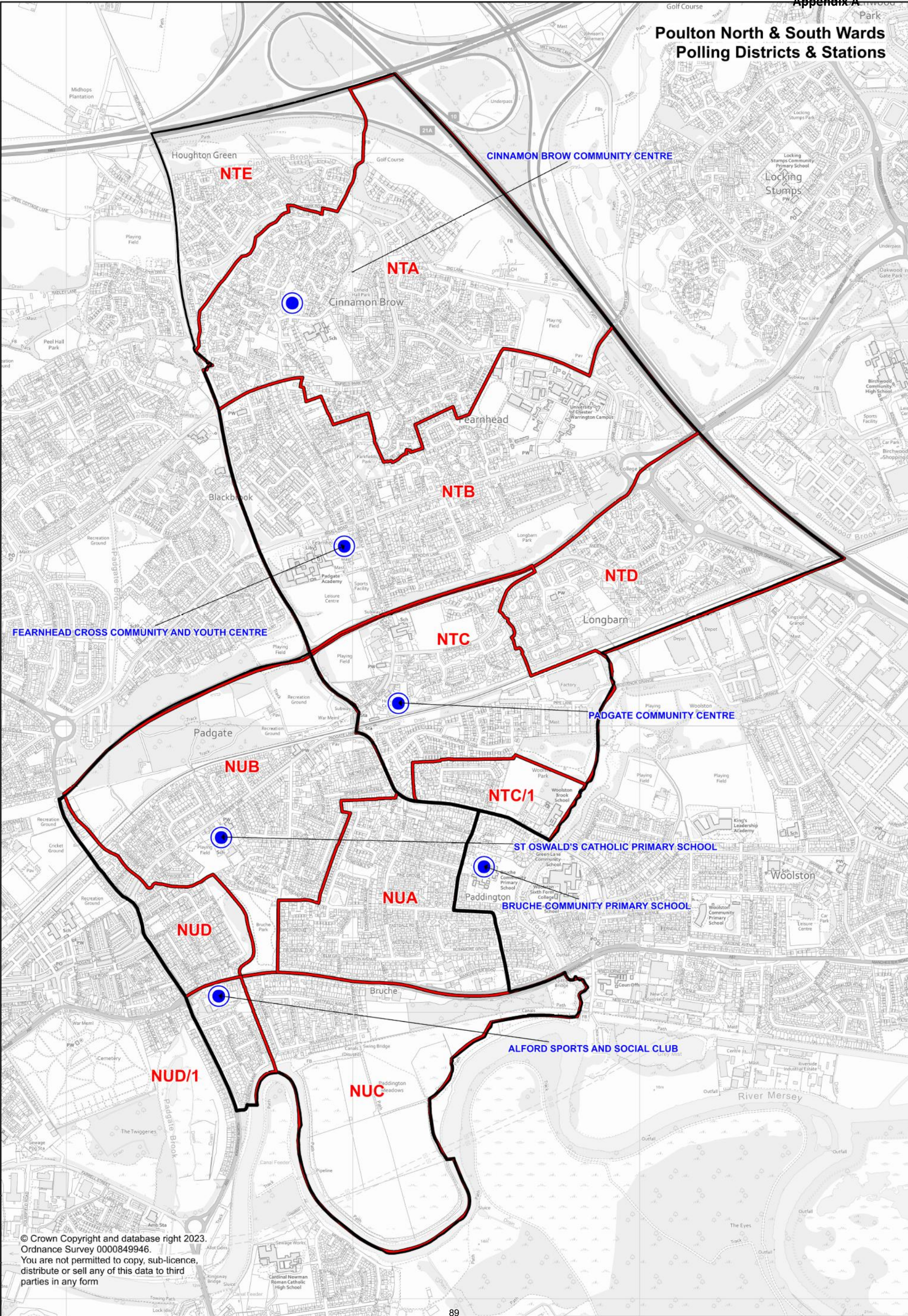
Poulton North & South Wards Polling Districts & Stations



Poulton with Fearnhead Parish Parish Boundary Amendment

Area included within Poulton with Fearnhead Parish but removed from Winwick Parish





WARRINGTON BOROUGH COUNCIL

COUNCIL – 4 DECEMBER 2023

Report of:	Audit and Corporate Governance Committee	
Director:	Matthew Cumberbatch, Director of Law & Governance (Monitoring Officer)	
Contact Details:	Email Address: akellock@warrington.gov.uk	Telephone: 01925 442144
Ward Members:	All	

TITLE OF REPORT: REVIEW OF POLLING DISTRICTS AND POLLING PLACES 2023

1. PURPOSE

- 1.1 To consider the recommendations of the Audit and Corporate Governance Committee in relation to the Review of Polling Districts and Polling Places 2023.

2. CONFIDENTIAL OR EXEMPT

- 2.1 This report does not contain any confidential or exempt information.

3. INTRODUCTION AND BACKGROUND

- 3.1 Local authorities are required to divide their area into Polling Districts for the purposes of elections, to designate Polling Places for these Polling Districts, and to keep these under review.
- 3.2 The Electoral and Administration Act 2013 introduced a statutory duty for local authorities to carry out a review of their parliamentary Polling Districts and Polling Places. The next compulsory review must now be started and completed between 1 October 2023 and 31 January 2025.
- 3.3 **A Polling District** is the area created by the division of a constituency, ward, or division into smaller parts within which a Polling Place can be determined which is convenient to electors.
- 3.4 **A Polling Place** is the building or area in which Polling Stations will be selected by the Returning Officer.

- 3.5 **The Polling Station** is the room or building where the poll takes place which is chosen by the Returning Officer for the election.

4. THE REVIEW PROCESS

- 4.1 At its meeting on 21 September 2023 the committee received the below details which set out the review process and authorised the commencement of the review.

4.1.1 Stage 1 – Notification of the Review

The formal commencement of the review requires the local authority to give notice of the holding of a review.

The notice is to be displayed at the local authority's office and in at least one conspicuous place within the authority as well as be published on the local authority website. The authority should also send a copy of the notice to interested parties such as elected representatives, political parties, disability groups and other stakeholders.

4.1.2 Stage 2 – Consulting on the Review

The consultation stage is for representations and comments to be made on the existing and proposed arrangements for polling districts and polling places. There are two aspects to this stage:

- A compulsory submission from the (A)RO of the UK Parliamentary constituencies, wholly or partly within their area, must be published by the local authority.

Under the proposals made by the Boundary Commission for England as part of its final recommendations of the 2023 review, part of Lymm North and Thelwall (*Polling districts SNA, SNB, SPA, SPB and SPC*) along with Lymm South Ward will transfer from Warrington South Constituency to the Tatton Constituency. The (A)RO will consult and agree on the polling place arrangements with the (A)RO for the Tatton Constituency.

- Submissions from electors and other interested persons and bodies, including elected representatives and those with expertise in relation to access to premises or facilities for disabled people.

The compulsory submission by the (A)RO will include the interim review that has been carried out on the polling districts and places. There is no requirement to change any existing arrangements; however, any change or decision to make no change must be supported by a reason.

In making a decision on the proposals, there are two key factors which must be addressed:

- the reasonable requirements of the electors
- the accessibility for disabled persons to the probable Polling Stations within the Polling Place

4.1.3 Stage 3 – Concluding the review

After considering all the representations, the local authority must decide on the most appropriate polling districts and polling places, which must be approved by the Council.

This will include the results of the consultation being brought back to the Audit and Corporate Governance Committee before being recommended to Council for a final decision on the review, taking into account all the representations received.

- 4.2 The last full review was undertaken in 2019. Since that time, polling stations have been under constant review following elections by the Returning Officer. If any changes were deemed necessary, Ward Members were consulted, and any changes implemented.
- 4.3 The function of carrying out this statutory review rests with Full Council under the Constitution – Part 3, Section A, Paragraph 11.1 (k) refers - to monitor, review and make recommendations to full Council on the Council's response to any matters or proposals in relation to local government boundaries, including electoral wards, the conduct of elections and the discharge of Local Authority functions.

5. THE REVIEW

- 5.1 The consultation period was open from 2 to 30 October 2023 with the document being available on the Council's website as well as being circulated to all members of the Council and Parish Council clerks. In addition, a hard copy of the document was made available at the Town Hall and Stockton Heath Library for inspection.
- 5.2 During the period further review of the polling station and districts were carried out by officers.
- 5.3 The document attached at Appendix A provides the details of all polling districts and polling stations and any proposed changes that have been identified.
- 5.4 The Audit and Corporate Governance Committee consider the draft proposals at its meeting on 14 November. Particular attention was drawn to Great Sankey North and Whittle Hall with a new polling district being create by splitting SJC and to Burtonwood and Winwick where a new polling district was created. Both were created due to increased developments in the area.
- 5.5 Further updates in relation to Stockton Heath were also considered and approved by the Audit and Corporate Governance Committee which have been incorporated into Appendix A.

- 5.6 Changes to polling stations have only been made where they are necessary, mostly this is due to current polling stations no longer being available or the facilities no longer being suitable. Where changes to polling stations have been recommended the site has been visited by Electoral Services officers and confirmed as being suitable.
- 5.7 Every effort is made to locate polling stations within the correct district; however, this is not always possible.
- 5.8 The details of polling stations are included on poll cards which are issued prior to each election, however where changes have been made contact will be made with residents prior to this to ensure that they are aware of the change to their polling station.
- 5.9 Throughout the borough were four mobile units that were used as there are no suitable facilities available within a reasonable distance. Whilst no suitable alternatives have been identified for three locations one suitable venue has been found and the mobile unit has been replaced. If such venues are identified outside of the review period, the proposed changes will be implemented in consultation with the ward members and Parish/Town Council if appropriate.
- 5.10 Appendix A outlines all polling stations and districts and confirms where changes have been made. For places where changes have taken place updated maps have been provided along with a narrative as to why the changes have been made.

6. FINANCIAL CONSIDERATIONS

- 6.1 Any financial costs incurred will be met from existing budgets.

7. RISK ASSESSMENT

- 7.1 Undertaking this review is a statutory duty and will ensure that representations received can be fully considered.

8. EQUALITY AND DIVERSITY / EQUALITY IMPACT ASSESSMENT

- 8.1 A full equality impact assessment has been completed for Electoral Services and work is currently being undertaken on implementation of the identified improvements.

9. CLIMATE AND SUSTAINABILITY

- 9.1 There are no direct climate and sustainability implications arising from this report. All polling stations are assessed for their suitability, principally of which includes the location within the polling district and how accessible it is, including by foot, bicycle or public transport.

10. CONSULTATION

- 10.1 A full consultation was carried out from 2 to 30 October with details of all current polling stations and districts included along with interim comments from the Returning Officer.
- 10.2 The Audit and Corporate Governance Committee considered the draft proposals at its meeting on 14 November 2023.

11. REASONS FOR RECOMMENDATION

- 11.1 The Electoral and Administration Act 2013 introduced a statutory duty for local authorities to carry out a review of their parliamentary Polling Districts and Polling Places. The next compulsory review must be started and completed between 1 October 2023 and 31 January 2025.
- 11.2 Any changes to Polling Districts and Polling Stations must be approved by full council.

12. RECOMMENDATION

- 12.1 That the Polling Districts and Polling Places attached at Appendix A be approved.

13. BACKGROUND PAPERS

Contacts for Background Papers:

Name	E-mail	Telephone
Adam Kellock	akellock@warrington.gov.uk	01925 442144



Polling Districts and Polling Places Review 2023

WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY
APPLETON WARD

Electorate (Sep 2023) – 8475

Postal Voters (Sep 2023) – 2415

APPLETON PARISH COUNCIL

SAA – Cobbs & Hill Cliffe Ward

SAB – Cobbs & Hill Cliffe Ward

SAC – Cobbs & Hill Cliffe Ward

SAD – Cobbs & Hill Cliffe Ward

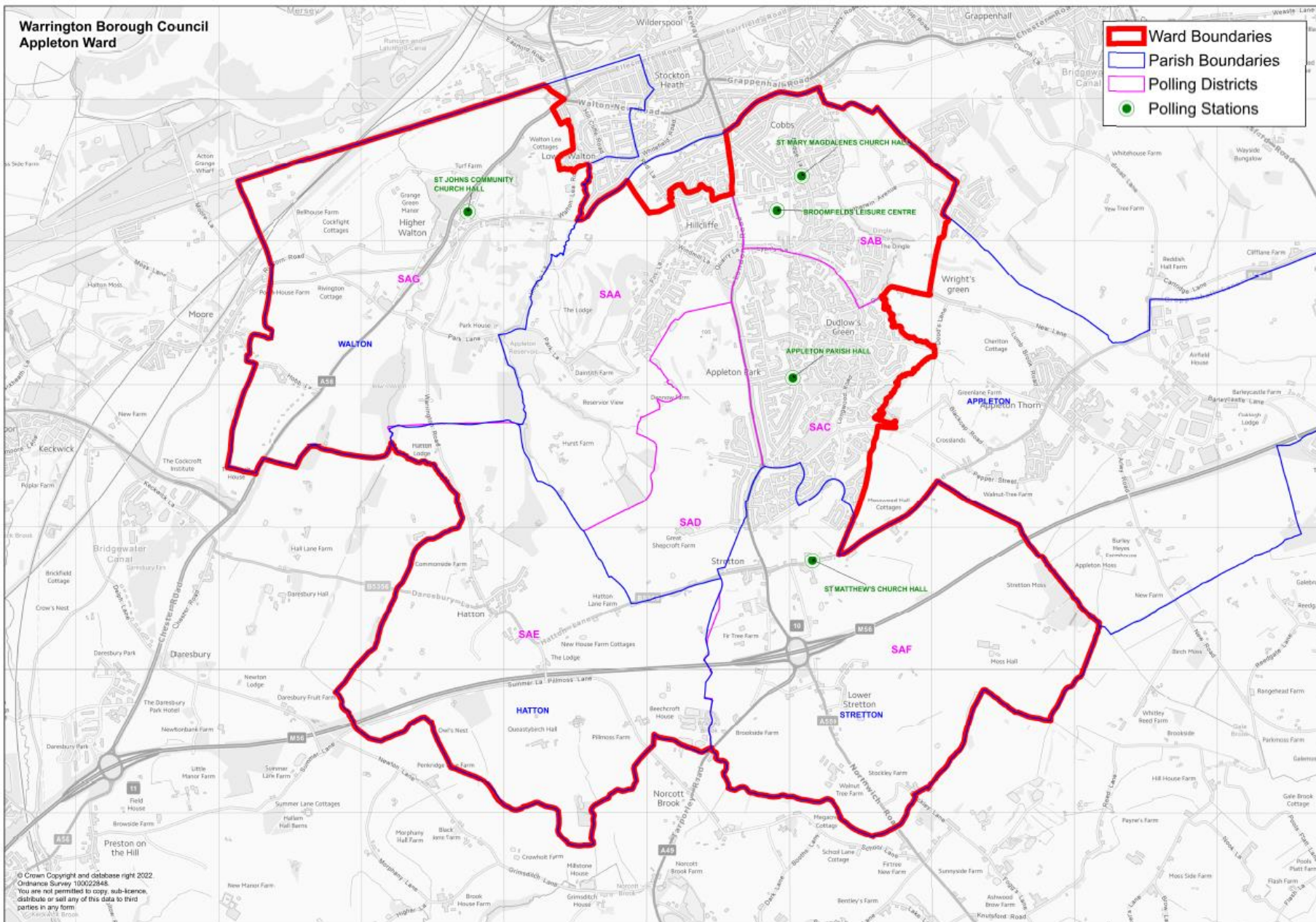
SAE - **HATTON PARISH COUNCIL** SAF

- **STRETTON PARISH COUNCIL**

WALTON PARISH COUNCIL

SAG – Higher Walton Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SAA	811	259	St. Mary Magdalenes Church Hall	No comments on district and location. Recommend no change.
SAB	2485	657	Broomfields Leisure Centre	No comments on district and location. Recommend no change.
SAC	2846	876	Appleton Parish Hall	No comments on district and location. Recommend no change.
SAD	509	164	Appleton Parish Hall	No comments on district and location. Recommend no change.
SAE	291	79	St Matthews Church Hall	No comments on district and location. Recommend no change.
SAF	1199	298	St Matthews Church Hall	No comments on district and location. Recommend no change.
SAG	334	82	St Johns Community Church Hall	No comments on district and location. Recommend no change.

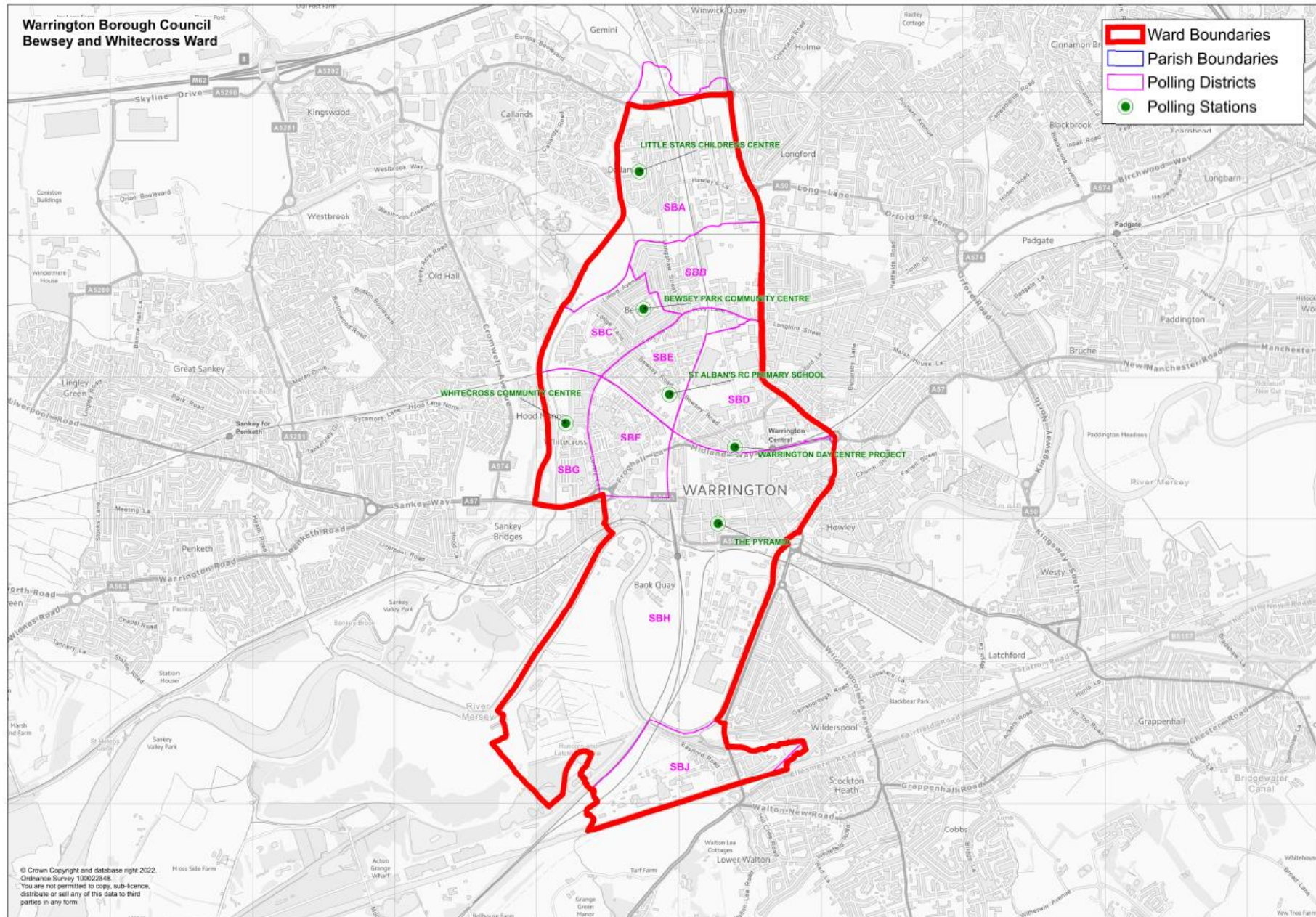


**WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY BEWSEY AND
WHITECROSS WARD**

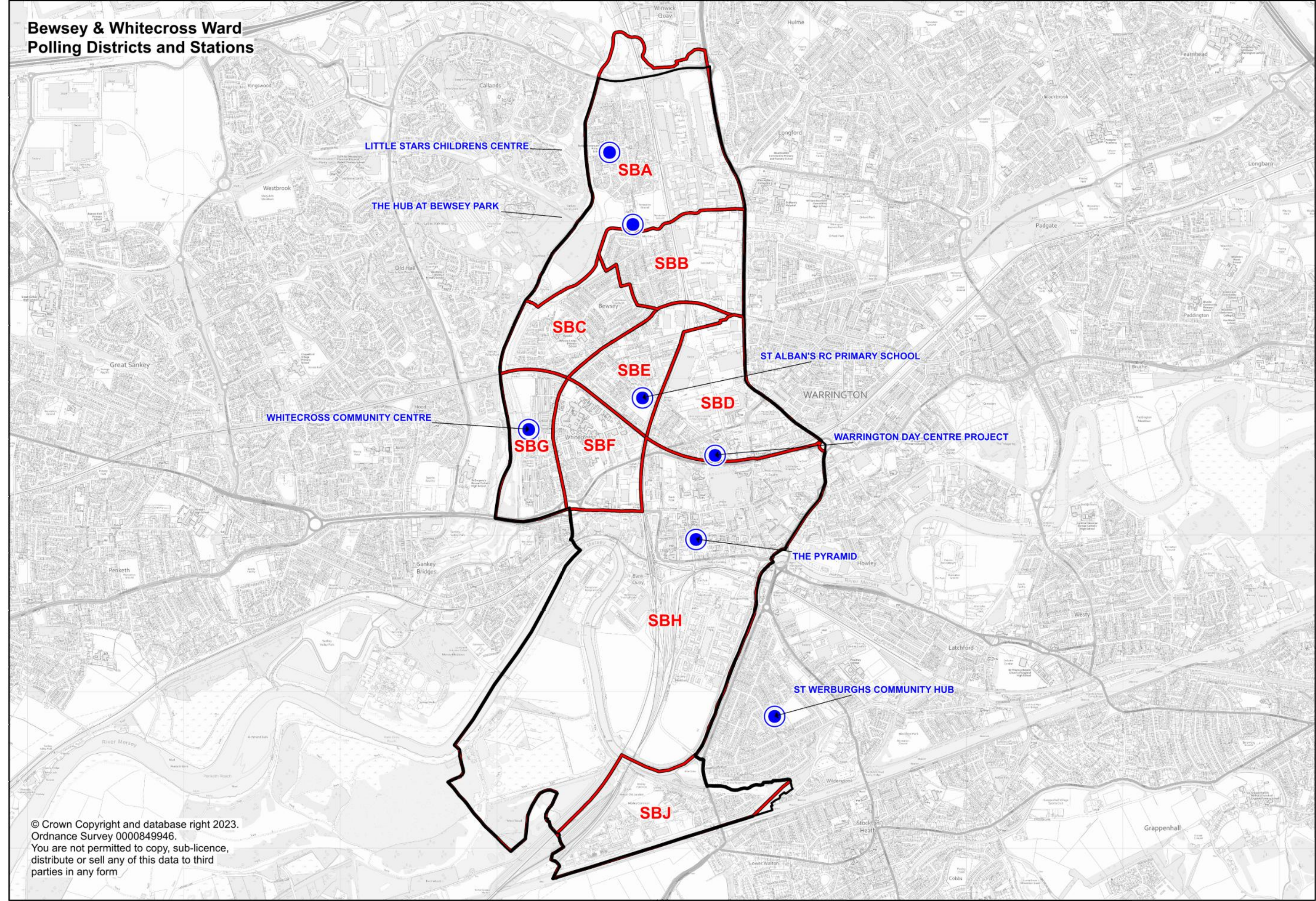
Electorate (Sep 2023) – 8751

Postal Voters (Sep 2023) – 1243

Polling District	Electorate Oct 2023	Postal voters Oct 2023	Current polling place	(Acting) Returning Officer Comments
SBA	1207	169	Little Stars Childrens Centre	No comments on district and location. Recommend no change.
SBB	1096	133	Bewsey Park Community Centre	Premises have now been handed over to the Bewsey Park Pavilion Community Shop. Negotiations with the Community Shop to continue using the premises as a polling station. Recommend The Hub, Bewsey park Community Shop
SBC	1406	255	Bewsey Park Community Centre	As above.
SBD	781	107	Warrington Day Centre Project	No comments on district and location. Recommend no change.
SBE	858	107	St Alban's R C Primary School	No comments on district and location. Recommend no change.
SBF	525	62	Whitecross Community Centre	No comments on district and location. Recommend no change.
SBG	1186	184	Whitecross Community Centre	No comments on district and location. Recommend no change.
SBH	1120	134	Pyramid	Premises closing for refurbishment mid 2024. Inspection of Parr Hall, suitable alternative, awaiting confirmation.
SBJ	572	92	St Werburghs Development Centre	Premises no longer available. Inspection undertaken of St Werburghs Community Hub, facilities are suitable. Recommend using these premises.



**Bewsey & Whitecross Ward
Polling Districts and Stations**



© Crown Copyright and database right 2023.
Ordnance Survey 0000849946.
You are not permitted to copy, sub-licence,
distribute or sell any of this data to third
parties in any form

WARRINGTON NORTH PARLIAMENTARY CONSTITUENCY**BIRCHWOOD WARD**

Electorate (Sep 2023) – 8137

Postal Voters (Sep 2023) – 1421

BIRCHWOOD TOWN COUNCIL

NCA – Gorse Covert Ward

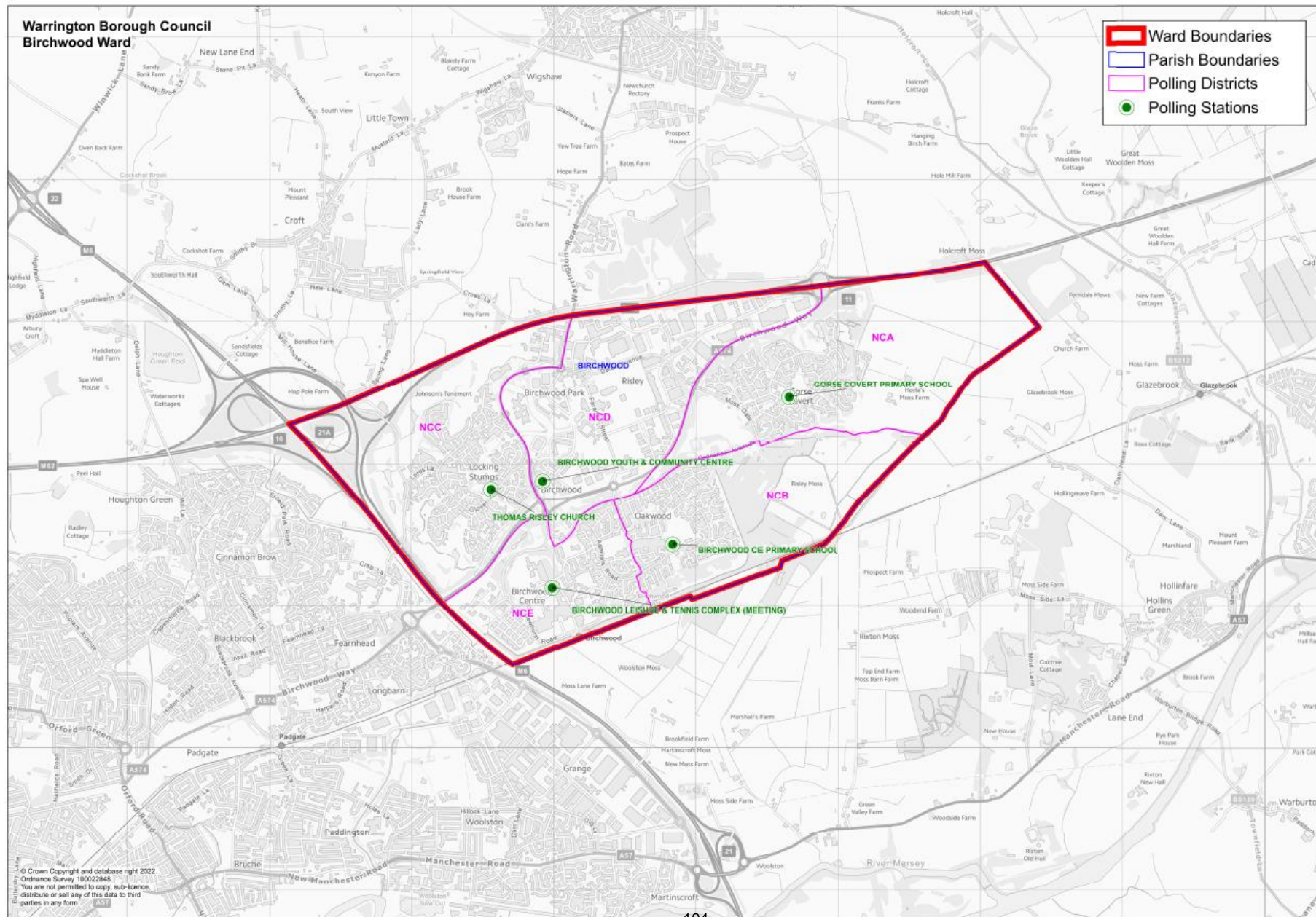
NCB – Oakwood Ward

NCC – Locking Stumps Ward

NCD – Locking Stumps Ward

NCE – Chatfield Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
NCA	1981	375	Gorse Covert Primary School	No comments on district and location. Recommend no change.
NCB	2228	325	Birchwood C of E Primary School	No comments on district and location. Recommend no change.
NCC	2382	489	Thomas Risley Church	No comments on district and location. Recommend no change.
NCD	175	16	Birchwood Youth & Community Centre	No comments on district and location. Recommend no change.
NCE	1371	216	Birchwood Leisure and Tennis Complex – Champions Suite	No comments on district and location. Recommend no change.



WARRINGTON NORTH PARLIAMENTARY CONSTITUENCY
BURTONWOOD AND WINWICK WARD

Electorate (Sep 2023) – 4935

Postal Voters (Sep 2023) – 940

BURTONWOOD AND WESTBROOK PARISH COUNCIL

NDA – Burtonwood Ward

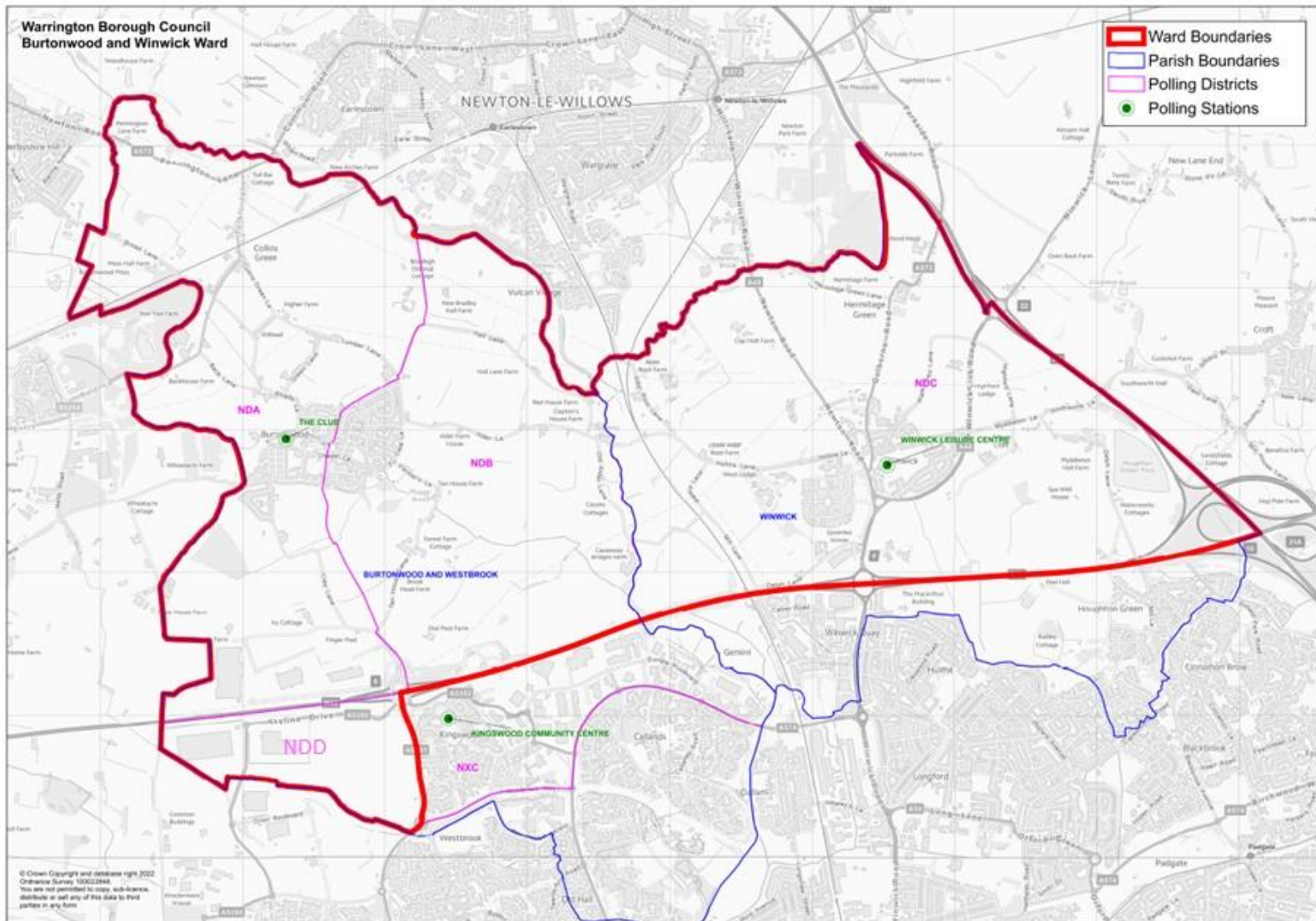
NDB – Burtonwood Ward

NDD – Burtonwood Ward

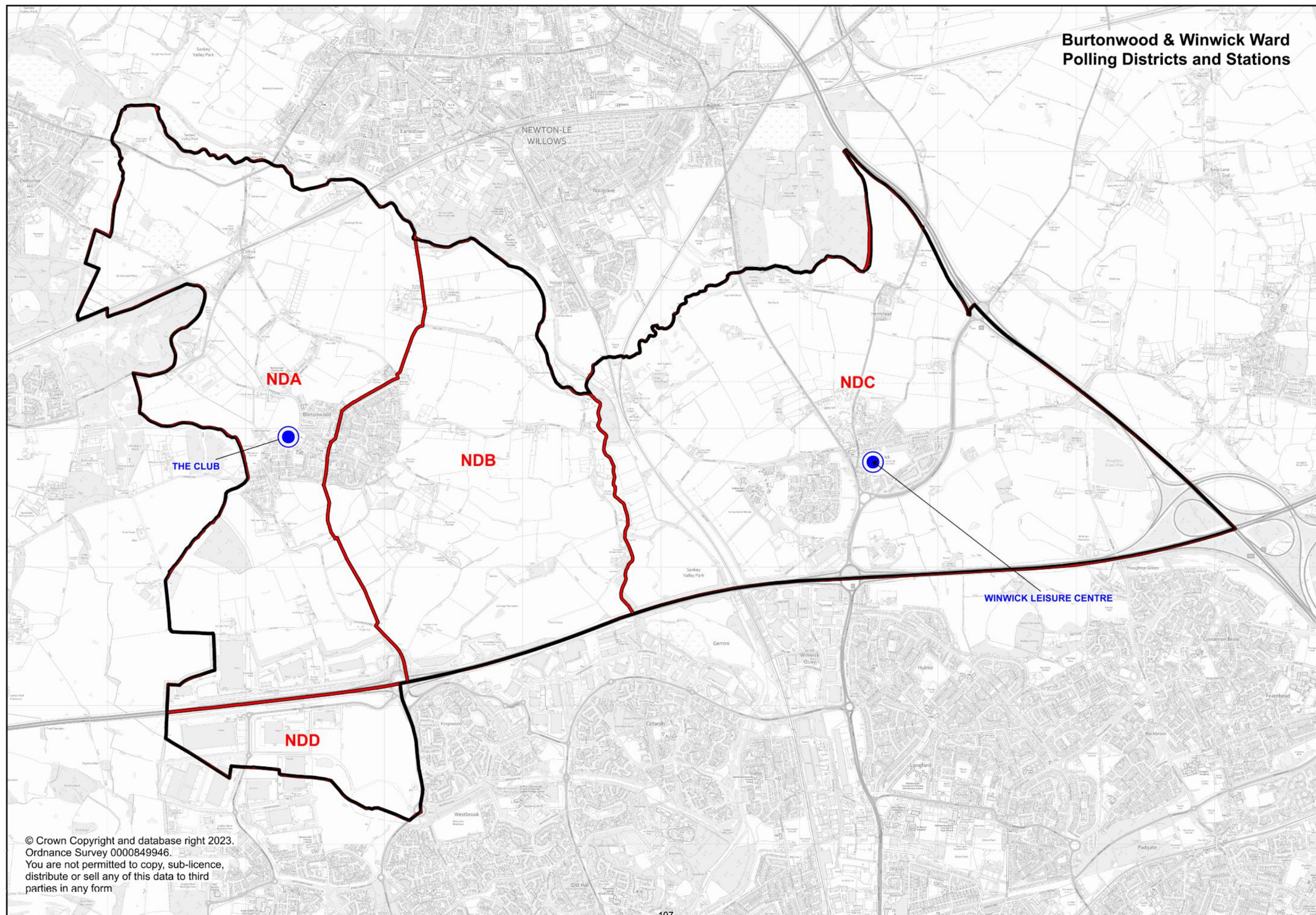
WINWICK PARISH COUNCIL

NDC – Winwick Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
NDA	1502	242	The Club (Formerly the Catholic Club) Phipps Lane	Potential return to Burtonwood Community Centre. The centre was previously used until 2021 but was moved due to hire costs. Recommend polling remains at The Club for future elections due to better accessibility, location and size.
NDB	1500	292	The Club (Formerly the Catholic Club) Phipps Lane	As above. Recommend polling remains at The Club for future elections due to better accessibility, location and size.
NDC	1909	397	Winwick Leisure Centre	No comments on district and location. Recommend no change.
NDD	24	9	The Club (Formerly the Catholic Club) Phipps Lane	New polling district. Recommend that polling takes place at The Club due to accessibility and this location is within the ward. Other alternatives e.g. Kingswood Community Centre, outside of ward boundaries causing difficulties with issuing additional ballot papers, register and ballot box. New polling station to be established as development grows.



Burtonwood & Winwick Ward Polling Districts and Stations



© Crown Copyright and database right 2023.
Ordnance Survey 0000849946.
You are not permitted to copy, sub-licence,
distribute or sell any of this data to third
parties in any form

WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY
CHAPELFORD & OLD HALL WARD

Electorate (Sep 2023) – 8689
 Postal Voters (Sep 2023) – 1928

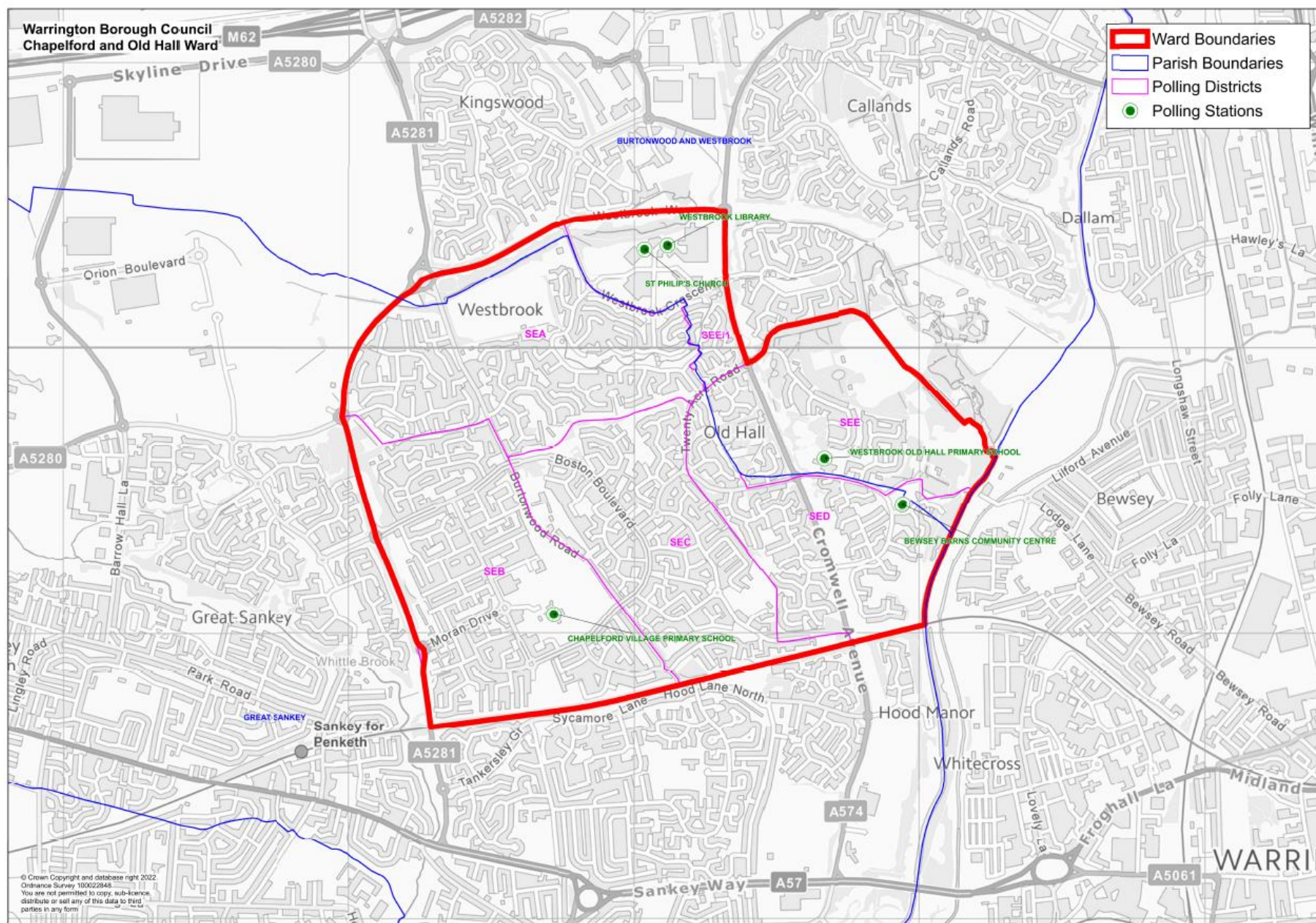
GREAT SANKEY PARISH COUNCIL

SEA – Central Ward
 SEB - Central Ward
 SEC - Central Ward
 SED – Central Ward

BURTONWOOD AND WESTBROOK PARISH COUNCIL

SEE Old Hall Ward
 SEE/1 Old Hall Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SEA	1829	486	St Philips Church (Westbrook)	No comments on district and location. Recommend no change.
SEB	2756	549	Chapelford Village Primary School	No comments on district and location. Recommend no change.
SEC	2065	474	Chapelford Village Primary School	No comments on district and location Recommend no change.
SED	1304	244	Bewsey Barns Community Centre	No comments on district and location Recommend no change.
SEE	575	136	Westbrook Old Hall Primary School	No comments on district and location. Recommend no change.
SEE/1	160	39	Westbrook Old Hall Primary School	No comments on district and location. Recommend no change.



WARRINGTON NORTH PARLIAMENTARY CONSTITUENCY**CULCHETH GLAZEBURY AND CROFT WARD**

Electorate (Sep 2023) – 8522

Postal Voters (Sep 2023) – 2116

CULCHETH AND GLAZEBURY PARISH COUNCIL

NFA – Culcheth Ward

NFB – Culcheth Ward

NFC – Culcheth Ward

NFD – Glazebury and Mee Brow Ward NFE

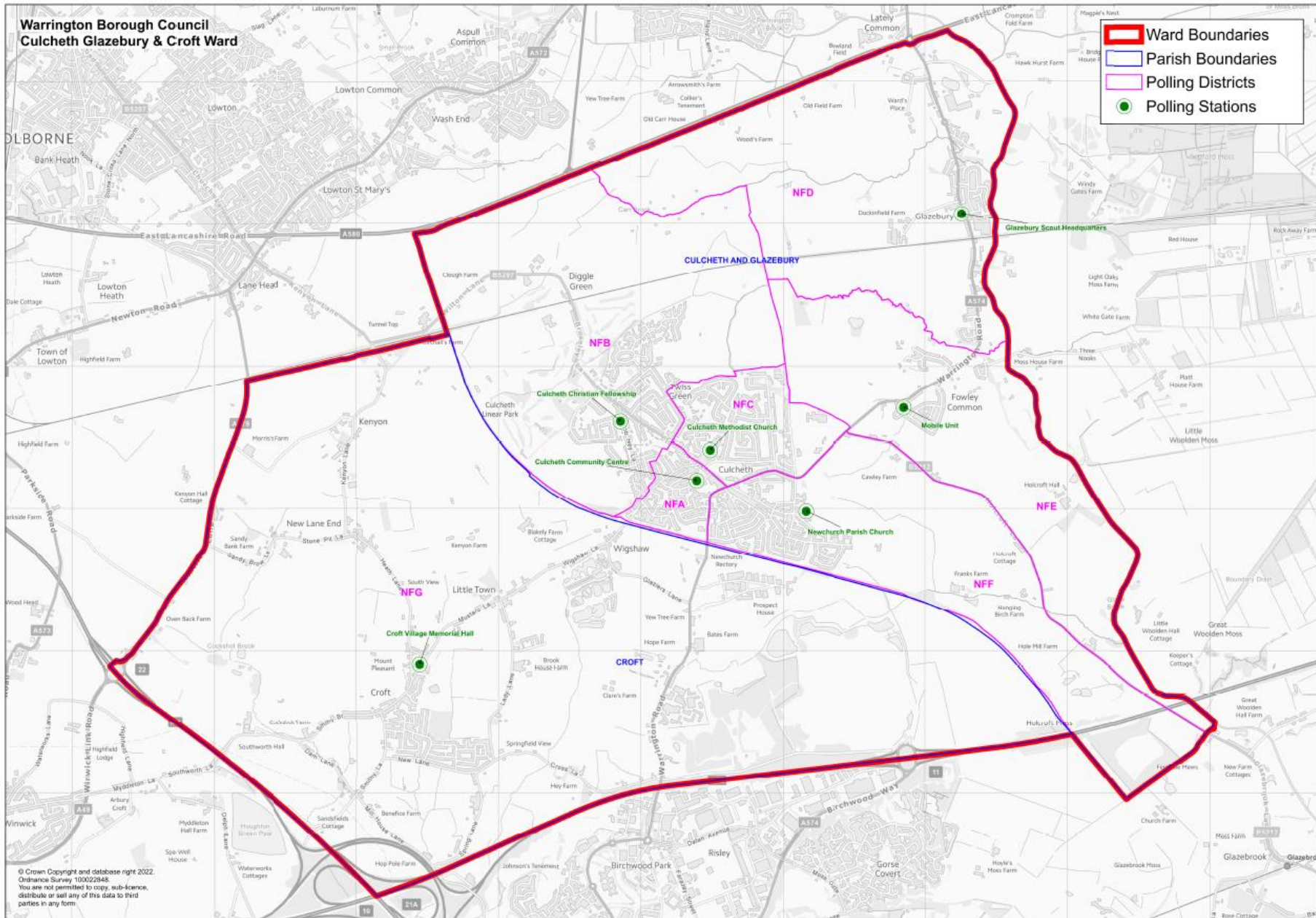
– Glazebury and Mee Brow Ward NFF –

Newchurch Ward

CROFT PARISH COUNCIL

NFG – Southworth Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
NFA	819	227	Culcheth Community Centre	No comments on district and location. Recommend no change.
NFB	1556	425	Culcheth Christian Fellowship	No comments on district and location. Recommend no change.
NFC	1346	385	Culcheth Methodist Church Hall	No comments on district and location. Recommend no change.
NFD	869	205	Glazebury Scout Headquarters	No comments on district and location. Recommend no change.
NFE	592	117	Mobile Unit – Churchill Avenue	No suitable alternatives identified – recommend remaining at the mobile unit. Consider any suitable alternative venues outside of the review period.
NFF	1662	359	Newchurch Parish Church	No comments on district and location. Recommend no change.
NFG	1678	398	Croft Village Memorial Hall	No comments on district and location. Recommend no change.

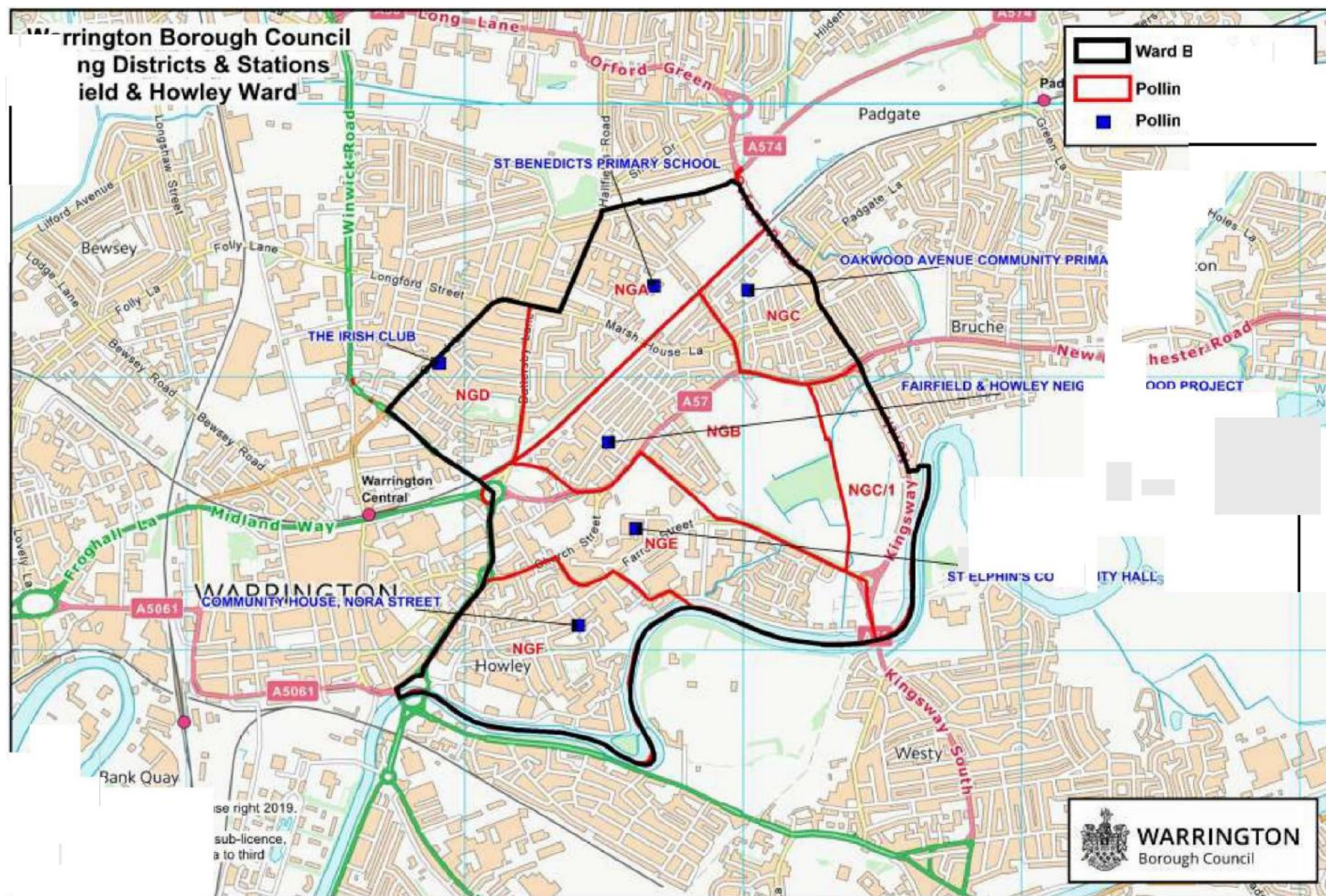


WARRINGTON NORTH PARLIAMENTARY CONSTITUENCY
FAIRFIELD AND HOWLEY WARD

Electorate (Sep 2023) – 8368

Postal Voters (Sep 2023) – 1208

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
NGA	1908	349	St Benedicts R C Primary School	No comments on district and location. Recommend no change.
NGB	1827	261	Fairfield and Howley Neighbourhood Project	No comments on district and location. Recommend no change.
NGC	1008	100	Oakwood Avenue Primary School	No comments on district and location. Recommend no change.
NGC/1	197	36	Oakwood Avenue Primary School	No comments on district and location. Recommend no change.
NGD	1070	141	Irish Club	No comments on district and location. Recommend no change.
NGE	915	120	St Elphins Community Centre	No other suitable locations available. Recommend no change.
NGF	1443	201	Community House, Nora Street	No comments on district and location. Recommend no change.



WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY**GRAPPENHALL WARD**

Electorate (Sep 2023) – 5884

Postal Voters (Sep 2023) – 1291

GRAPPENHALL AND THELWALL PARISH COUNCIL

SHA – Grappenhall Ward

SHC – Grappenhall Ward

SHD – Grappenhall Ward

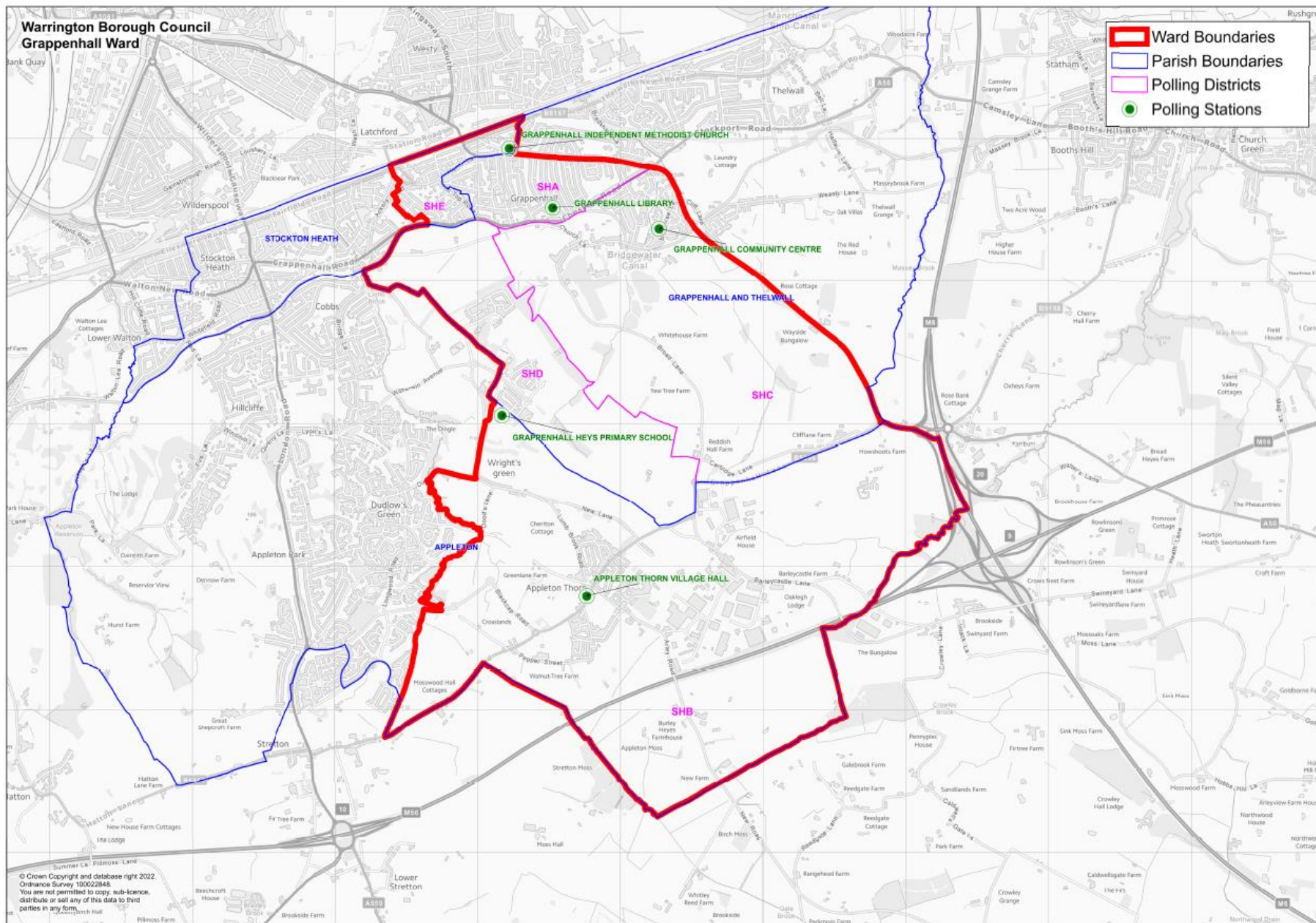
APPLETON PARISH COUNCIL

SHB – Thorn Ward

STOCKTON HEATH PARISH COUNCIL

SHE – East Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SHA	1881	365	Grappenhall Library	No comments on district and location. Recommend no change.
SHB	1395	313	Appleton Thorn Village Hall	No comments on district and location. Recommend no change.
SHC	1019	247	Grappenhall Community Centre	No comments on district and location. Recommend no change.
SHD	671	164	Grappenhall Heys Primary School	No comments on district and location. Recommend no change.
SHE	918	202	Grappenhall Independent Methodist Church Hall	No comments on district and location. Recommend no change.



**WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY
GREAT SANKEY NORTH & WHITTLE HALL WARD**

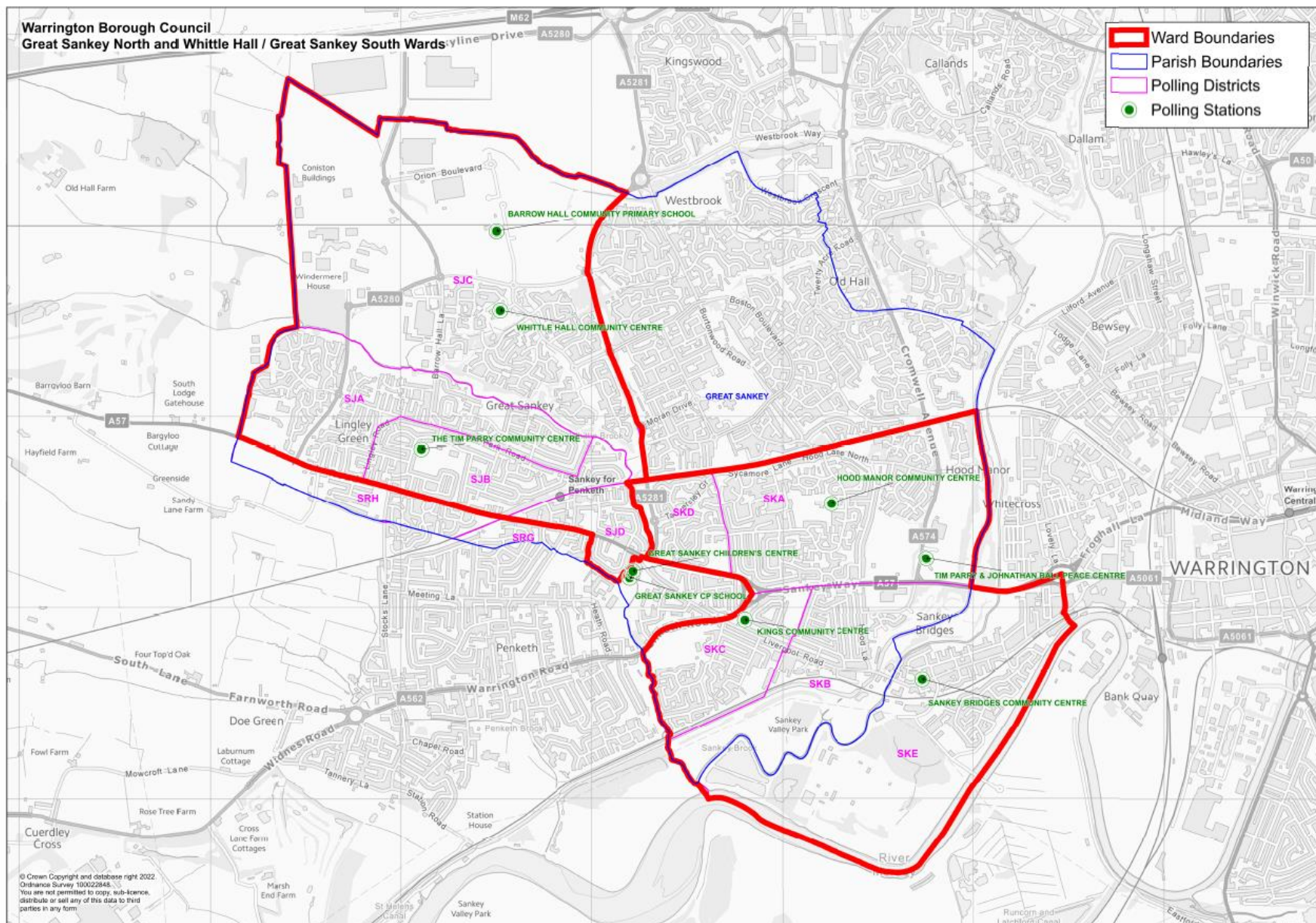
Electorate (Sep 2023) – 8393
Postal Voters (Sep 2023) – 1815

GREAT SANKEY PARISH COUNCIL

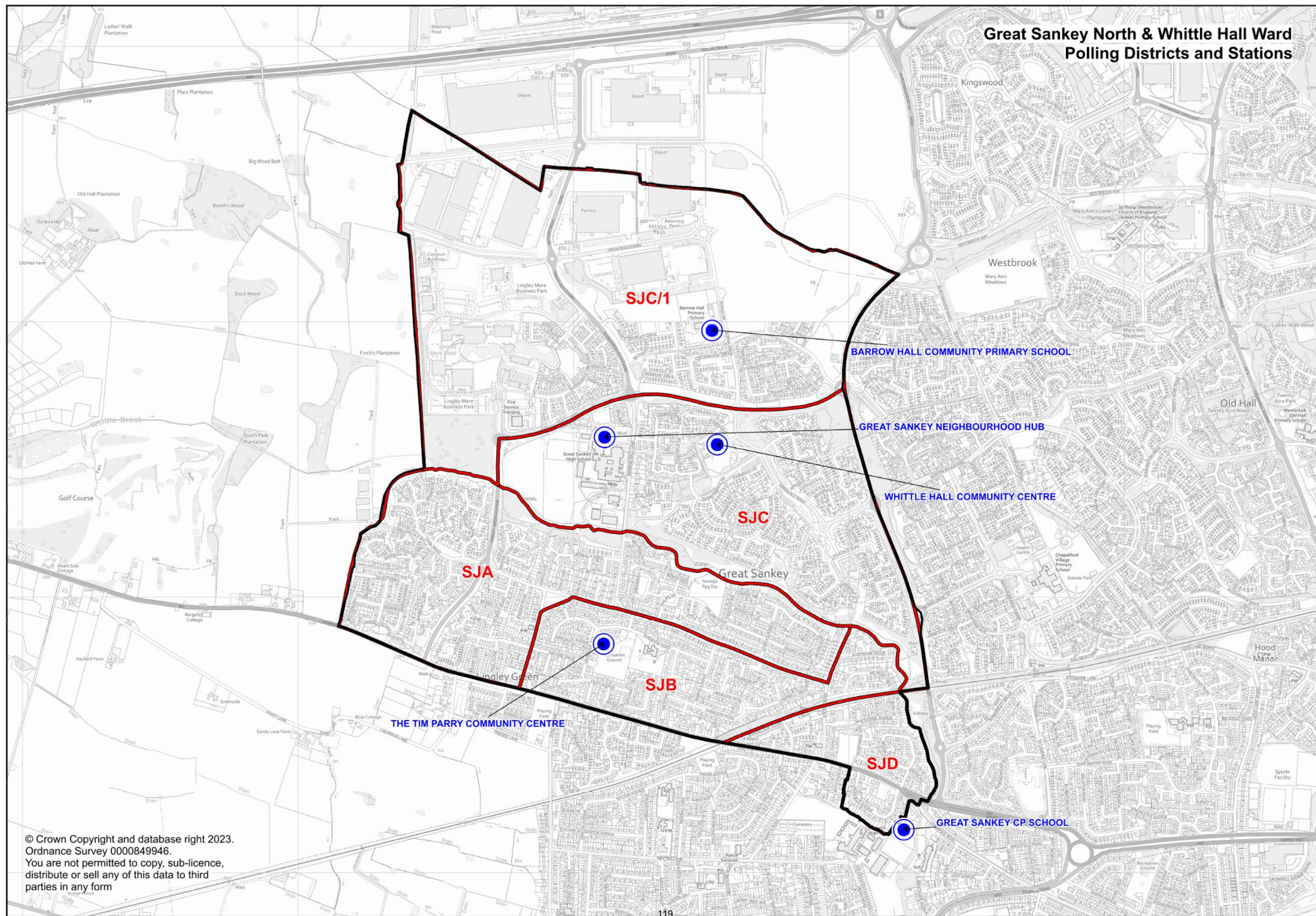
SJA – North Ward
SJB – North Ward
SJC – North Ward
SJD – South Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SJA	2833	742	Barrow Hall Primary School	Current polling place is Barrow Hall Primary School. However the polling districts in this area have become unmanageable within one building and residents in this polling district pass the alternative facilities on way to station. Great Sankey Neighbourhood Hub has been inspected and is suitable, suggest using this building as a polling station. Considered alternatives and recommend that polling for this district takes place at Great Sankey Neighbourhood Hub (located in the SJC polling district) due to being more convenient location for majority of electors.
SJB	1615	333	Tim Parry Community Centre	No comments on district and location. Recommend no change.
SJC	1781	327	Whittle Hall Community Centre	Large Polling District geographically due to volume of new house building. Recommend split current polling district along Lingley Avenue and remain at Whittle Hall Community Centre and create a new polling district which would vote at Barrow Hall Primary School. Recommend that SJC Polling District be split to create a new polling district SJC/1. Map to be provided and electorate details to be confirmed. Split to run along Lingley Green Avenue and to the north of Whittle Brook. Polling to remain at Whittle Hall Community Centre for properties in the revised SJC Polling

				District.
SJC/1	1503	276	Barrow Hall Primary School	Recommend that SJC Polling District be split to create a new polling district SJC/1. Map to be provided and electorate details to be confirmed. Split to run Whittle Avenue to Lingley Green Avenue and to the north of Whittle Brook. Polling to take place at Barrow Hall Primary School.
SJD	661	137	Great Sankey Primary School	No comments on district and location. Recommend no change.



Great Sankey North & Whittle Hall Ward Polling Districts and Stations



© Crown Copyright and database right 2023.
Ordnance Survey 0000849946.
You are not permitted to copy, sub-licence,
distribute or sell any of this data to third
parties in any form

WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY**GREAT SANKEY SOUTH WARD**

Electorate (Sep 2023) – 8291

Postal Voters (Sep 2023) – 1498

GREAT SANKEY PARISH COUNCIL

SKA – South Ward

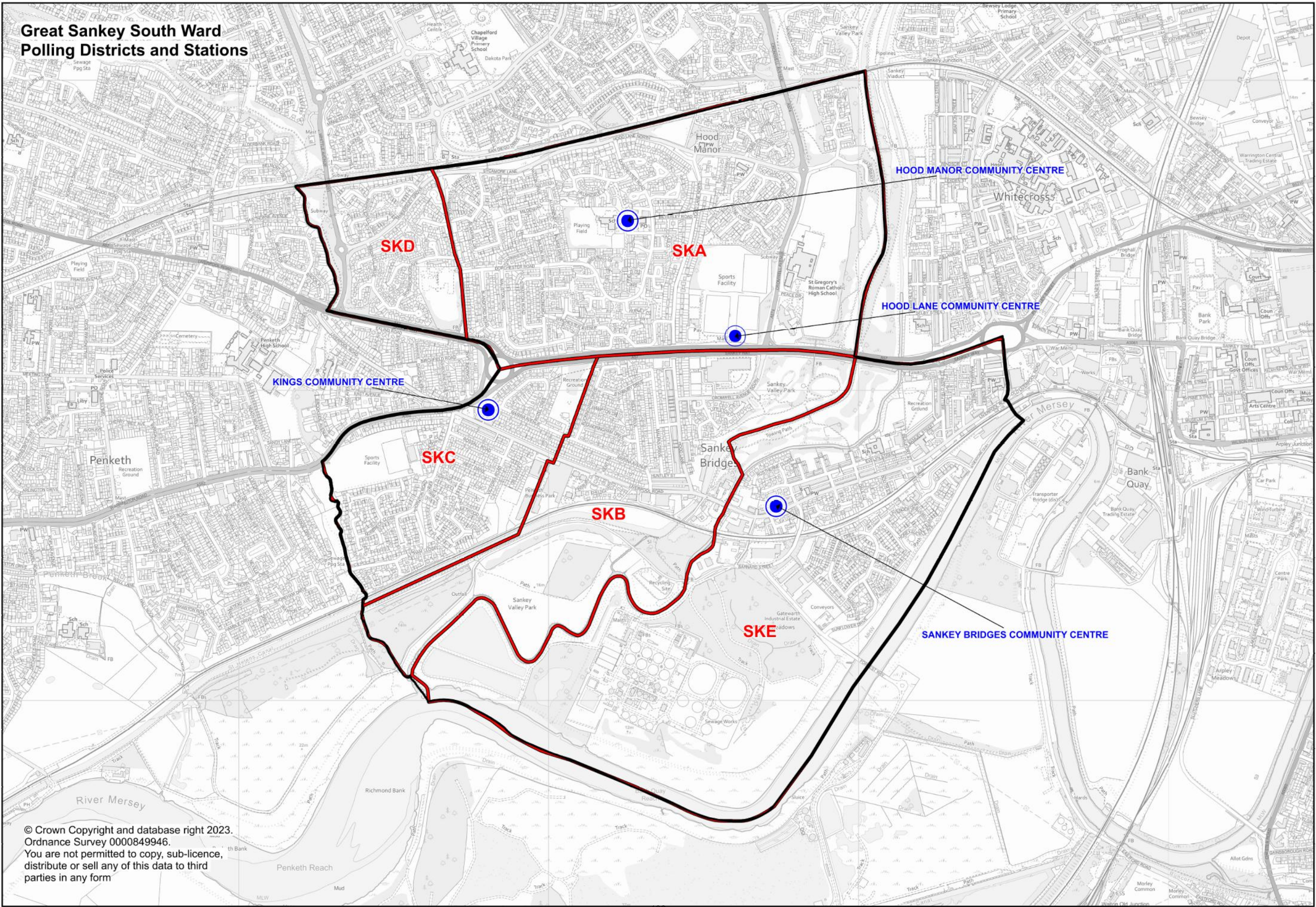
SKB – South Ward

SKC – South Ward

SKD – South Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SKA	3320	589	Hood Manor Community Centre	No comments on district and location. Recommend no change.
SKB	1123	213	The Peace Centre	Peace Centre potentially no longer available and was located in a neighbouring polling district SKA Recommend using Hood Lane Community Centre.
SKC	1352	249	Kings Community Centre	No comments on district and location. Recommend no change.
SKD	785	156	Great Sankey Children's Centre	No comments on district and location. Recommend no change.
SKE	1711	291	Sankey Bridges Community Centre	No comments on district and location. Recommend no change.

**Great Sankey South Ward
Polling Districts and Stations**



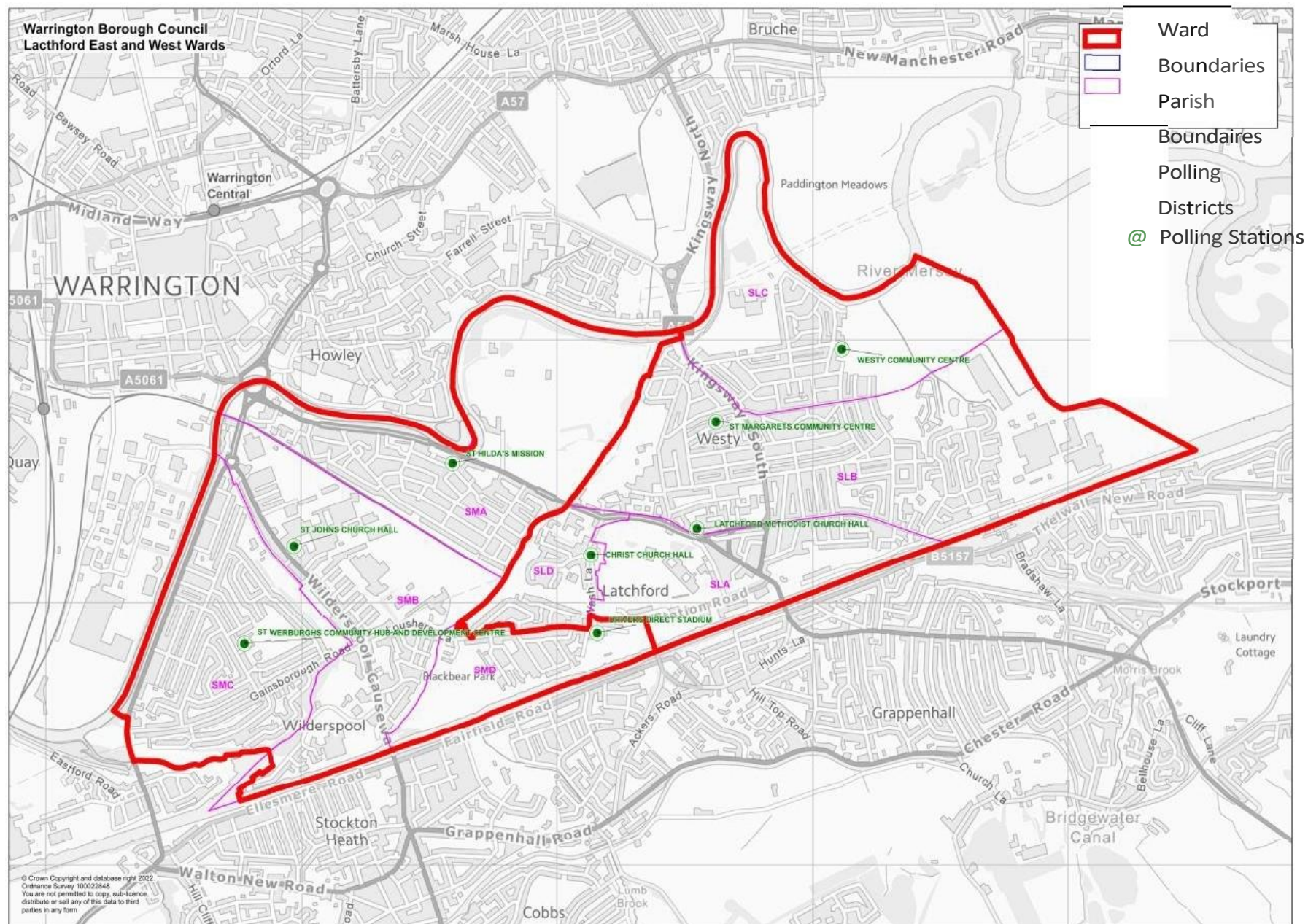
© Crown Copyright and database right 2023.
Ordnance Survey 0000849946.
You are not permitted to copy, sub-licence,
distribute or sell any of this data to third
parties in any form

WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY**LATCHFORD EAST WARD**

Electorate (Sep 2023) – 6489

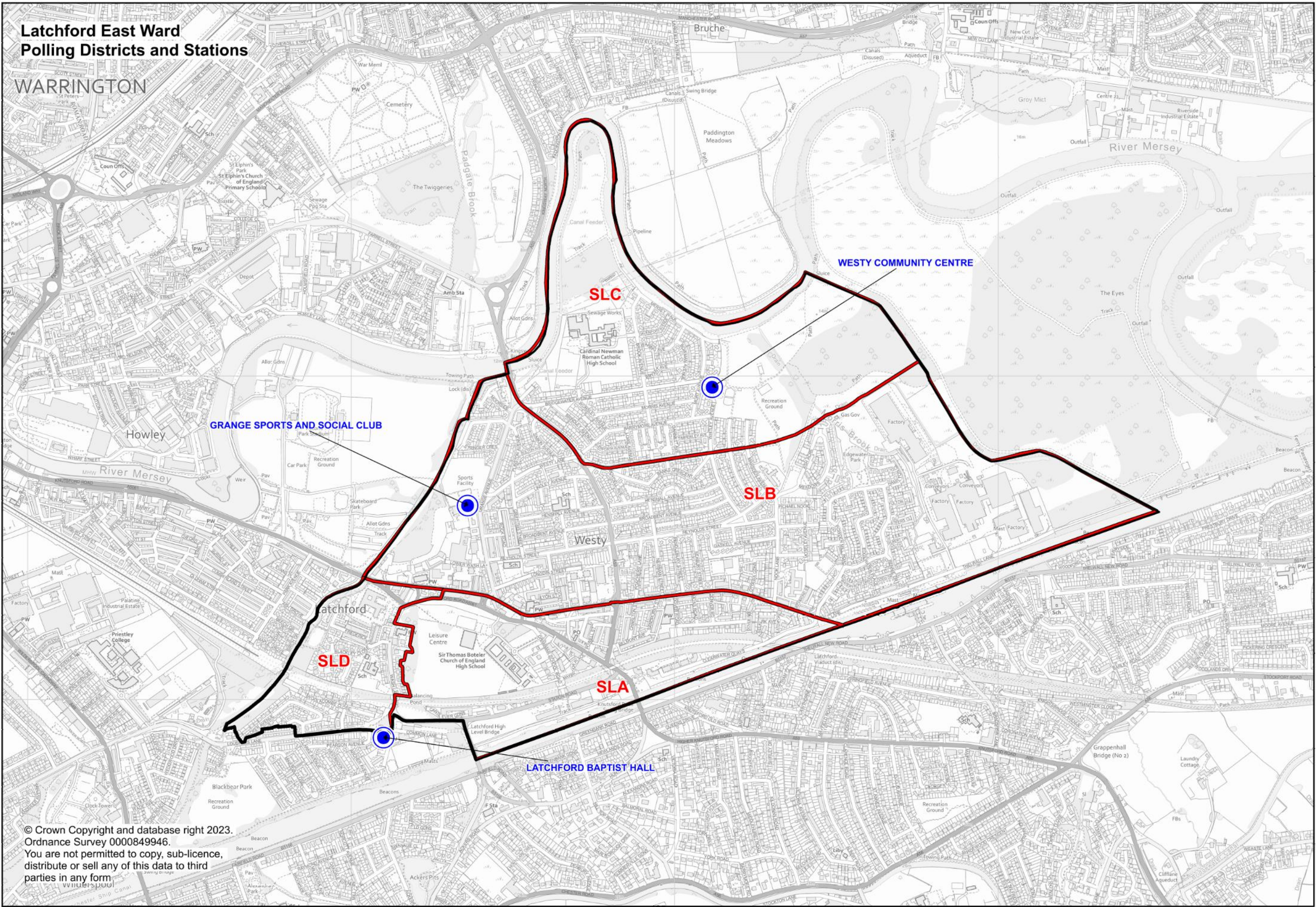
Postal Voters (Sep 2023) – 982

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SLA	1061	179	Latchford Methodist Church Hall	No comments on district and location. Recommend no change.
SLB	3745	547	St Margarets Community Centre	St Margaret's Community Centre no longer available. Recommend using Grange Sports and Social Club Double station for that polling district
SLC	1121	150	Westy Community Centre	No comments on district and location. Recommend no change.
SLD	562	106	Christ Church Hall	Building demolished. Recommend Latchford Baptist Church Hall.



**Latchford East Ward
Polling Districts and Stations**

WARRINGTON



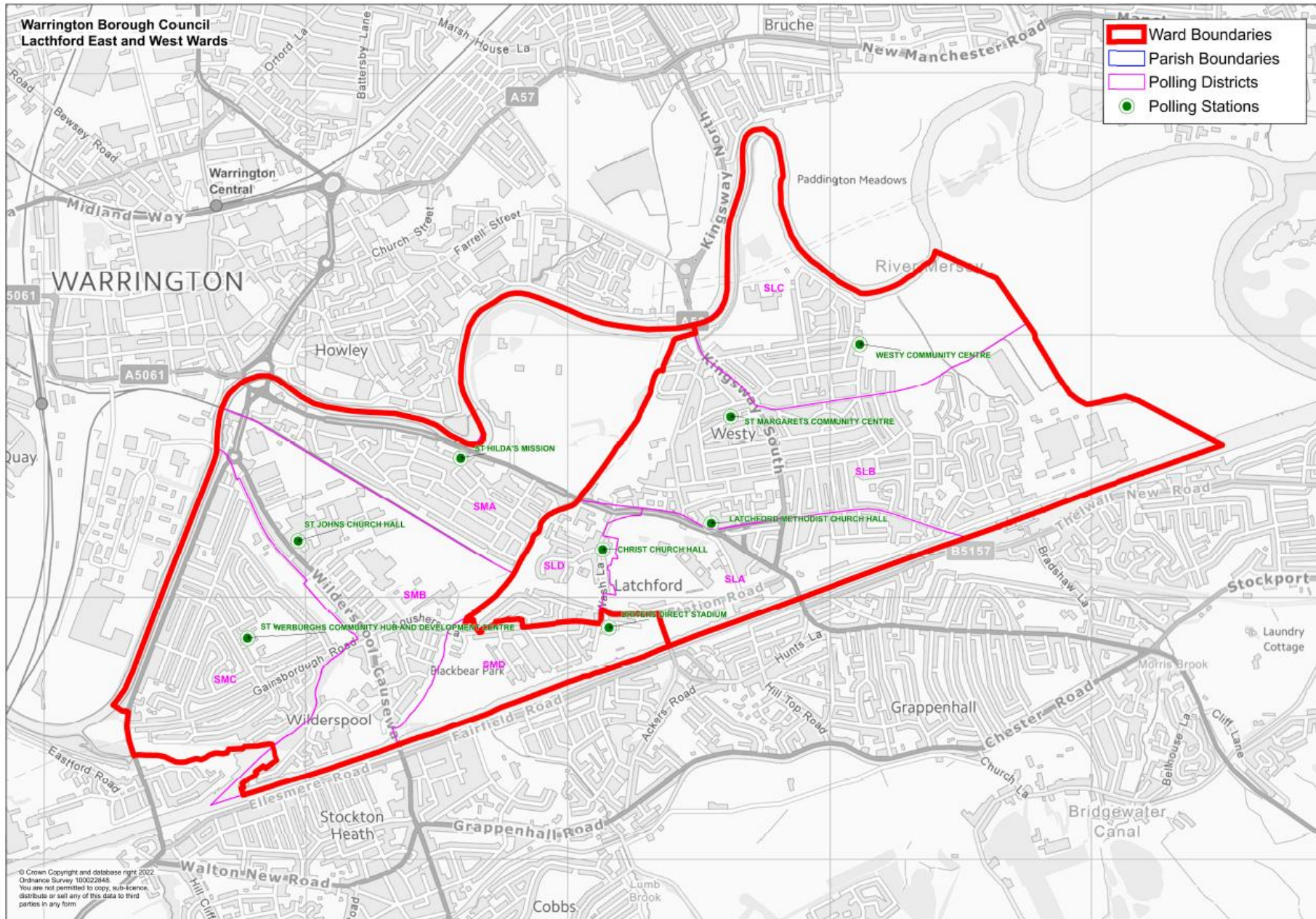
© Crown Copyright and database right 2023.
Ordnance Survey 0000849946.
You are not permitted to copy, sub-licence,
distribute or sell any of this data to third
parties in any form.

WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY**LATCHFORD WEST WARD**

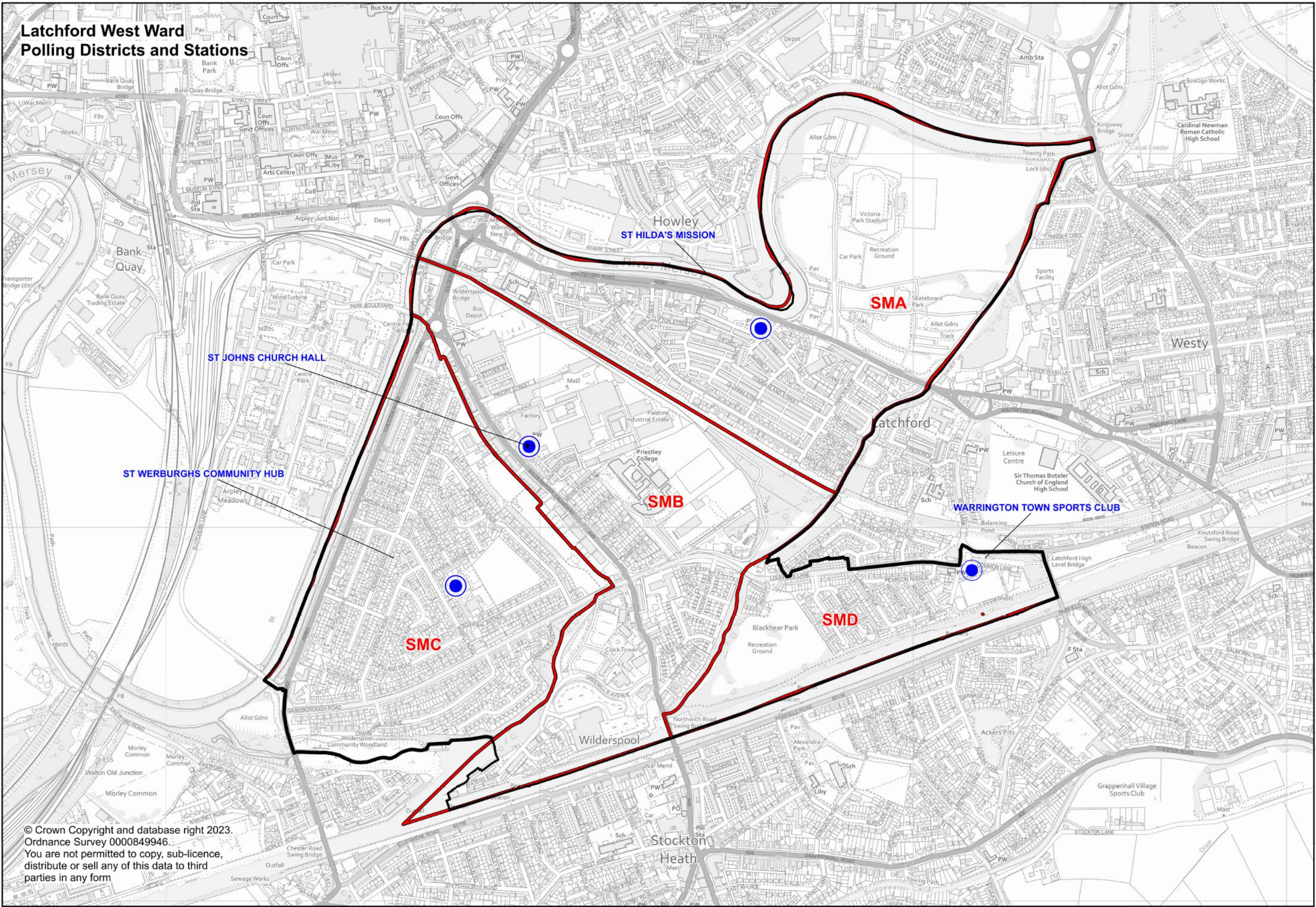
Electorate (Sep 2023) – 5701

Postal Voters (Sep 2023) – 1079

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SMA	1875	278	St Hildas Mission	No comments on district and location. Recommend no change.
SMB	1105	212	St Johns Church Hall	No comments on district and location. Recommend no change.
SMC	2187	527	St Werburghs Development Centre	Premises no longer available. Recommend St Werburghs Community Hub
SMD	534	62	Warrington Town Football Club	No comments on district and location. Recommend no change.



**Latchford West Ward
Polling Districts and Stations**



© Crown Copyright and database right 2023.
Ordnance Survey 0000849946.
You are not permitted to copy, sub-licence,
distribute or sell any of this data to third
parties in any form

TATTON PARLIAMENTARY CONSTITUENCY***LYMM NORTH AND THELWALL WARD**

Electorate (Sep 2023) – 4729

Postal Voters (Sep 2023) – 1248

LYMM PARISH COUNCIL

SNA – Lymm North

SNB – Lymm North

*The Boundary Commission for England has established new Parliamentary constituency boundaries under its final proposals which will be effective from 31 October 2023. From that date the polling districts below will be included in the Tatton Constituency. Prior to 31 October 2023 they form part of the Warrington South Constituency.

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SNA	3242	896	Oughtrington Community Centre	No comments on district and location. Recommend no change.
SNB	1487	352	Statham Little Foxes	No comment on district and location. Recommend no change.

WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY**LYMM NORTH AND THELWALL WARD**

Polling Station Voters (Sep 2023) – 4164

Postal Voters (Sep 2023) – 978

GRAPPENHALL AND THELWALL PARISH COUNCIL

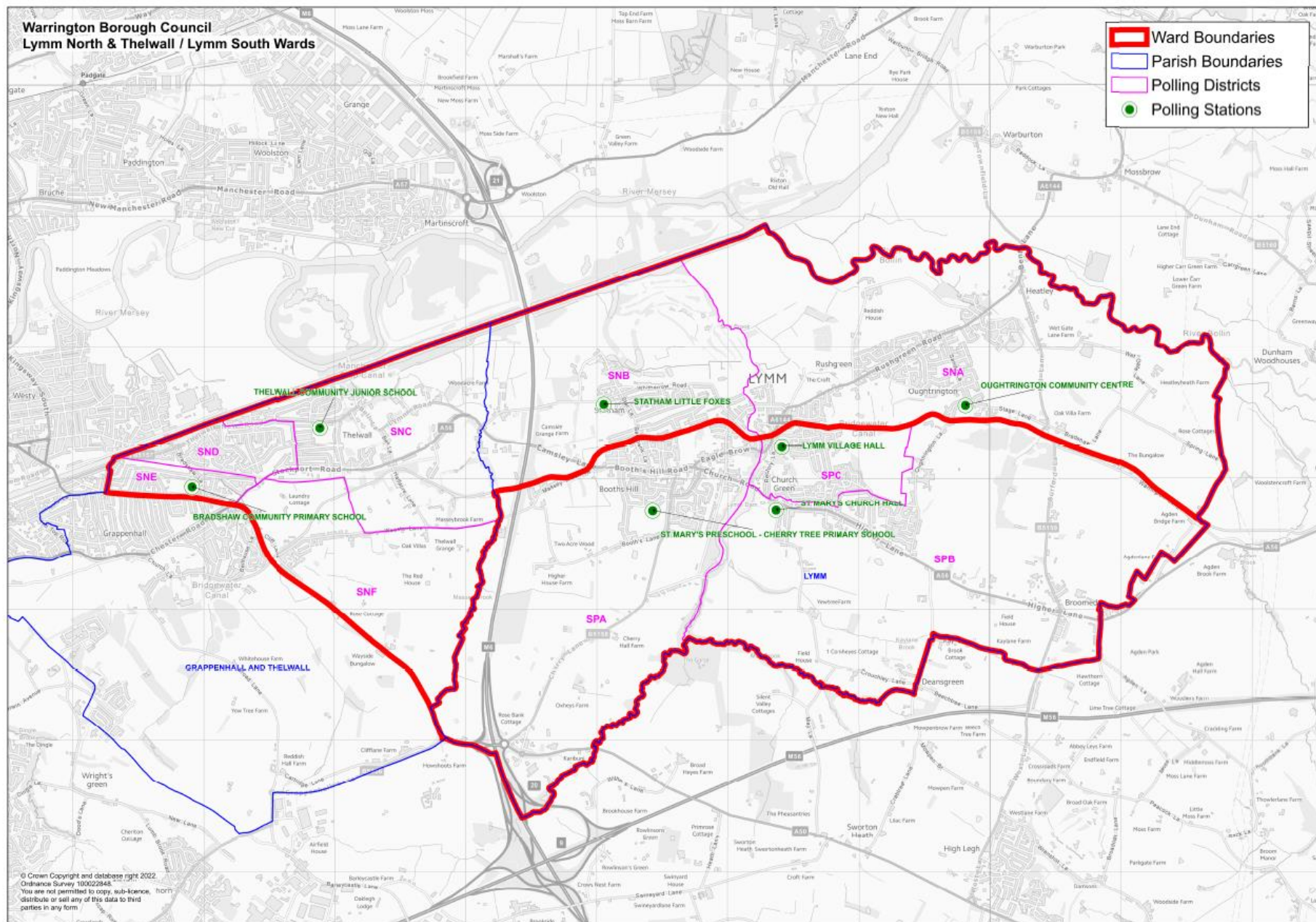
SNC – Thelwall Ward

SND – Thelwall Ward

SNE – Thelwall Ward

SNF – Thelwall Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SNC	1387	371	Thelwall Community Junior School	No comments on district and location. Recommend no change.
SND	1440	296	Thelwall Community Junior School	No comments on district and location. Recommend no change.
SNE	1063	247	Bradshaw Community Primary School	No comments on district and location. Recommend no change.
SNF	274	84	Grappenhall Community Centre	No comments on district and location Recommend no change



TATTON PARLIAMENTARY CONSTITUENCY***LYMM SOUTH**

Electorate (Sep 2023) – 5093

Postal Voters (Sep 2023) – 1392

LYMM PARISH COUNCIL

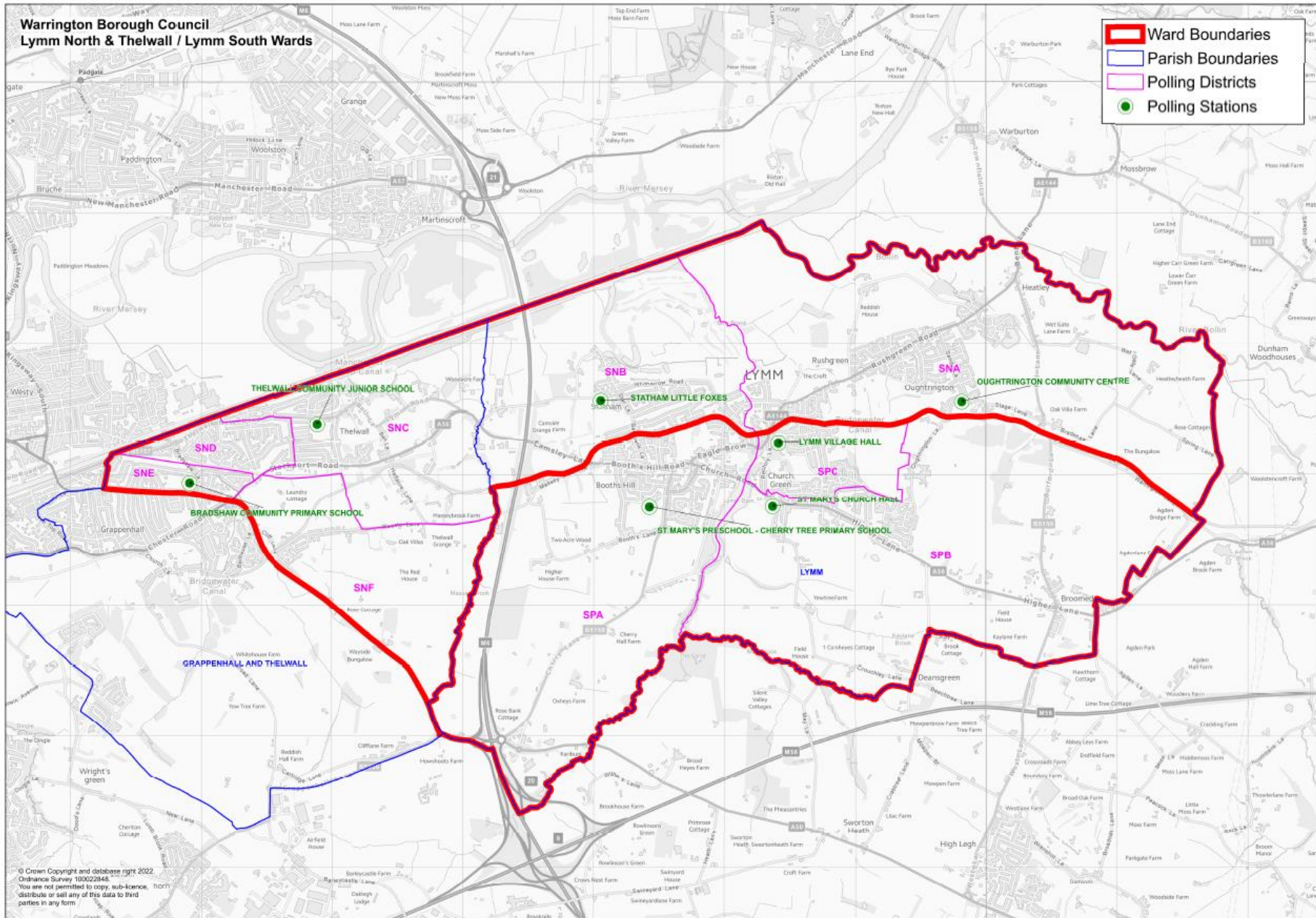
SPA – Lymm South Ward

SPB – Lymm South Ward

SPC – Lymm South Ward

*The Boundary Commission for England has established new Parliamentary constituency boundaries under its final proposals which will be effective from 31 October 2023. From that date the polling districts below will be included in the Tatton Constituency. Prior to 31 October 2023 they form part of the Warrington South Constituency.

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SPA	2436	647	St Mary's pre School	No comments on district and location. Recommend no change.
SPB	1486	415	St Mary's Church Hall	No comments on district and location. Recommend change.
SPC	1171	330	Lymm Village Hall	No comments on district and location. Recommend no change.

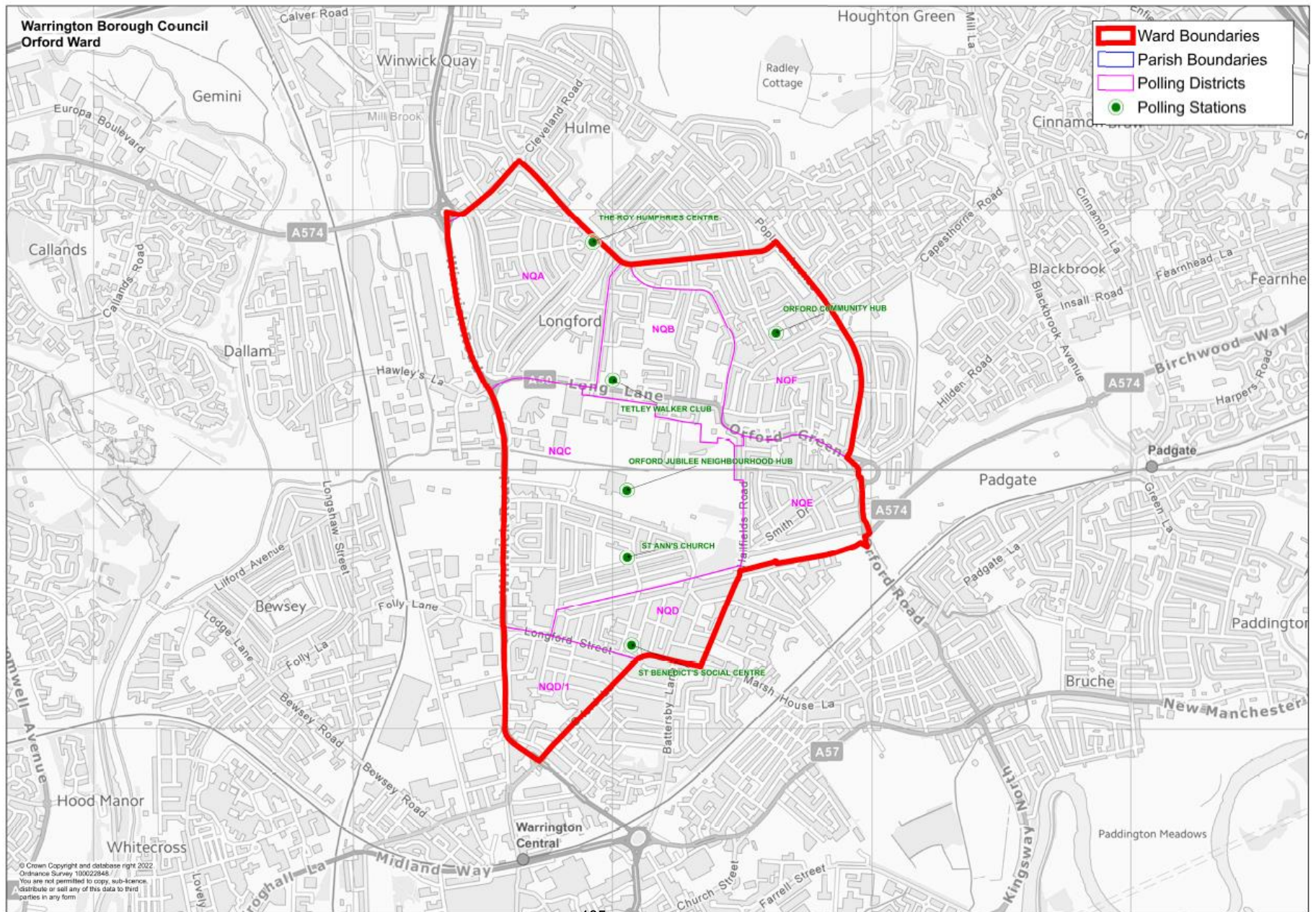


WARRINGTON NORTH PARLIAMENTARY CONSTITUENCY
ORFORD WARD

Electorate (Sep 2023) – 8618

Postal Voters (Sep 2023) – 1295

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
NQA	1721	189	The Roy Humphreys Centre	No comments on district and location. Recommend no change.
NQB	926	191	Tetley Walker Sports and Social Club	No comments on district and location. Recommend no change.
NQC	1249	135	St Anns Church	No comments on district and location. Recommend no change.
NQD	1042	151	St Benedicts Social Centre	No comments on district and location. Recommend no change.
NQD/1	893	134	St Benedicts Social Centre	No comments on district and location. Recommend no change.
NQE	998	220	Orford Jubilee Neighbourhood Hub	No comments on district and location. Recommend no change.
NQF	1789	275	Orford Hub Community Centre	No comments on district and location. Recommend no change.



SRA – Cuerdley Parish Council

WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY

PENKETH AND CUERDLEY WARD

Electorate (Sep 2023) – 8081

Postal Voters (Sep 2023) – 1826

PENKETH PARISH COUNCIL

SRB – East Ward

SRC – East Ward

SRD – West Ward

SRE – West Ward

SRF – West Ward

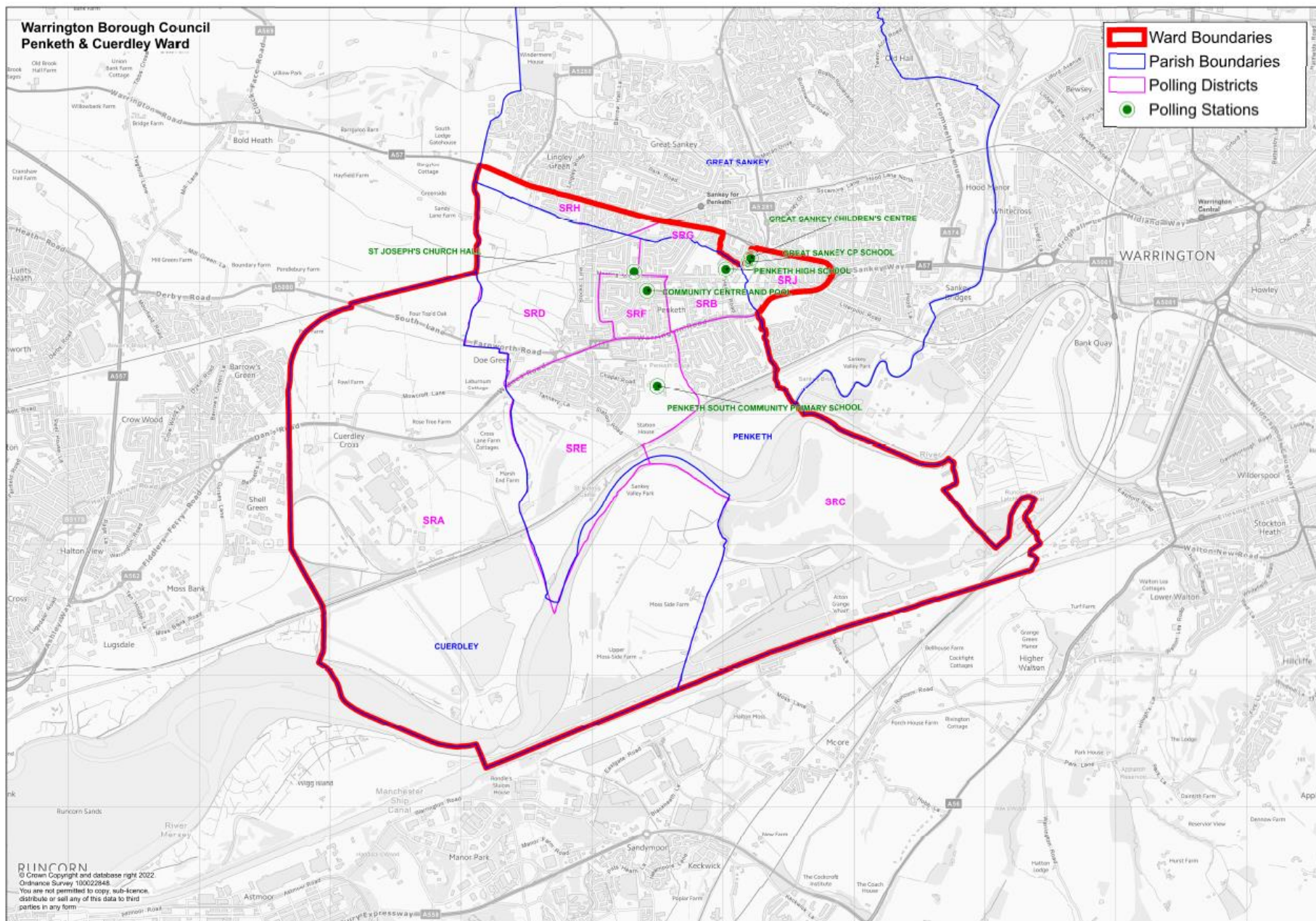
GREAT SANKEY PARISH

SRG – Liverpool Road Ward

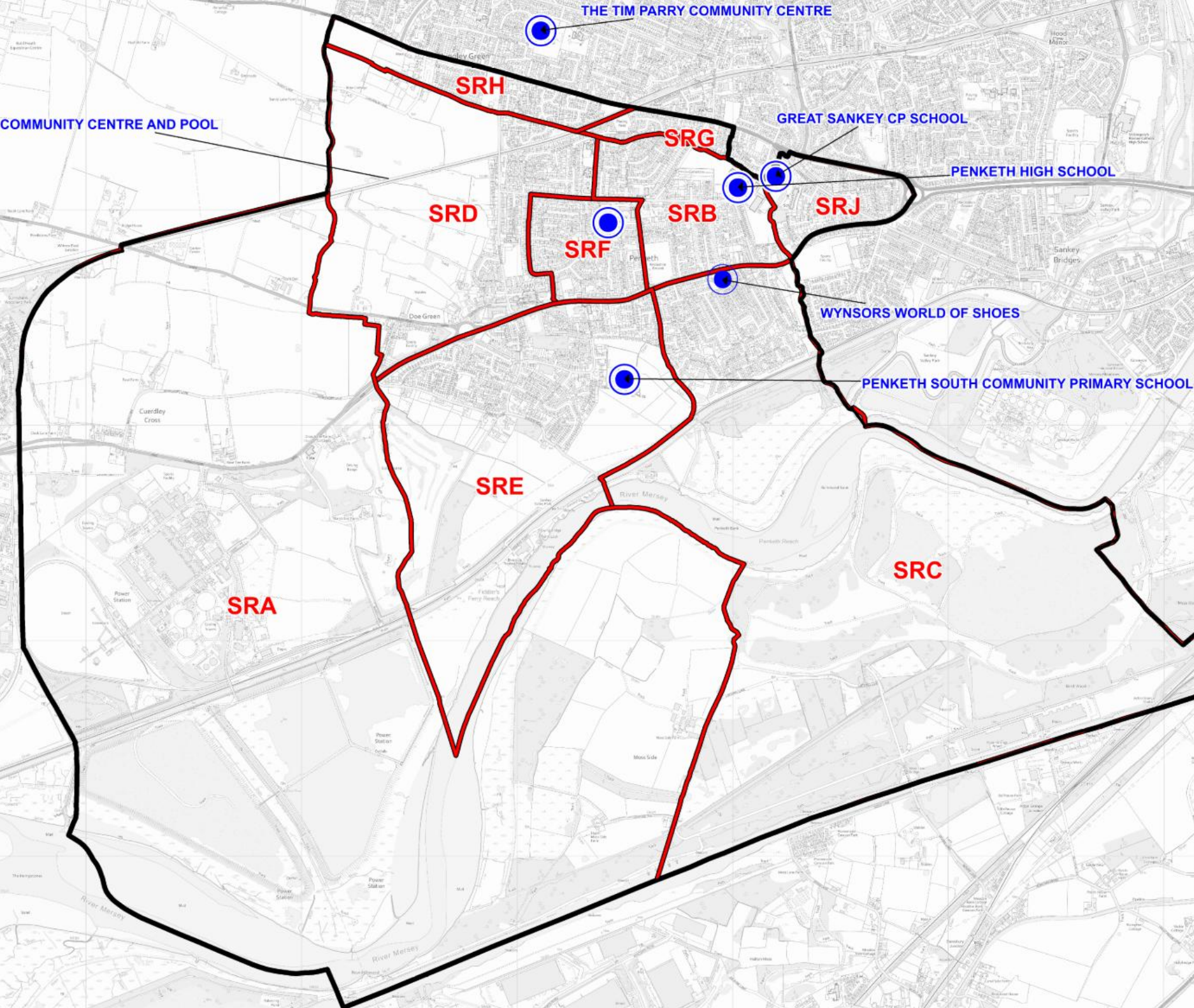
SRH – Liverpool Road Ward

SRJ – South West Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SRA	87	23	Penketh South Community Primary School	No comments on district and location. Recommend no change.
SRB	1252	298	Penketh High School	Penketh High School requested alternatives be sought. Recommend that Penketh High School be continue to be used as a polling station with electors at SRC polling at Wynsors World of Shoes to reduce the volume of electors polling at the school.
SRC	1379	285	Penketh High School	Recommend return to Wynsors World of Shoes.
SRD	1302	260	St Josephs Parish Centre	No comments on district and location. Recommend no change.
SRE	1746	446	Penketh South Community Primary School	No comments on district and location. Recommend no change.
SRF	925	222	Penketh Pool and Community Centre	No comments on district and location. Recommend no change.
SRG	259	69	Great Sankey Primary School	No comments on district and location. Recommend no change.
SRH	602	113	Tim Parry Community Centre	No comment on district and location Recommend no change
SRJ	529	110	Great Sankey Children's Centre	No comment on district and location Recommend no change



**Penketh & Cuerdley Ward
Polling Districts and Stations**



© Crown Copyright and database right 2023.
Ordnance Survey 0000849946.
You are not permitted to copy, sub-licence,
distribute or sell any of this data to third
parties in any form

WARRINGTON NORTH PARLIAMENTARY CONSTITUENCY**POPLARS AND HULME WARD**

Electorate (Sep 2023) – 8543

Postal Voters (Sep 2023) – 1059

POULTON WITH FEARNHEAD PARISH

NSH – Blackbrook Ward

NSJ – Blackbrook Ward

WINWICK PARISH COUNCIL

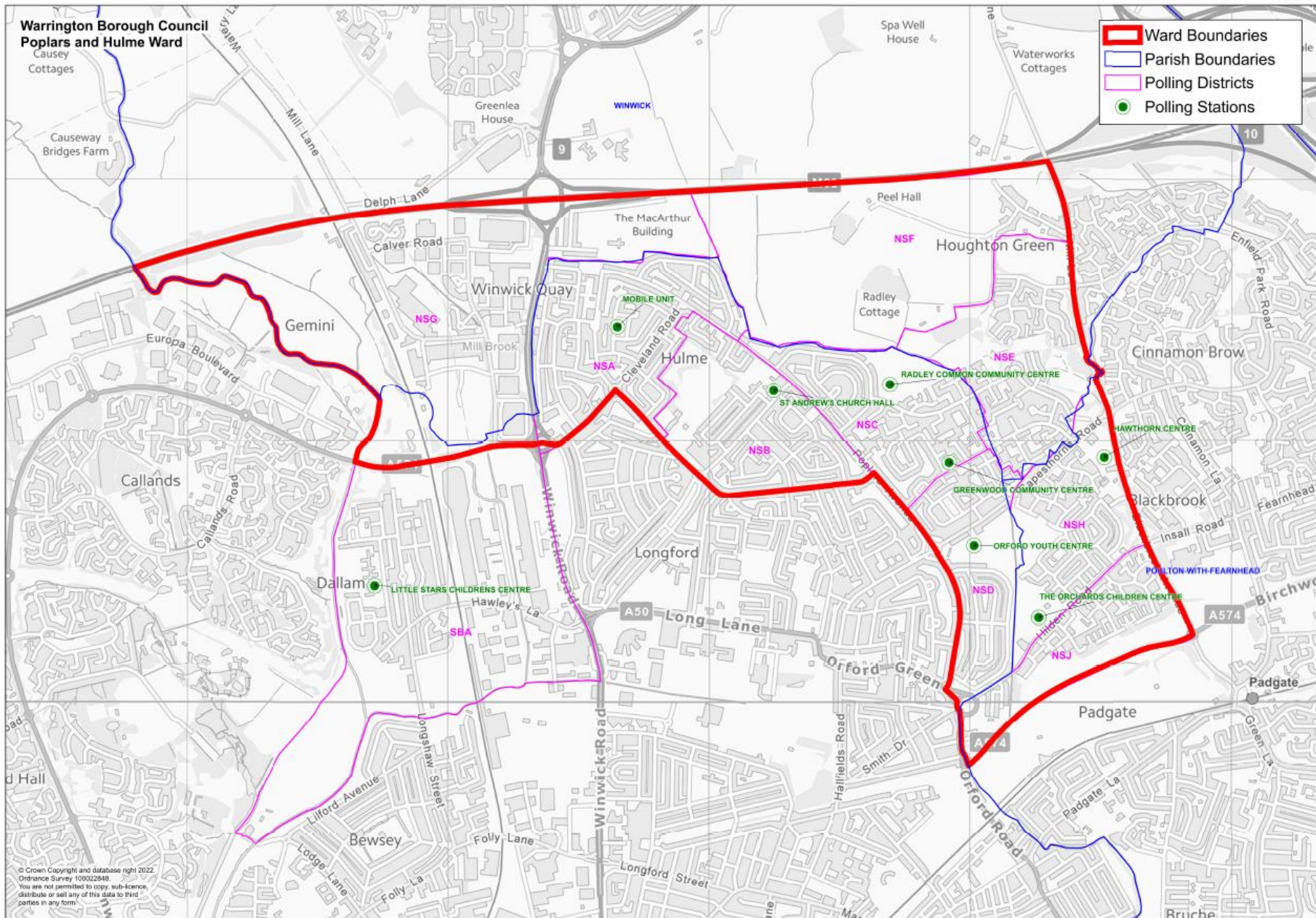
NSE – Peel Hall Ward

NSF – Peel Hall Ward

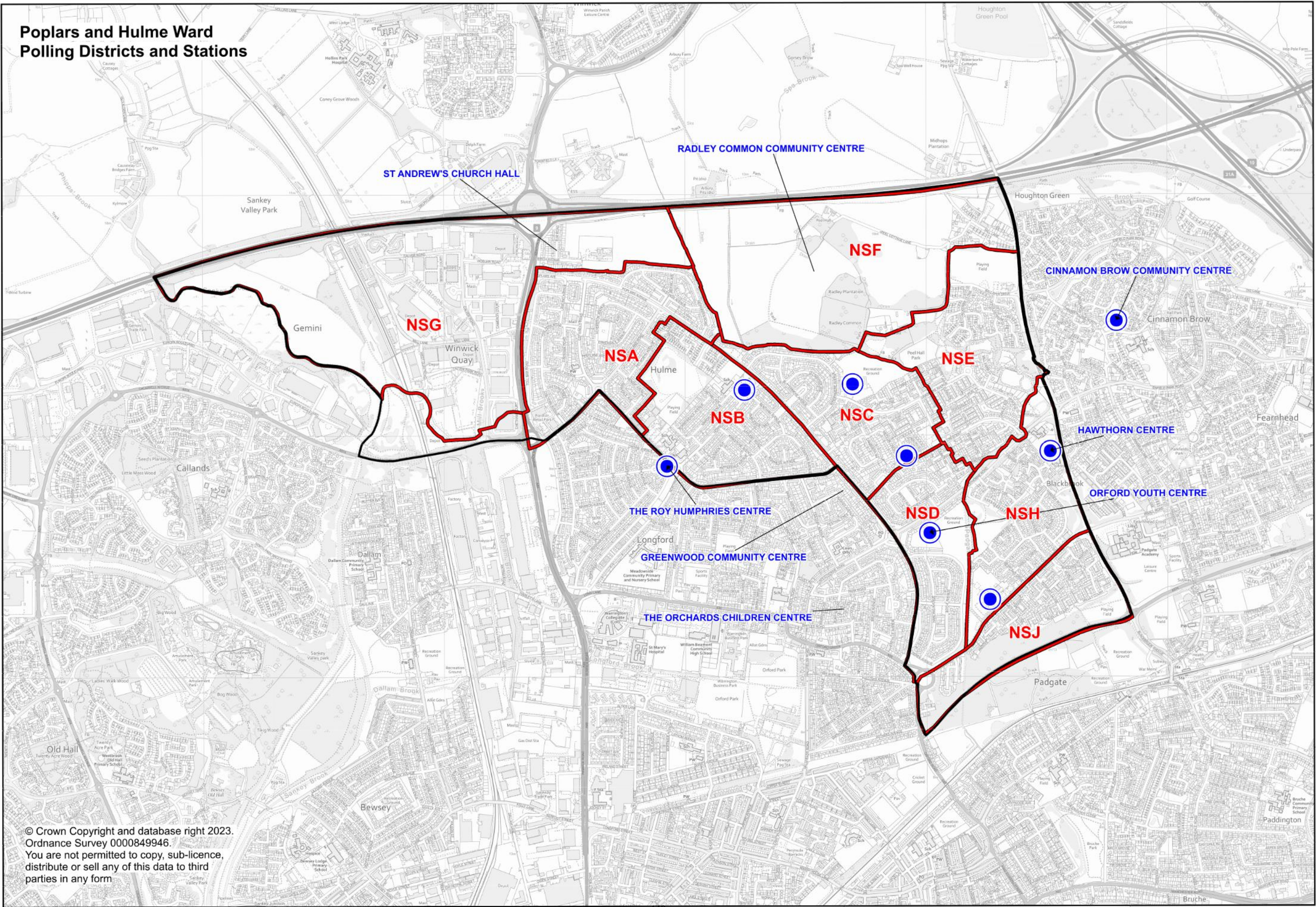
NSG – Peel Hall Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
NSA	1883	243	Mobile Unit, Poplars	No suitable alternatives identified – recommend remaining at the mobile unit. Consider any suitable alternative venues outside of the review period.
NSB	1405	148	St Andrews Church Hall	No comments on district and location. Recommend no change.
NSC	1425	161	Radley Common Community Centre	No comments on district and location. Recommend no change.
NSD	1030	130	Orford Youth Base	No comments on district and location. Recommend no change.
NSE	997	155	Greenwood Community Centre	No other suitable locations available. Recommend no change.
NSF	114	15	Cinnamon Brow C E Primary School	Polling Station changed to Cinnamon Brow Community Centre for most recent by-election Recommend Cinnamon Brow Community centre as permanent Polling Station.
NSG	96	16	Mobile Unit, Poplars	No suitable alternatives identified – recommend remaining at the mobile unit. Consider any suitable alternative venues outside of the review period.

NSH	789	112	The Hawthorn Centre	No comments on district and location Recommend no change
NSJ	804	79	The Orchard Childrens Centre (Little Acorns)	No comment on district and location Recommend no change



**Poplars and Hulme Ward
Polling Districts and Stations**



© Crown Copyright and database right 2023.
Ordnance Survey 0000849946.
You are not permitted to copy, sub-licence,
distribute or sell any of this data to third
parties in any form

WARRINGTON NORTH PARLIAMENTARY CONSTITUENCY
POULTON NORTH WARD

Electorate (Sep 2023) – 7773

Postal Voters (Sep 2023) – 1551

POULTON WITH FEARNHEAD PARISH COUNCIL

NTA – Longbarn, Fearnhead & Cinnamon Brow Ward NTB

– Longbarn, Fearnhead & Cinnamon Brow Ward NTC –

Longbarn, Fearnhead & Cinnamon Brow Ward NTC/1

Longbarn, Fearnhead & Cinnamon Brow Ward NTD -

Longbarn, Fearnhead & Cinnamon Brow Ward

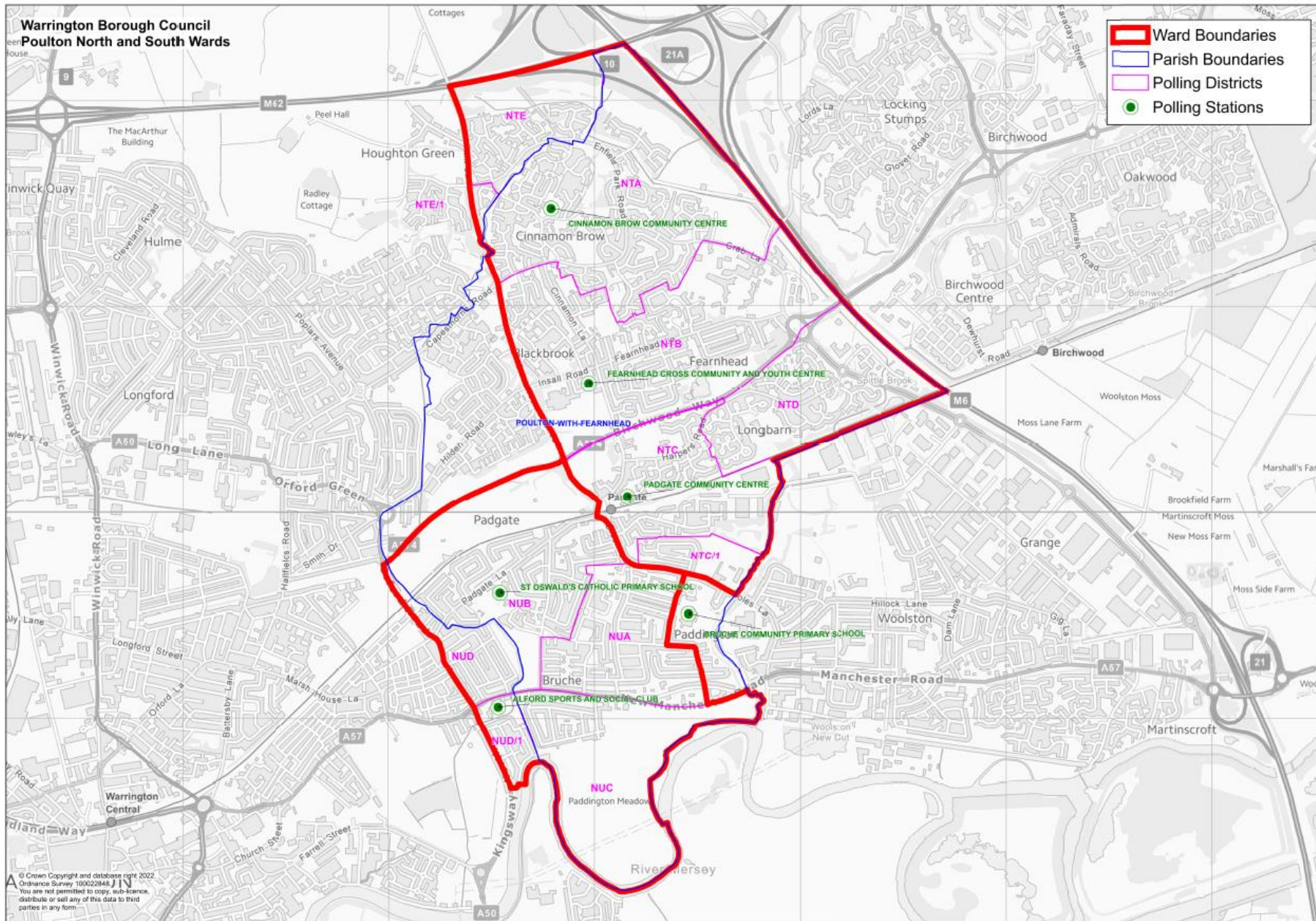
Winwick Parish Council

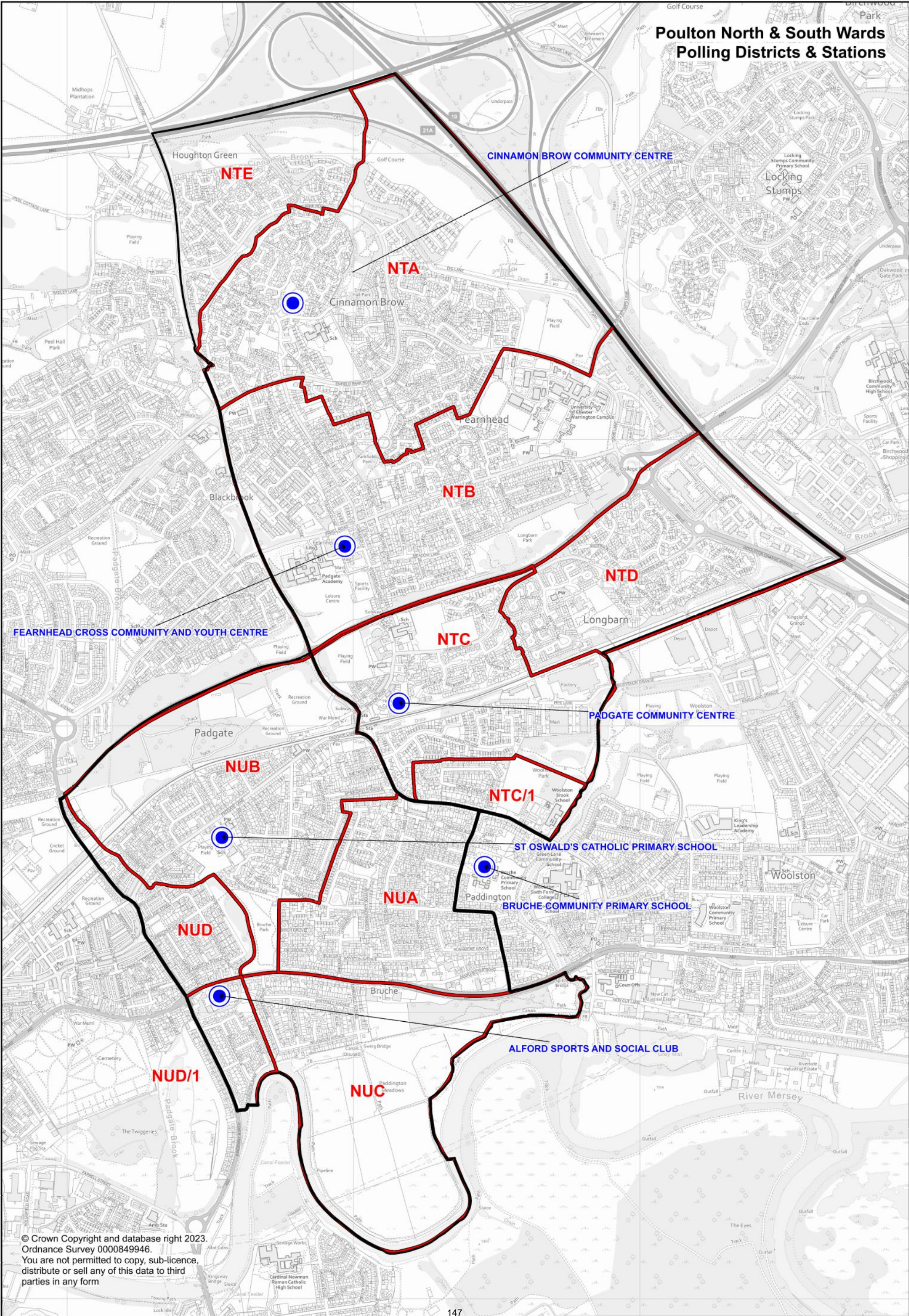
NTE – Houghton Green Ward (Proposal to change to PwF)

NTE/1 Houghton Green Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
NTA	2376	506	Cinnamon Brow C E Primary School	Polling Station changed to Cinnamon Brow Community Centre for most recent by-election Recommend Cinnamon Brow Community centre as permanent Polling Station.
NTB	2334	437	Fearnhead Cross Community and Youth Centre	No comments on district and location. Recommend no change.
NTC	1179	244	Padgate Youth & Community Centre	No comments on district and location. Recommend no change.
NTC/1	214	36	Padgate Youth & Community Centre	No comments on district and location. Recommend no change.
NTD	992	201	Padgate Youth & Community Centre	No comments on district and location. Recommend no change.
NTE	640	125	Cinnamon Brow Community Centre	No other suitable locations available. Recommend no change. Subject to approval of the recommendations of the Community Governance Review this Polling District will move into Poulton-with-Fearnhead Parish Council. No impact on the Polling District or Polling Station.
NTE/1	38	2	Cinnamon Brow Community Centre	No other suitable locations available. Recommend no change.

				Subject to approval of the recommendations of the Community Governance Review this Polling District will move into Poulton-with-Fearnhead Parish Council. No impact on the Polling District or Polling Station.
--	--	--	--	--





WARRINGTON NORTH PARLIAMENTARY CONSTITUENCY**POULTON SOUTH WARD**

Electorate (Sep 2023) – 4861

Postal Voters (Sep 2023) – 872

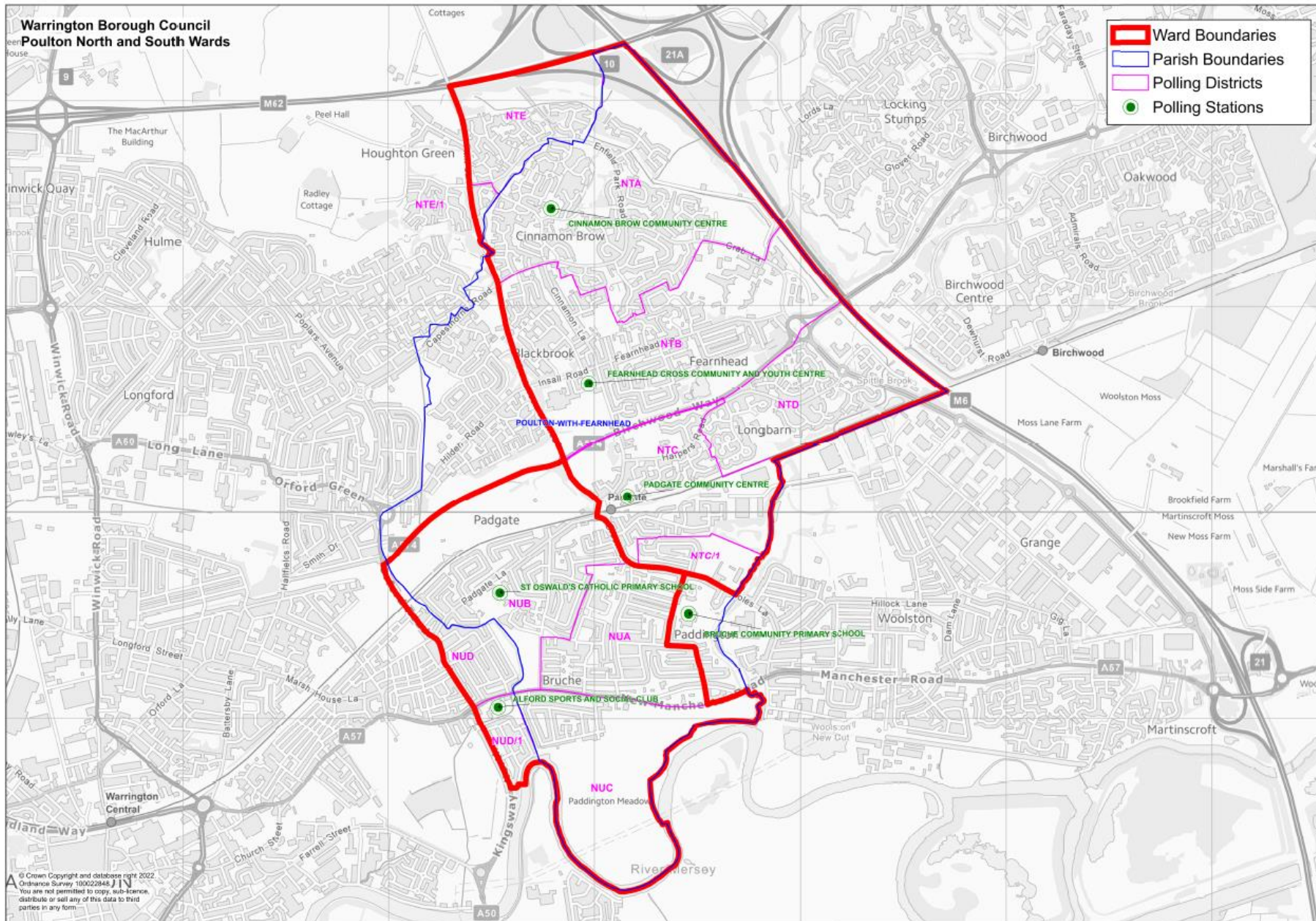
POULTON WITH FEARNHEAD PARISH COUNCIL

NUA – Bruche Ward

NUB – Bruche Ward

NUC – Bruche Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
NUA	1598	359	Bruche Community Primary School	No comments on district and location. Recommend no change.
NUB	1742	270	St Oswalds Catholic Primary School	Concerns from parents regarding the closure of St Oswalds school. Inspection of St Oswalds Social Club, not suitable. Recommend to remain at St Oswalds Primary School as options considered and no suitable alternative available.
NUC	492	96	Alford Sports and Social Club	No comments on district and location. Recommend no change.
NUD	708	111	Alford Sports and Social Club	No comments on district and location. Recommend no change.
NUD/1	321	36	Alford Sports and Social Club	No comments on district and location. Recommend no change.



WARRINGTON NORTH PARLIAMENTARY CONSTITUENCY

RIXTON AND WOOLSTON WARD

Electorate (Sep 2023) – 7370

Postal Voters (Sep 2023) – 1421

RIXTON WITH GLAZEBROOK PARISH COUNCIL

NVA – Rixton Ward

NVB – Glazebrook Ward

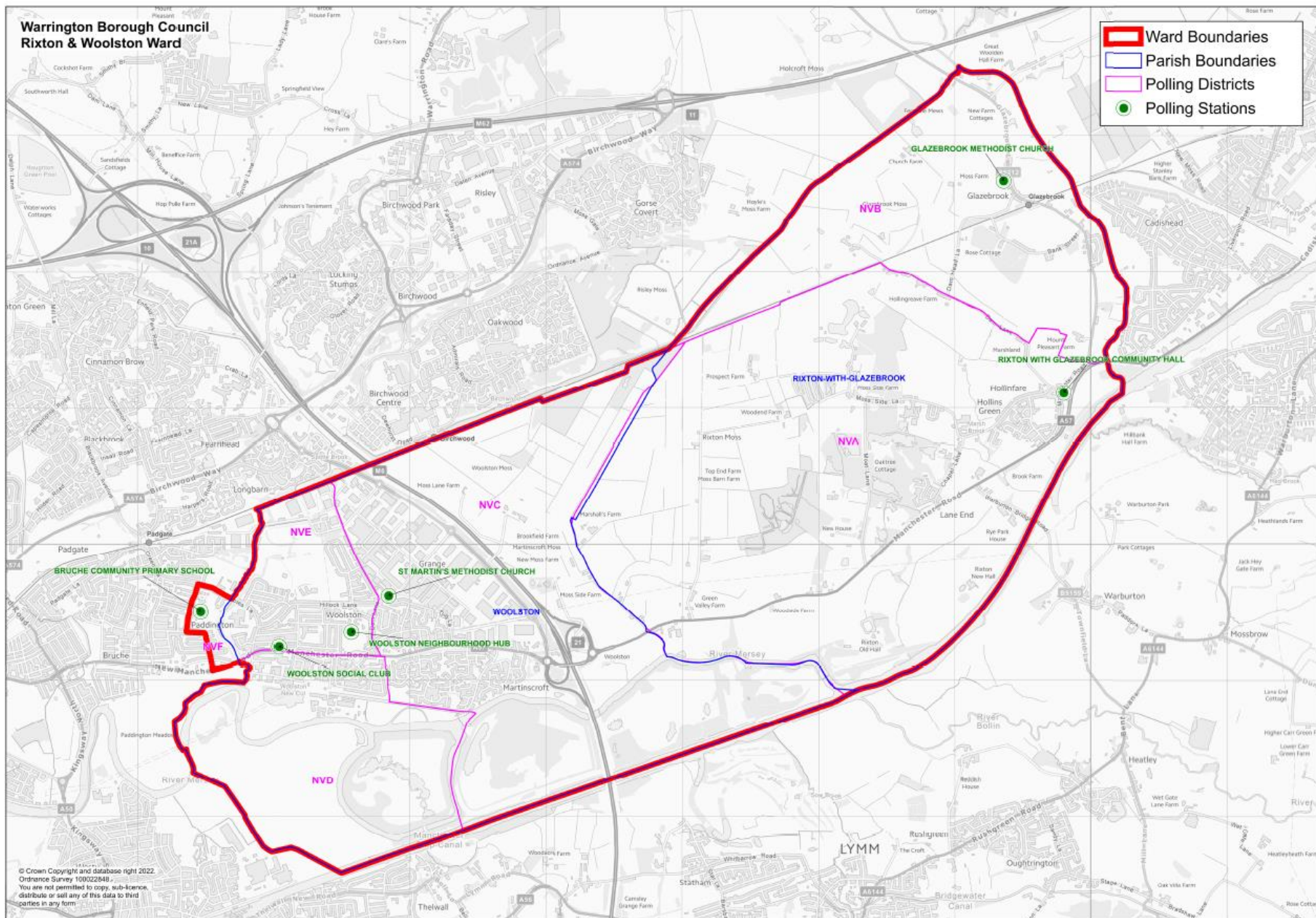
WOOLSTON PARISH COUNCIL

NVC – East Ward

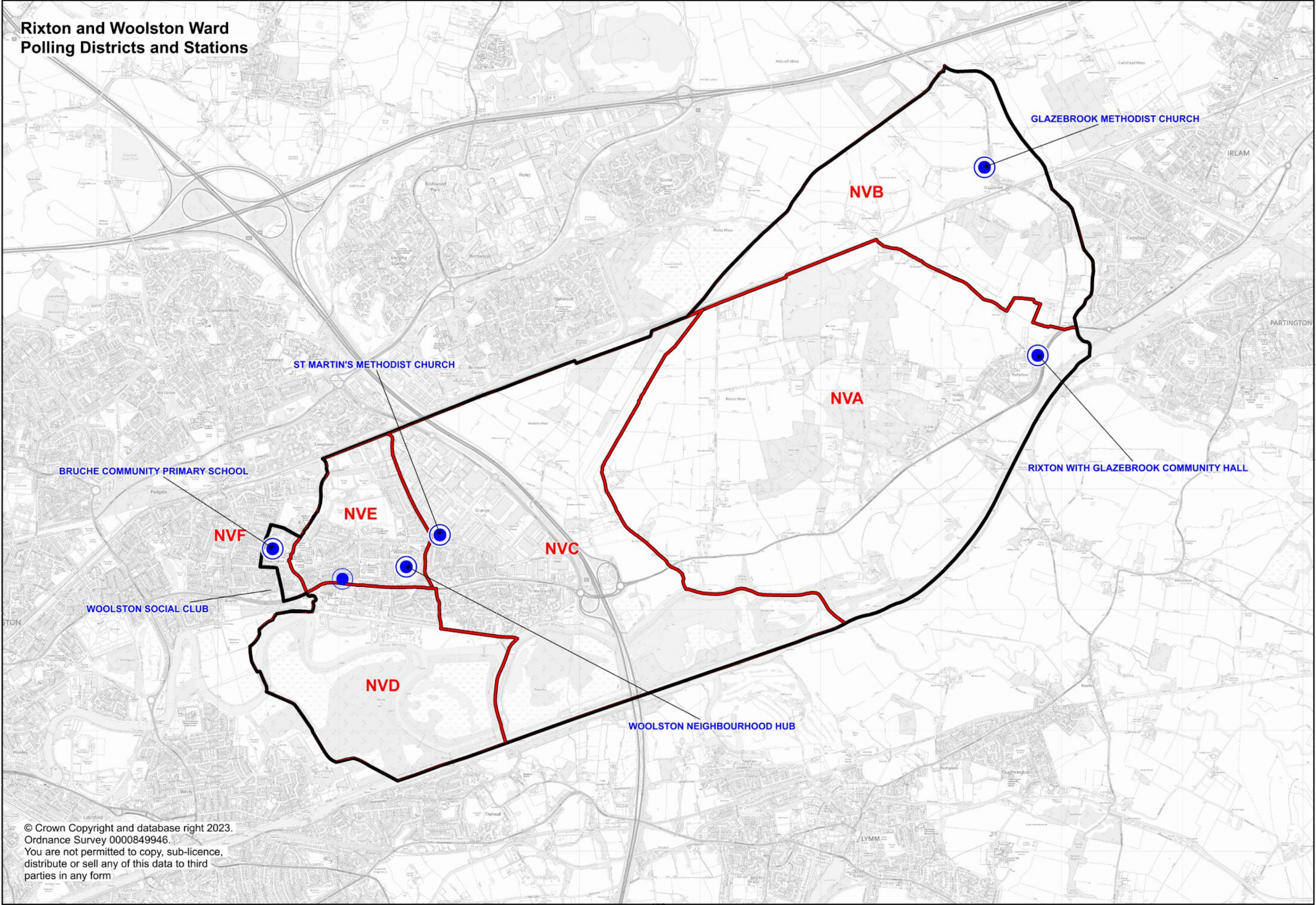
NVD – East Ward

NVE – West Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
NVA	1123	252	Rixton with Glazebrook Community Hall	No comments on district and location. Recommend no change.
NVB	504	115	Glazebrook Methodist Church	No comments on district and location. Recommend no change.
NVC	2670	501	St Martins Methodist Church	No comments on district and location. Recommend no change.
NVD	821	122	Mobile Unit – Runnymede	No suitable alternatives identified – recommend remaining at the mobile unit. Consider any suitable alternative venues outside of the review period. Recommend using Woolston Social Club
NVE	1941	371	Woolston Neighbourhood Hub	No comments on district and location Recommend no change.
NVF	311	60	Bruche Community Primary School	No comments on district and location Recommend no change



**Rixton and Woolston Ward
Polling Districts and Stations**



© Crown Copyright and database right 2023.
Ordnance Survey 0000849946.
You are not permitted to copy, sub-licence,
distribute or sell any of this data to third
parties in any form

WARRINGTON SOUTH PARLIAMENTARY CONSTITUENCY

STOCKTON HEATH WARD

Electorate (Sep 2023) – 5541

Postal Voters (Sep 2023) – 1208

STOCKTON HEATH PARISH COUNCIL

SWA – West Ward

SWB – West Ward

SWC – West Ward

SWD – West Ward

APPLETON PARISH COUNCIL

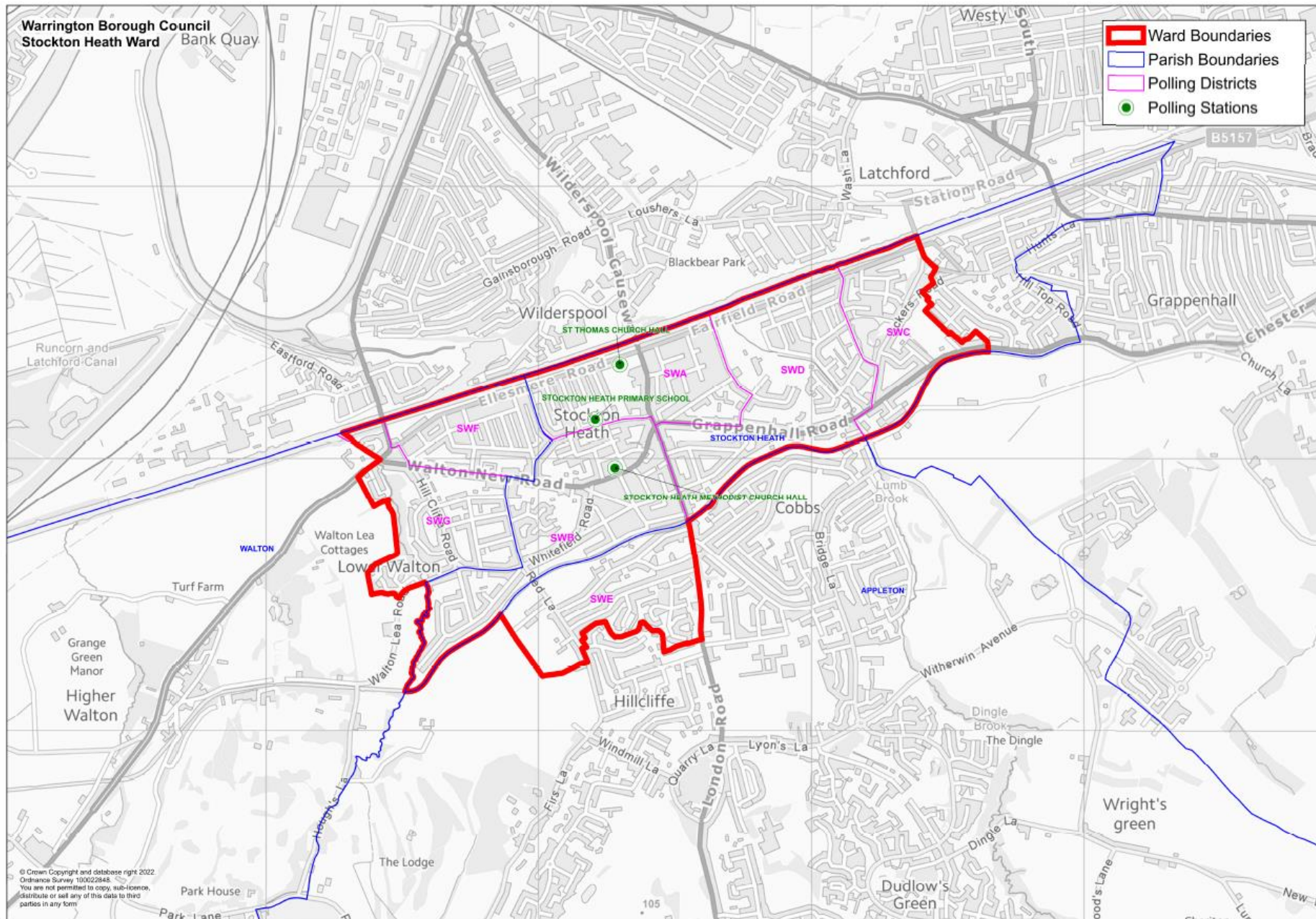
SWE – Hillcliffe North

WALTON PARISH COUNCIL

SWF – Lower Walton

SWG – Lower Walton

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
SWA	969	153	Stockton Heath Primary School	Recommend moving to St Thomas' Church Hall (double station with SWF).
SWB	1383	268	Stockton Heath Methodist Church	No comments on district and location. Recommend no change (double station with SWG).
SWC	500	117	St Thomas' Church Hall	Recommend moving to Stockton Heath Library (double station with SWD).
SWD	1165	258	St Thomas' Church Hall	Recommend moving to Stockton Heath Library (double station with SWC).
SWE	521	165	St Mary Magdalane Church Hall	No comments on district and location. Recommend no change.
SWF	600	113	Stockton Heath Primary School	Lack of space and parking means that future use will involve closure of the school. Inspection undertaken of Stockton Heath Library, outside of the polling district, would involve residents walking past other Polling Stations. Recommend moving to St Thomas' Church Hall (double station with SWA).
SWG	403	134	Stockton Heath Primary School	Lack of space and parking means that future use will involve closure of the school. Inspection undertaken of Stockton Heath Library, outside of the polling district, would involve residents walking past other Polling Stations. Recommend moving to Stockton Heath Methodist Church (double station with SWB)



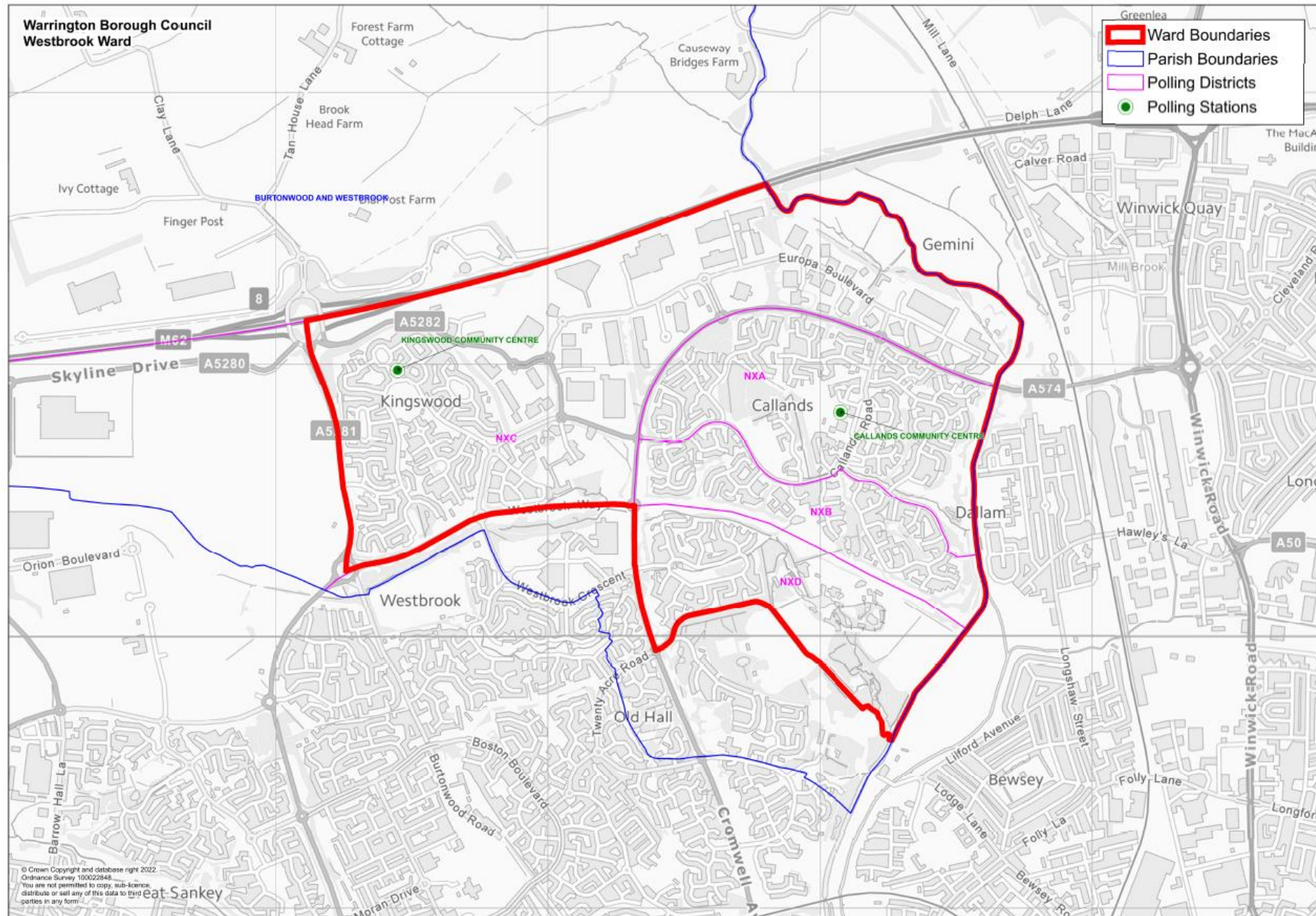
**WARRINGTON NORTH PARLIAMENTARY CONSTITUENCY
WESTBROOK WARD**

Electorate (Sep 2023) – 5170
Postal Voters (Sep 2023) – 1030

BURTONWOOD AND WESTBROOK PARISH COUNCIL

NXA – Westbrook Ward
NXB – Old Hall Ward
NXC – Westbrook Ward
NXD – Old Hall Ward

Polling District	Electorate Sep 2023	Postal voters Sep 2023	Current polling place	(Acting) Returning Officer Comments
NXA	1869	329	Callands Childrens Centre	No comments on district and location. Recommend no change.
NXB	1027	243	Callands Childrens Centre	No comments on district and location. Recommend no change.
NXC	1752	346	Kingswood Community Centre	No comments on district and location. Recommend no change.
NXD	522	112	Westbrook Library	Facilities not ideal and would recommend moving to St Phillips Church (double station) which is located at Westbrook Centre same as existing polling station to cover both SEA and NXD. Recommend no change after consideration of alternatives due to smaller electorate and that polling remains in the Polling District



WARRINGTON BOROUGH COUNCIL

COUNCIL - 4 DECEMBER 2023

Report of the:	Audit and Corporate Governance Committee	
Report Author:	Danny Mather, Deputy DOF (Corporate Finance)	
Contact Details:	Email address:	Telephone:
	dzmather@warrington.gov.uk	01925 442344
Ward Members:	All	

TITLE OF REPORT: 2023/24 MID YEAR TREASURY REVIEW

EXECUTIVE SUMMARY

- A. The purpose of this report is to:
- Update Members on the delivery of the 2023/24 Treasury Management Strategy approved by Council on 27 February 2023; and
 - Approve the recommendations in paragraph 22.1
- B. This report complies with CIPFA's Code of Practice on Treasury Management, and covers the following:
- A six-monthly review of the Council's investment portfolio for 2023/24 to include the treasury position as at 30 September 2023;
 - A review of the Council's borrowing strategy for 2023/24;
 - A review of compliance with Treasury and Prudential Limits for the first six months of 2023/24; and
 - An economic update for the first part of the 2023/24 financial year.
- C. Key highlights of the report include:
- The Council has complied with all elements of the Treasury Management Strategy Statement (TMSS).
 - The Council has complied with its Prudential Indicators in the period.
 - The Bank of England base rate was increased by 0.25% in August to a rate of 5.25% as at 30 September 2023.
 - Up to the end of September 2023, the Council's net borrowing is £1.798bn, a decrease of £19.1m on 31 March 2023 levels.
 - Total treasury investments as at 30 September 2023 was £149.594 million, a fall from £197.102 million as at 1 April 2023.

- Non Treasury Investments increased by £49.743m in the period due to further investment in Birchwood Park, loan drawdowns and investment in New Bailey and Rybrook.
- Per the Council's TMSS the Council had fully disinvested in The Altana Corporate Bond Fund in October 2023. All the principal was repaid in full and the Council had made a 9% return over the investment period.
- Redwood Bank announced it is planning to raise capital to embark on a reverse takeover, making it a publicly listed company.
- In July 2023 the Council received a draft report on the CIPFA Review carried out for DLUHC on the Council's capital risk. The letter accompanying the report asked that the report not be shared without DLUHC approval. The letter has since been leaked to the press. The Council are keen to publish the report but cannot do it without DLUHC approval.
- PWLB Premiums stood at £298m and Bank Premiums at £14.4m at the end of the period

WARRINGTON BOROUGH COUNCIL

COUNCIL - 4 DECEMBER 2023

Report of the:	Audit and Corporate Governance Committee	
Report Author:	Danny Mather, Deputy DOF (Corporate Finance)	
Contact Details:	Email address:	Telephone:
	dzmather@warrington.gov.uk	01925 442344
Ward Members:	All	

TITLE OF REPORT: 2023/24 MID YEAR TREASURY REVIEW

1. PURPOSE OF THE REPORT

- 1.1 To comply with the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice (Code) on Treasury Management (revised 2021). This report has been written in accordance with the requirements of the CIPFA's Code of Practice on Treasury Management. The primary requirements of the Code are as follows:
 - Creation and maintenance of a Treasury Management Policy Statement which sets out the policies and objectives of the Council's treasury management activities.
 - Creation and maintenance of Treasury Management Practices which set out in the manner in which the Council will seek to achieve those policies and objectives.
 - Receipt by the full council of an annual Treasury Management Strategy Statement – including the Annual Investment Strategy and Minimum Revenue Provision Policy – for the year ahead, a Mid-year Review Report and an Annual Report, (stewardship report), covering activities during the previous year.
 - Delegation by the Council of responsibilities for implementing and monitoring treasury policies and practices and for the execution and administration of treasury arrangement decisions.
 - Delegation by the Council of the role of scrutiny of treasury management strategy and policies to a specific named body. For this Council the delegated body is the Audit and Corporate Governance Committee.
- 1.2 There is a requirement that a half yearly report on the performance of the Council's treasury management operation be reported to Full Council, and this report was also reported to the Audit & Corporate Governance Committee at their meeting of 14 November 2023.
- 1.3 This report provides an update on the first six months of the year which is the

requirement of the CIPFA Code. A glossary of treasury terms can also be found in Appendix 2.

2. BACKGROUND

- 2.1 **Capital Strategy** – in December 2021, CIPFA issued revised Prudential and Treasury Management Codes. These require all local authorities to prepare a Capital Strategy which is intended to provide the following:
 - a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services
 - an overview of how the associated risk is managed
 - the implications for future financial sustainability
- 2.2 A report setting out the Council's Capital Strategy was taken to the Full Council on 27 February 2023.
- 2.3 **Treasury Management** – the Council operates a balanced budget, which broadly means cash raised during the year will meet its cash expenditure. Part of the treasury management operations ensure this cash flow is adequately planned, with surplus monies being invested, providing adequate security initially before considering optimising investment return.
- 2.4 The second main function of the treasury management service is the funding of the Council's capital plans. These capital plans provide a guide to the borrowing need of the Council, essentially the longer term cash flow planning to ensure the Council can meet its capital spending operations. This management of longer term cash may involve arranging long or short term loans, or using longer term cash flow surpluses, and on occasion any debt previously drawn may be restructured to meet Council risk or cost objectives.
- 2.5 Accordingly, treasury management is defined as:

“The management of the local authority's borrowing, investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.”
- 2.6 This mid-year report has been prepared in compliance with CIPFA's Code of Practice on Treasury Management, and covers the following:
 - An economic update for the first six months of 2023/24 financial year
 - A review of the Treasury Management Strategy Statement and Annual Investment Strategy
 - The Council's capital expenditure, as set out in the Capital Strategy, and prudential indicators
 - A review of the Council's investment portfolio for 2023/24
 - A review of the Council's borrowing strategy for 2023/24

- A review of any debt rescheduling undertaken during 2023/24
- A review of compliance with Treasury and Prudential Limits for 2023/24

Table of Treasury Position

	Balance 31 March 2023 £m	Balance 30 September 2023 £m	Movement during year £m
Council Treasury Portfolio			
Council Debt			
- short-term temporary borrowing	60.140	48.940	-11.200
- long-term borrowing	1757.461	1749.538	-7.922
Total Debt	1817.601	1798.478	-19.122
Council Investments			
- deposits with financial institutions	-197.102	-149.594	47.508
Total Investments	-197.102	-149.594	47.508
Capital Expenditure (Investments)			
Group Entities	307.682	311.182	3.500
Third party loans	558.061	594.941	36.881
Non-Treasury Commercial Properties	411.317	420.680	9.363
Total Non-Treasury Investments	1277.060	1326.803	49.743
deduction of non-treasury investments)	343.439	322.081	

2.7 The table above shows that the Council has reduced its debt in period and its investments have fallen. The increase in group entities is due to further capital investment in Birchwood Park to develop the park. Third party loans have increased as further loan drawdowns have taken place in the period. The increase in Non- Treasury Commercial Properties is due to further investment in New Bailey and the final instalment for the purchase of Rybrook.

3. ECONOMIC AND INTEREST RATED UPDATE – please note that the mid-year report is written based on the situation as at 30 September 2023.

3.1 **United Kingdom** – the first half of 2023/24 saw:

- Interest rates rise by a further 100bps, taking Bank Rate from 4.25% to 5.25% and, possibly, the peak in the tightening cycle
- Short, medium and long-dated gilts remain elevated as inflation continually surprised to the upside
- CPI inflation falling from 8.7% in April to 6.7% in August, its lowest rate since February 2022, but still the highest in the G7.
- Core CPI inflation declining to 6.2% in August from 7.1% in April and May, a then 31 years high
- A cooling in labour market conditions, but no evidence yet that it has led to an easing in wage growth (as the 3myy growth of average earnings rose to 7.8% in August, excluding bonuses)

3.2 The 0.5% m/m fall in GDP in July suggests that underlying growth has lost

momentum since earlier in the year. Some of the weakness in July was due to there being almost twice as many working days lost to strikes in July (281,000) than in June (160,000). But with output falling in 10 out of the 17 sectors, there is an air of underlying weakness.

- 33 The fall in the composite Purchasing Managers Index from 48.6 in August to 46.8 in September left it at its lowest level since COVID-19 lockdowns reduced activity in January 2021. At face value, it is consistent with the 0.2% q/q rise in real GDP in the period April to June, being followed by a contraction of up to 1% in the second half of 2023.
- 34 The 0.4% m/m rebound in retail sales volumes in August is not as good as it looks as it partly reflected a pickup in sales after the unusually wet weather in July. Sales volumes in August were 0.2% below their level in May, suggesting much of the resilience in retail activity in the first half of the year has faded.
- 35 As the growing drag from higher interest rates intensifies over the next six months, we think the economy will continue to lose momentum and soon fall into a mild recession. Strong labour demand, fast wage growth and government handouts have all supported household incomes over the past year. And with CPI inflation past its peak and expected to decline further, the economy has got through the cost-of-living crisis without recession. But even though the worst of the falls in real household disposable incomes are behind us, the phasing out of financial support packages provided by the government during the energy crisis means real incomes are unlikely to grow strongly. Higher interest rates will soon bite harder too. We expect the Bank of England to keep interest rates at the probable peak of 5.25% until the second half of 2024. Mortgage rates are likely to stay above 5.0% for around a year.
- 36 The tightness of the labour market continued to ease, with employment in the three months to July falling by 207,000. The further decline in the number of job vacancies from 1.017m in July to 0.989m in August suggests that the labour market has loosened a bit further since July. That is the first time it has fallen below 1m since July 2021. At 3.0% in July, and likely to have fallen to 2.9% in August, the job vacancy rate is getting closer to 2.5%, which would be consistent with slower wage growth. Meanwhile, the 48,000 decline in the supply of workers in the three months to July offset some of the loosening in the tightness of the labour market. That was due to a 63,000 increase in inactivity in the three months to July as more people left the labour market due to long term sickness or to enter education. The supply of labour is still 0.3% below its pre-pandemic February 2020 level.
- 37 But the cooling in labour market conditions still has not fed through to an easing in wage growth. While the monthly rate of earnings growth eased

sharply from an upwardly revised +2.2% in June to -0.9% in July, a lot of that was due to the one-off bonus payments for NHS staff in June not being repeated in July. The headline 3myy rate rose from 8.4% (revised up from 8.2%) to 8.5%, which meant UK wage growth remains much faster than in the US and in the Euro-zone. Moreover, while the Bank of England's closely watched measure of regular private sector wage growth eased a touch in July, from 8.2% 3myy in June to 8.1% 3myy, it is still well above the Bank of England's prediction for it to fall to 6.9% in September.

- 3.8 CPI inflation declined from 6.8% in July to 6.7% in August, the lowest rate since February 2022. The biggest positive surprise was the drop in core CPI inflation, which declined from 6.9% to 6.2%. That reverses all the rise since March and means the gap between the UK and elsewhere has shrunk (US core inflation is 4.4% and in the Euro-zone it is 5.3%). Core goods inflation fell from 5.9% to 5.2% and the further easing in core goods producer price inflation, from 2.2% in July to a 29-month low of 1.5% in August, suggests it will eventually fall close to zero. But the really positive development was the fall in services inflation from 7.4% to 6.8%. That also reverses most of the rise since March and takes it below the forecast of 7.2% the Bank of England published in early August.
- 3.9 In its latest monetary policy meeting on 20 September, the Bank of England left interest rates unchanged at 5.25%. The weak August CPI inflation release, the recent loosening in the labour market and the downbeat activity surveys appear to have convinced the Bank of England that it has already raised rates far enough. The minutes show the decision was "finely balanced". Five MPC members (Bailey, Broadbent, Dhingra, Pill and Ramsden) voted for no change and the other four (Cunliffe, Greene, Haskel and Mann) voted for a 25bps hike.
- 3.10 Like the US Fed, the Bank of England wants the markets to believe in the higher for longer narrative. The statement did not say that rates have peaked and once again said if there was evidence of more persistent inflation pressures "further tightening in policy would be required". Governor Bailey stated, "we'll be watching closely to see if further increases are needed". The Bank also retained the hawkish guidance that rates will stay "sufficiently restrictive for sufficiently long".
- 3.11 This narrative makes sense as the Bank of England does not want the markets to decide that a peak in rates will be soon followed by rate cuts, which would loosen financial conditions and undermine its attempts to quash inflation. The language also gives the Bank of England the flexibility to respond to new developments. A rebound in services inflation, another surge in wage growth and/or a further leap in oil prices could conceivably force it to raise rates at the next meeting on 2nd November, or even pause in November and raise rates in December.

- 3.12 The yield on 10-year Gilts fell from a peak of 4.74% on 17th August to 4.44% on 29th September, mainly on the back of investors revising down their interest rate expectations. But even after their recent pullback, the rise in Gilt yields has exceeded the rise in most other Developed Market government yields since the start of the year. Looking forward, once inflation falls back, Gilt yields are set to reduce further. A (mild) recession over the next couple of quarters will support this outlook if it helps to loosen the labour market (higher unemployment/lower wage increases).
- 3.13 The pound weakened from its cycle high of \$1.30 in the middle of July to \$1.21 in late September. In the first half of the year, the pound bounced back strongly from the Truss debacle last autumn. That rebound was in large part driven by the substantial shift up in UK interest rate expectations. However, over the past couple of months, interest rate expectations have dropped sharply as inflation started to come down, growth faltered, and the Bank of England called an end to its hiking cycle.
- 3.14 The FTSE 100 has gained more than 2% since the end of August, from around 7,440 on 31st August to 7,608 on 29th September. The rebound has been primarily driven by higher energy prices which boosted the valuations of energy companies. The FTSE 100's relatively high concentration of energy companies helps to explain why UK equities outperformed both US and Euro-zone equities in September. Nonetheless, as recently as 21st April the FTSE 100 stood at 7,914.
- 3.15 **Interest rate forecasts** - the Council's treasury advisor, Link Asset Services, has provided the following forecast on interest rates. The PWLB rate forecasts below are based on the Certainty Rate (the standard rate minus 20bps) which has been accessible to most authorities since 1 November 2012.
- 3.16 The latest forecast on 25th September sets out a view that short, medium and long-dated interest rates will be elevated for some little while, as the Bank of England seeks to squeeze inflation out of the economy.
- 3.17 The PWLB rate forecasts below are based on the Certainty Rate (the standard rate minus 20bps, calculated as gilts plus 80bps) which has been accessible to most authorities since 1 November 2012.

	Bank Rate	PWLB Borrowing Rates			
		5 years	10 year	25 year	50 year
Dec-22	3.50%	4.20%	4.30%	4.60%	4.30%
Mar-23	4.25%	4.20%	4.40%	4.60%	4.30%
Jun-23	4.50%	4.20%	4.40%	4.60%	4.30%
Sep-23	4.50%	4.10%	4.30%	4.50%	4.20%

Dec-23	4.50%	4.00%	4.10%	4.40%	4.10%
Mar-24	4.00%	3.90%	4.00%	4.20%	3.90%
Jun-24	3.75%	3.80%	4.90%	4.10%	3.80%
Sep-24	3.50%	3.60%	3.80%	4.00%	3.70%
Dec-24	3.25%	3.50%	3.60%	3.90%	3.60%
Mar-25	3.00%	3.40%	3.50%	3.70%	3.50%
Jun-25	2.75%	3.30%	3.40%	3.60%	3.30%
Sep-25	2.50%	3.20%	3.30%	3.50%	3.20%
Dec-25	2.50%	3.10%	3.30%	3.50%	3.20%

TMSS – Treasury Management Strategy Statement 2023/24

4. TREASURY MANAGEMENT STRATEGY STATEMENT AND ANNUAL INVESTMENT STRATEGY UPDATE

- 4.1 The Council's Treasury Management Strategy Statement (TMSS) for 2023/24 was approved by the Full Council on 27 February 2023. The Council's Annual Investment Strategy, which is incorporated in the TMSS, outlines the Council's investment priorities as follows:
 - Security of capital
 - Liquidity
 - Yield
 - ESG
- 4.2 There are no policy changes to the TMSS, the details in this report update the position in light of the updated economic position and budgetary changes already approved.
- 4.3 The Council will also aim to achieve the optimum return (yield) on investments commensurate with the proper levels of security and liquidity.
- 4.4 In terms of borrowing the Council's Medium Term Financial Plan (MTFP) had a forecast figure for 2023/24 for borrowing of £368.437m to fund the capital programme which was agreed by Full Council in February 2023. The policy to borrow this money was when the best interest rate position existed during the year and was also dependent on the phasing of the capital programme and progress made on many challenging invest to save schemes. Borrowing was also to be short term as interest rates are forecast to fall in the medium term.
- 4.5 Investments and borrowing during the first six months of the year have been in line with the strategy and there have been no deviations from the strategy. Further details of the Council's investment and debt portfolio can be seen in sections 6 - 8 below.

5. THE COUNCIL'S CAPITAL POSITION AND PRUDENTIAL INDICATORS

- 5.1 The Council have operated within all its Prudential indicators set by Full Council in February 2023 as highlighted in the table below:

Prudential Indicator	2023/24 Indicator £m	2023/24 Forecast £m
Capital Expenditure	415.4	397.4
<u>In Year Borrowing Requirement</u>		
Authorised limit for external debt	2656.1	2656.1
Operational boundary for external debt	2364.1	2364.1
Gross Borrowing	2223.2	2134.8
Investments	-100.0	-147.7
Net Borrowing	2123.2	1987.1
Capital Financing Requirement (CFR)	2223.2	2132.2
Ratio of financing costs to net revenue stream (%)	7.0	9.8
Net income from commercial & service investments to net revenue stream	10.8%	10.8%
<u>Incremental impact of capital investment decisions :</u>		
a) Increase in council tax (band change) per annum	£14.04	£14.04
Limit of fixed interest rates based on net debt	100%	100%
Limit of variable interest rates based on net debt	40%	40%
Principal sums (£m) invested > 364 days	£100	£60
<u>Maturity structure of borrowing limits:</u>		
Under 12 months	30%	8.8%
12 months to 2 years	30%	3.6%
2 years to 5 years	35%	12.5%
5 years to 10 years	30%	20.3%
10 years and above	100%	54.7%

6. INVESTMENT PORTFOLIO 2023/24

- 6.1 In accordance with the CIPFA Code, it is the Council's priority to ensure security of capital and liquidity, and to obtain an appropriate level of return which is consistent with the Council's risk appetite.
- 6.2 As outlined in Section 3 above, there is still considerable uncertainty and volatility in the financial and banking market, both globally and in the UK. In this context, it is considered that the strategy approved on 27 February 2023 is still fit for purpose in the current economic climate.
- 6.3 The total of the Council's investments as at 30 September 2023 was £148m. The investment portfolio yield for the first six months of the year was 5.2%

Agenda Item 13iii

on fixed investments. A breakdown of which is given below:

Analysis of Loans & Investments for Financial Year 2023/24	Balance c/fwd 31-Mar-22 £	Balance as at 30-Sep-23 £	Taken in year £	Repaid in year £
Long Term Investments	(82,594,163)	(79,389,260)	(1,474,822)	4,679,725
Short Term Investments	(44,346,679)	(22,831,518)	4,297,000	25,671,126
Call Accounts	(66,714,582)	(47,850,782)	18,863,800	0
	(193,655,424)	(150,071,561)	21,685,978	30,350,851

Fixed Investments Counter Party Summary	Start Date	Maturity Date	Original Principal	FV Principal Sep/2023	Principle Returned to Date	Dividends Estimated 23-24
Long Term Investments						
LiveWire Community Energy	29/02/16	28/02/26	301,499	172,240	- 129,259	6,890
CCLA	30/04/13	30/04/24	10,000,000	9,940,722	- 3,000,000	482,591
Altana Social Impact Partnership	28/01/20	24/01/25	20,000,000	20,606,150	0	2,060,000
M7 REIP IX	03/04/20	03/04/25	5,000,000	2,313,566	- 2,608,622	214,686
M7 Box+ II LP	27/10/20	27/10/26	25,000,000	22,300,000	- 10,501,569	1,784,000
TEO	30/11/20	30/01/24	9,900,000	9,900,000	0	593,437
M7 Box+ Mailbox	13/05/21	13/05/26	10,000,000	10,000,000	0	350,000
Redwood Bank	16/12/21	10/03/30	4,200,000	4,200,000	0	273,748
Short Term Investments						
Altana Wealth Corporate Bond	07/09/18	01/04/24	10,000,000	2,000,000	- 8,000,000	154,867
Altana Wealth Managed Account	Various		17,000,000	17,843,023	0	2,100,000
LiveWire Community Energy	18/10/16	01/04/24	247,545	182,000	- 65,545	3,271
Abundance for Liverpool Comm Homes	26/08/20	01/04/24	2,474,737	2,474,737	0	0
Total Investments			117,223,780	102,336,908	- 24,304,995	6,208,279.71

Overnight Deposits Counter Party	Balance 31/03/2023 £	Balance 30/09/2023 £	Movement £	Yearly Avg Interest Rate %
Nat West (Select Liquidity)	8,395,284	8,520,782	125,498	2.01%
Legal and General MMF	15,600,000	0	(15,600,000)	
Federated (Prime Rate) MMF	3,350,000	1,480,000	(1,870,000)	4.85%
Aberdeen (Standard Life) MMF	0	29,450,000	29,450,000	5.74%
CCLA MMF	39,350,000	8,400,000	(30,950,000)	3.11%
Escrow Account	19,298	0	(19,298)	
	66,714,582	47,850,782	(18,863,800)	4.35%

- 64 The Director of Corporate Services/Deputy Chief Executive confirms that the approved limits within the Annual Investment Strategy were not breached during the first six months of 2023/24.
- 65 The current investment counterparty criteria selection approved in the TMSS is meeting the requirement of the treasury management function.

- 6.6 The table below shows Asset Class Returns –2008 to September 2023. The table can be used to evaluate previous and current performance of investment classes.

Asset Class (IA Sector unless stated)	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	YTD - Sep. 2023	Average Annual Return
UK All Companies	-31.81%	30.71%	17.10%	-3.73%	15.81%	26.66%	0.75%	4.90%	11.19%	14.08%	-11.18%	22.50%	-6.22%	17.12%	-9.28%	2.68%	6.57%
UK Equity Income	-28.29%	24.43%	15.26%	-3.00%	14.63%	25.70%	3.48%	6.41%	8.84%	11.39%	-10.50%	19.90%	-10.78%	18.42%	-1.93%	2.51%	6.26%
Mixed Investments 40-95% Shares	-22.20%	21.01%	13.15%	-5.56%	10.48%	15.04%	4.96%	2.60%	13.32%	10.18%	-6.11%	15.96%	5.16%	11.16%	-10.06%	2.20%	5.27%
Mixed Investments 20-60% Shares	-17.16%	17.36%	10.24%	-2.54%	9.06%	9.37%	5.08%	1.53%	10.80%	7.19%	-5.11%	12.21%	3.50%	7.45%	-9.76%	1.08%	3.95%
Mixed Investments 0-35% Shares	-9.84%	13.78%	8.29%	1.15%	7.01%	4.88%	5.23%	0.55%	9.07%	4.99%	-3.36%	8.84%	3.80%	2.93%	-10.93%	0.27%	3.09%
UK Property (MSCI AREF, UK PFI Other Balanced Funds)*	-26.00%	-3.60%	12.20%	6.70%	0.30%	9.00%	16.30%	12.40%	2.80%	9.70%	7.40%	1.80%	-1.00%	18.00%	-8.70%	0.10%	3.82%
UK Index Linked Gilts	3.33%	5.99%	8.28%	21.33%	0.23%	0.03%	18.61%	-1.29%	25.30%	2.25%	-0.54%	5.87%	12.04%	3.95%	-35.32%	-8.28%	4.67%
£ Corporate Bond	-8.95%	16.14%	8.93%	5.58%	14.16%	1.41%	10.57%	0.26%	9.75%	5.13%	-2.16%	9.51%	7.75%	-1.90%	-16.39%	1.36%	3.99%
Bloomberg Barclays £0-5yr Corporate Bond Index	1.06%	9.22%	5.68%	1.83%	10.46%	3.34%	4.35%	1.48%	4.89%	2.32%	-0.06%	4.46%	3.52%	-0.50%	-5.71%	3.42%	3.09%
IHS Markit iBoxx GBP Liquid Invest Grade Ultrashort Index	4.56%	2.98%	0.88%	1.29%	1.69%	0.61%	0.88%	0.67%	0.94%	0.61%	0.69%	1.20%	0.92%	0.19%	1.23%	3.34%	1.29%
UK Gilts	12.88%	-1.59%	7.03%	15.81%	1.94%	-4.91%	14.88%	0.00%	11.58%	1.74%	-0.06%	6.90%	9.00%	-5.28%	-24.29%	-4.27%	3.04%
FTSE Conventional Gilt up to 5yr Index	9.92%	2.72%	3.57%	4.70%	0.98%	-0.55%	2.90%	0.97%	2.58%	-0.25%	0.34%	1.12%	1.52%	-1.63%	-4.50%	0.98%	1.63%
Money Market Funds	5.27%	1.12%	0.68%	0.77%	0.69%	0.49%	0.52%	0.56%	0.53%	0.35%	0.65%	0.83%	0.36%	0.08%	1.42%	4.47%	0.95%
Compounded 3 month SONIA (backward-looking)														0.05%	1.04%	3.95%	0.54%
Compounded 12 month SONIA (backward-looking)														0.06%	0.47%	2.57%	0.27%
RPI	0.90%	2.40%	4.80%	4.80%	3.10%	2.70%	1.60%	1.20%	2.50%	4.10%	2.70%	2.20%	1.20%	7.50%	13.40%	8.90%	3.67%

- 6.7 **Livewire Community Energy Bonds** – the investments relate to Livewire Community Energy Ltd which were made in 2016 into two bonds. One to fund LED lighting across the Livewire estate and the other community solar across Warrington. All dividends have been received to date (4% per annum) and the investments are of a high ESG standard. There was a principal repayment in year of £129,259 off the bond for the Solar PV during the period.

- 6.8 **Churches, Charities and Local Authority Property Fund (CCLA)** – The Local Authority Property Fund (LAPF) is an actively managed, diversified property fund which aims to provide investors with a high level of income and long term capital appreciation. It currently manages local authority investment of £2bn. The Council's original investment of £10m with the CCLA Property Fund was valued at £9.941m at the end of the Q2. The fund has also delivered a dividend of 4.4% for Q2. In previous years the fund has proved an excellent investment for the Council. Originally £10m was invested and the Council realised £3m of investment gain in 2017/18. The fund has continually paid dividends in the region of 4% - 6%. Sustainability, responsible investment and 'green' initiatives are integrated into their property management process.

The portfolio is managed actively with the aim of providing a high income and long-term capital appreciation. There is a bias towards industrial assets, and retail warehouses are also well represented, whereas there is little exposure to high street shops. Valuations are likely to remain under some

pressure until investors are confident that the peak of the interest rate cycle has been reached.

The Fund remains well positioned. The fund has had no exposure to shopping centres for many years and very little exposure to traditional retail. The fund has returned good performance against a challenging economic backdrop.

Two asset sales, an office property in Middlesex and shop premises in York, were completed during the quarter as part of our planned reshaping to reduce the Fund's exposure to more vulnerable sectors.

Meanwhile several leases were entered into or renewed, supporting occupancy rates and helping to secure future income flows.

Against this backdrop of capital valuations, the fund has undertaken management activity which has positively impacted upon income distributions. These have increased during 2022 and into 2023.

The funds approach and strategy remain guided by its philosophy and long-term investment objectives, providing diversification and a high level of income.

- 6.9 **Technology Enhanced Operations (TEO)** – in November 2020 the Council invested into this ESG investment that a number of large Local Government Pension schemes, treasury funds and international banks are investors in. All dividends have been paid to date (6% per annum) and the investment matures in 2024.

- 6.10 **Altana Social Impact Partnership (ASIP)** - Altana Social Impact Partnership (ASIP) was set up as a joint venture with Warrington Borough Council to assist Local Authorities solve the challenges of climate change, ESG and help achieve net zero targets while providing an income stream and capital growth through alternative investment strategies targeting annual returns of 6-8%.

ASIP focuses on place-based investing to create impact in areas such as social housing, energy transition, ethical lending and other investments that improve the lives of UK residents. The fund actively seeks out investments which promote local and regional levelling up objectives.

Originally called the Public Sector Social Impact Fund (PSSIF) the fund was launched in January 2020. As the Covid epidemic and UK lockdowns led to an almost total shutdown in social impact investment, the capital was invested in Investment Grade bonds, and UK Treasury Bills.

In January 2022 the fund was renamed ASIP.

ASIP made an investment in My Community Bank in June 2022. MCB is an online only national credit union focusing on borrowers with limited access to mainstream lending. MCB's loan book is tilted to the most deprived regions with even distribution across England, Scotland, and Wales.

Since the initial investment MCB has grown its balance sheet reflecting robust demand in the market and is tracking well against the forecast budget. The Net Interest Income has grown, driven by higher interest rates and increased lending/borrowing activities. Interest payments are quarterly, and regular with distributions going to investors.

ASIP produced a return of 10.3% at Q2.

In September 2023 ASIP took a significant shareholding in Ortus Energy Limited. This will provide Ortus with the capital and corporate support to become one of the leading Commercial and Industrial solar development companies in the UK and Europe.

To safeguard the investors' capital while maintaining the necessary liquidity to make investments, Altana Wealth Limited (the Manager) has invested cash across Investment Grade bonds, and UK Treasury Bills (UK Government notes).

These Investment Grade Bonds have included: Places for People (Housing Association), Pension Insurance Corporation (annuity provider), National Grid, UK Power Networks, National Express. These are all highly liquid with short maturities.

As the corporate bonds mature, they have been replaced with UK Tbills. These have a yield of c. 5.2% to 5.4% with maturities between now and February 2024. As Tbills mature, they are replaced with similar short dated Tbills to preserve availability and liquidity of the cash management. Currently, over two thirds of the NAV is invested in UK Tbills.

Between 2020-2022 this part of the portfolio returned 1.7% against an average interest rate of 0.7%

YTD to September 2023 the portfolio has reported a 5.62% positive performance, which is in excess of the average UK base rate (4.49%) but also materially above front-end Sterling Investment Grade bonds (+3.87%) and front-end Gilts (+0.93%) performances over the period.

On an inception to date basis, the portfolio has returned an annualised 2.7%, compared to a 1.4% average base rate, and performances of -0.8% for the front-end Gilts and +0.8% for the front-end Sterling Investment Grade bonds.

ASIP is currently investigating a number of further investment opportunities

and hopes to make some announcements over the next three months.

The Fund follows the UN Sustainable Development Goals framework with Social Impact KPIs set for each transaction with management teams.

A full briefing on the Fund will be given to the Audit & Corporate Governance Committee meeting in February 2024.

- 6.11 **Altana Wealth Corporate Bond Fund** - Altana Corporate Bond Fund (ACBF) is a short duration diversified bond fund that the Council invested in since 2018/19, per the Council's Treasury Management Strategy agreed by the Audit & Corporate Governance Committee and Full Council each year. Since then, WBC has taken profits on to monetise gains. The Fund's objective is to generate positive returns. It invests in fixed-income securities including debt or convertible securities of well-known corporate, sovereign, and public institutions, which have a credit rating of at least B- (Fitch, S&P) or B3 (Moody's). These include such well-known companies as the Co-op, Iceland, Travelodge, high street banks including Barclays and Lloyds, Heathrow Airport, Pure Gym and care home provider Voyage Care. As part of the Council's 2023/24 Treasury Management Strategy the Council made the decision to exit the bond form to reduce its exposure to bonds but also due to the high interest rates that could be earned in cash accounts and Money Market Funds. By 16 October 2023 the Council had fully exited the fund with all funds returned and no losses to principal occurring.

ACBF has generated a net return of +3.21% for the six-month period ending 30 September 2023. The fund outperformed the Barclays Global Aggregate IG Index (+3.21% vs. -1.62%) over the same period. UK government bonds generated a loss of -6.82% for the six-month period ending 30 September 2023. The fund has consistently been in the top 10% of performers over both 3 and 5 years. Over WBC's investment horizon, the corporate bond fund has outperformed household names like Pimco and Double Line (two of the largest bond fund managers in the world).

Over the same investment period "risk-free" UK government bonds have lost more than 20%, while so called "low risk" sterling investment grade bonds have declined by more than 6%.

The UK base interest rate offered terrible returns, spent some time close to zero and averaged 1.26% over the last five-years. The Council has received all its investment back and positive returns of +9.5% over the investment period, averaging a yearly net return of c.+1.82%.

- 6.12 **M7 Box +II Fund** - was established to provide investors access to value-add UK retail warehouse investments, primarily located in Greater London and south-east England. The investment is showing a considerable uplift from the initial investment with units sold to date. The sites are fully rented with high demand from new potential tenants and approaching 100% rent

collection. The Net Asset Value declined by 0.58% in the period.

6.13 **Mailbox** - is a single commercial property fund which offers shareholders exposure to a prime regional investment opportunity in the centre of Birmingham. The Mailbox comprises approximately 698,000 sq ft of primarily office space, with a complementary, ancillary retail and leisure offering, located on a 4.8 acre waterside site in the heart of Birmingham. Mailbox aims to provide investors with the opportunity to gain exposure to the long-dated income streams underpinned by very low-risk high-profile tenants, and performance of a prime, office-led mixed use property. The investment has maintained its value in the period, with a high degree of occupancy, rent collection, and long lease length.

6.14 **REIP 1X** - The Fund is focused on three strategies:

- UK retail warehouse assets,
- Multi-let and single-let UK regional offices located on business parks and on the fringe of town centres.
- Multi-let and single-let UK regional workspace,

The fund has nearly 100% rent collection, a Net Investment Yield of 9.8% and a high level of occupancy. In line with the UK property sector of assets of this nature the fund's Net Asset value has declined by 9.8% over the last year.

6.15 **Altana Wealth Managed Account** – The managed account was set up in April 2020 to invest in a diversified portfolio of UK corporate bonds with the aim of generating a return of around +5-6% over the investment cycle. WBC has generated a positive cumulative return over the life of the fund that the Council has largely monetised by withdrawing cash dividends.

The managed account was set-up to:

- give Warrington direct control over assets in a liquid, flexible structure, which better aligns its assets to its funding requirements. Also allows the Council to respond to and take advantage of new investment opportunities;
- it allows immediate access to WBC cash if needed, rather than having to partially redeem investment in a fund that would incur bid/offer costs;
- the portfolio can be used as collateral to borrow at low rates, although this facility has never been used;
- the simpler structure has lower running costs;
- Gives the Council access to gilt and the treasury note market.

The Warrington Borough Managed Account generated a positive total return of +2.29% in Q2 taking the YTD total return to +5.62%.

On 30 September 2023, the portfolio was invested across 43 issuers with an average modified duration of 0.78 years equivalent. The average credit rating

for the portfolio is BBB (Investment Grade), with over 30% of the fund invested in UK-Treasury Bills.

WBC has outperformed its blended benchmark by +20bps YTD. The outperformance versus front end gilts is more striking YTD at c.+470bps. We believe that this highlights the superior risk/return profile for the WBC portfolio.

WBC on target to achieve a total return of c.6%-7% for 2023. YTD the managed account has already generated gains above money market and the gap between the two should increase further in Q423 given the decent carry for the portfolio (annualised weighted average yield 7.5%).

WBC has retained profit of c.£1.3m available for distribution as dividends which will be drawn down on in Q3.

Risks to the portfolio outlook include more aggressive interest rate hikes by the Bank of England thereby increasing the risk of a prolonged recession/higher default rates. However, we have mitigated this risk by increasing the exposure to UK Treasury Bills.

- 6.16 **Redwood Bank** – the Council holds a tier 2 investment in Redwood Bank paying a yearly dividend of 6.5%. All dividends were paid in full during the period.

- 6.17 **Abundance Bond** – for Liverpool Community Homes Bond – The Council entered into this bond in 2020. All dividends have been paid to date (8% per annum). However, the bond defaulted on its maturity date of 28 February 2023. Restructuring options are currently being developed. A full update will be reported to members in a future treasury management report when the final re-structuring is agreed.

- 6.18 **International Financial Reporting Standards (IFRS) 9 – Financial Instruments Pooled Investment Fund Statutory Override** - The DLUHC published a consultation on the IFRS 9 pooled investment fund statutory override for English Authorities for fair value gains and losses on pooled investment funds which was due to expire with effect from 2023/24. The options under evaluation were to allow the override to lapse, to extend it, or to make it permanent. The override will be extended for two years and therefore remain in place for the 2023/24 and 2024/25 financial years. Under the Regulations, gains and losses resulting from unrealised fair value movements relating to treasury pooled investment funds, that otherwise must be recognised in profit or loss under IFRS 9, are not charges to the revenue account, and must be taken into an unusable reserve account.

- 6.19 The Council make contributions each from treasury management returns to

two reserves, a Commercial Risk Reserve and a Strategic Risk Reserve. These reserves currently stand at £25m. Any loss on a treasury management investment would be charged to these reserves.

7. NON-TREASURY INVESTMENTS

7.1 The Council has re-classified some investments included on the balance sheet as non-treasury investments which are determined as Council policy investments as detailed in this section per the Prudential Code.

7.2 The Council's non-treasury investments are detailed below:

Non-Treasury Investments Counter Party	Balance 31/03/2023 £	Balance 30/09/2023 £
Warrington Sports Holding Ltd	1,331,375	1,331,375
Municipal Bond Agency	200,000	200,000
Warrington Borough Transport Shares	3,388,000	3,388,000
Redwood Bank	32,034,036	32,034,036
Birchwood Business Park	243,288,098	246,788,098
Joint Venture with Wire Regeneration	3,789,971	3,789,971
Together Energy	8,898,565	8,898,565
York Solar Farm	14,718,389	14,718,389
Hull Solar Farm	7,622,454	7,622,454
Housing Company	17,000,000	17,000,000
Cirencester Solar Farm	764,358	764,358
Total Investments in Group Entities	333,035,245	336,535,245
Loans to Housing Associations & Commercial Loans	558,060,537	594,941,191
Purchase of Investment Properties	411,316,926	420,679,655
Total of Non-Treasury Investment	1,302,412,709	1,352,156,090

Loan Portfolio

7.3 The Council has successfully been operating a loans portfolio to Housing Association and local business regeneration loans since 2009. This programme has promoted house building and regeneration and is well respected across the public and private sector.

7.4 This is a secured loan portfolio, before a loan is granted a thorough due diligence process takes place. The Council monitors the loan covenants on an ongoing basis. There have been no breaches of covenants to date and in the period.

- 7.5 The Council classifies the loans to housing associations and commercial loans as long term debtors in the Council's accounts. The details are shown below as at 30 September 2023:

Analysis of Loans to Long Term Debtors for Financial Year 2023/24	Balance of Drawdowns :/fwd at 31 March 2023 £	Balance of Drawdowns at 30 September 2023 £	Drawn Down in year £	Loan Repaid in year £
Housing Association	239,929,312	244,288,438	7,500,000	(3,140,875)
Commercial Loans	318,131,225	350,652,753	0	26,189,927
Non-Utilisation Fees	0	0	0	0
	558,060,537	594,941,191	7,500,000	23,049,052

Facility £	Long Term Debtors: Counter Party	Drawdown to date	Outstanding Balance 31/03/23	Outstanding Principal 30/09/23	Movement in Year
10,000,000	Warrington Housing Association	4,000,000	2,757,235	2,685,140	(72,095)
1,819,234	Golden Gates Housing Trust	1,819,234	1,282,565	1,250,486	(32,079)
30,000,000	Muir Housing Association	12,500,000	10,055,741	9,890,227	(165,514)
15,000,000	Helena Housing Group	15,000,000	11,783,174	11,548,764	(234,410)
10,000,000	Guinness (Wulvern) Housing Group	10,000,000	10,000,000	10,000,000	0
9,000,000	Your Housing Group	9,000,000	7,933,156	7,804,771	(128,385)
20,000,000	Equity Housing Association	10,000,000	8,134,374	7,976,790	(157,584)
9,000,000	Wirral Methodist Housing Association	7,000,000	5,985,000	5,730,000	(255,000)
100,000,000	One Housing Group	100,000,000	90,280,480	88,242,642	(2,037,838)
5,000,000	Arawak Walton Housing Association	3,500,000	3,217,589	3,159,618	(57,971)
30,000,000	Johnnie Johnson Housing Association	14,500,000	12,000,000	19,500,000	7,500,000
85,000,000	CityStyle (One Housing Group)	76,500,000	76,500,000	76,500,000	0
Commercial Loans					
24,490,000	Together Energy	24,490,000	18,850,000	18,850,000	0
202,133,000	The Hut Group / Icon 3 Holdco	216,720,000	142,880,836	142,880,836	0
26,266,446	Hull Solar Farm Batteries	27,099,696	26,526,557	26,544,245	17,688
30,213,942	York Solar Farm	30,213,942	28,378,644	27,816,971	(561,673)
34,944,890	Cirencester Solar Farm	12,157,077	31,706,272	31,706,272	0
21,000,000	Incrementum Housing Co Ltd	21,000,000	21,000,000	21,000,000	0
84,500,000	Salboy Central Ltd Viadux	63,840,555	37,473,154	63,840,555	26,367,401
29,000,000	Auxesia Homes Limited	24,614,421	18,436,857	16,231,209	-2,205,648
10,000,000	Cheshire & Warrington LEP D1	1,782,663	1,782,663	1,782,663	0
Facilities Undrawn					
98,000,000	Torus Housing	0	0	0	0
100,000,000	Places for People	0	0	0	0
30,000,000	Irwell Valley Housing	0	0	0	0
1,032,917,511		703,122,213	566,964,296	594,941,191	27,976,894

Property Investment Portfolio

- 7.6 The Council's Property Investment portfolio is detailed in the table below:

Agenda Item 13iii

Investment Properties	Tenant	Financial Year	Balance at 31/03/23	Balance 30/09/23	Movement In Year
Fennel Street	Pure Gym	2016/17	1,977,892	1,977,892	0
Kerfoot Street	Matalan	2016/17	6,652,361	6,652,361	0
Stretton Warehouse	Eddie Stobart	2018/19	27,452,247	27,452,247	0
Stanford House, Birchwood	Talk Talk	2018/19	14,292,862	14,292,862	0
Appleton House	New Balance	2018/19	5,765,176	5,765,176	0
Atlantic House	Highways Agency	2018/19	7,365,176	7,365,176	0
Farnworth, Bolton	Tesco Foodstore	2018/19	32,826,808	32,826,808	0
Store, Ashley Retail Park, Widnes	Tesco Foodstore	2019/20	61,528,416	61,528,416	0
Apollo Leisure Park, Gemini	5 Tenants	2019/20	9,147,626	9,147,626	0
Store, Cheadle Hulme	Asda	2019/20	45,443,754	45,443,754	0
Haydock	Movianto	2019/20	48,055,253	48,055,253	0
Store, Sale	Sainsbury	2019/20	38,858,090	38,858,090	0
Royal Mail	Royal Mail	2020/21	43,406,018	43,406,018	0
New Bailey	British Telecom	2020/21	58,876,855	67,936,627	9,059,772
Decathlon	Decathlon	2021/22	5,837,482	5,837,482	0
Rybrook	Rybrook	2022/23	3,830,911	4,133,868	302,957
			411,316,926	420,679,655	9,362,728

7.7 Since 2016 the Council has acquired 17 investment properties. Eleven are in Warrington, the other six are in the North West region. The properties include distribution and logistics units, supermarkets, offices and industrial buildings and a small proportion of leisure and non-food retail.

7.8 Performance of the portfolio is monitored on a weekly basis by Chartered Surveyors in the Council's Property & Estate Management team. The Council has also appointed external national Chartered Surveyor firm CBRE to advise and report on investment performance and asset management of this portfolio. CBRE provides a quarterly written report on the performance of the portfolio with comparable analysis to typical property investment portfolios in the UK. There are also two fortnightly technical officer group meetings (one is specifically for Birchwood Park) reviewing the investments, performance and risk and the quarterly Council Investment Performance Group chaired by the Chief Executive.

7.9 Each individual asset has its own business plan. This ensures both strategic and day to day asset management matters are addressed and reviewed. Capital and rental values are monitored and these business plans assess and review risks for each property and inform decisions around lease options, tenant relations and disposal strategy.

7.10 The new Birchwood Park Business Plan 2023-2025 was agreed by Cabinet at their September 2023 meeting.

7.11 Portfolio Summary:

- Approximately one third of total rental income is from Birchwood Park – the September quarter day has seen 99% of rent collected. Occupation at the end of October 2023 was 95%.

- Rent due and collected for the rest of the property assets is 100%. No tenants have vacated and occupation remains at 100%.
- Rental growth - Rent payable year on year March 2022 to March 2023 has increased by 3.09% (£994,000) driven by rent review increases during year.
- Market Valuations are carried out at least every 12 months for all properties.
- Active asset management drives the ongoing rental and portfolio value. New leases are being negotiated at the moment with two tenants where leases either end or have tenant break clauses in the next two years. New lettings are already achieved at two other sites.
- Option reports for exit strategies and disposal reviews have been produced for all properties.

7.12 Portfolio Risk Summary:

- The portfolio risk is essentially the occupation by business tenants and their ability to keep paying rent to the Council.
- The highest risk to the portfolio is assessed as the impact of current economic uncertainty driven by a number of external factors (including war in Ukraine and global pandemic) and UK influences through government policy, investor confidence and occupier demand.
- Over 50% of rental income is classed as Very Low Risk (the best possible score) by Experian credit rating.

7.13 **Together Energy** – in January 2022, due to a combination of high energy prices and the Governments Price Cap, Together Energy became the 29th energy company to be placed into administration. The impact of this on the Council is currently being assessed by the Administrator. The Council following advice from the Administrator are unable to issue further details at this time because it could compromise the administrative process.

7.14 The Administrator issues public reports on the status of the administration every six months. These have been reported to Cabinet and the Audit & Corporate Governance Committee in the period. The administrator is currently finalising the proposed final settlement to be put the Council. It is hoped that the final settlement will be agreed in early 2024.

7.15 **Redwood Bank** - As highlighted throughout the Treasury Report Outturn Report, 2022 has been a tough year for many parts of the economy. The large movements in interest rates have had an impact on many of the Council's investments and subsidiaries, and Redwood is clearly impacted by these changes.

7.16 The Council has reported a reduced current value of our shareholding, down to £6.7m, as part of our published draft accounts. Whilst this could be seen

as a difficulty for the bank, it is actually more of an indicator of the values of all banking shares at the time of the valuation work. The depressed valuation coincided with the collapse of Credit Suisse, and worries in the market of a ripple effect for other banks in assessing bank values. It is also likely that the Council will have to have the bank revalued again (as at 31 March 2023) when the 2022/23 accounts are finally audited, to ensure any post balance sheet effects are reported.

- 7.17 In terms of Redwood's actual performance, 2022 was another good year. The bank yet again made a profit: Profit Before Tax 2022 is £2.3m (2021 was £2.2m); Operating Profit (before impairment) 2022 is £4.8m (2021 was £2.2m). The Warrington branch of the bank has now loaned over £170m to SMEs, on the back of the Council's total £32m investment.
- 7.18 Redwood Bank is planning to raise capital to embark on a reverse takeover, making it a publicly listed company. The parent company Redwood Financial Partners has signed a heads of terms agreement for the reverse takeover of R8 Capital Investments which is listed on the London Stock Exchange. As part of the plan, R8 will acquire the entire issued share capital of Redwood Financial Partners through a share-for-share exchange. This will give the shareholders of Redwood Financial Partners a majority holding in R8. At the same time, R8 will inject money into Redwood Bank as common equity tier 1 regulatory capital. The capital is expected to help the Redwood Bank increase its lending capacity and provide opportunities for diversification. The Council are being advised of this transaction by EY and Addleshaw Goddard Solicitors. A full report will be taken to Cabinet for approval before any deal is agreed.
- 7.19 **Wire Regeneration** – Work in the period concentrated on the Bevan Mews housing scheme and structuring a viable scheme. Secondly, work has been focused on the investment and transformation of St James's Business Centre, to include a new Digital Enterprise Hub. The Digital Enterprise Hub is benefiting from £2.872m in Town Deal funding and will deliver a unique offer for entrepreneurs and start-ups to collaborate in co-working space in a purpose-built environment. In addition to the bringing forward of the housing scheme and the Digital Enterprise Hub, Wire Regeneration Ltd has been successful in maintaining and growing occupancy both in St James's business centre and the Wharf Industrial Estate.
- 7.20 **Incrementum Housing** - The Housing Companies (Incrementum Housing Development Company and Incrementum Housing Management Company) were established by the Council in 2019. They are commercial in nature and their principal purpose is to generate a long-term income to the Council, albeit that they are also a vehicle to advance broader corporate objectives in terms of affordable housing, green energy, fuel poverty and excellence in

placemaking. All of the homes are powered by communal loop ground source heat pumps and roof-mounted solar panels, with 30% of the homes being offered at a discounted rent for those on universal credit or housing benefit.

- 7.21 The Companies have recently completed two housing schemes: Sycamore Lane in Great Sankey and Chatfield Drive in Birchwood. In total, these two developments provide 161 new homes in a mix of one- and two-bedroom apartments and two- and three-bedroom townhouses, 48 of which are affordable. All of the homes are now occupied. Both schemes are being managed on behalf of the Council by Lifetime Homes (Warrington), a wholly owned subsidiary of Warrington Housing Association.
- 7.22 The first phases of the schemes have now been tenanted for over one year, and defects inspections are ongoing. No major defects have been identified. The first annual rent reviews have also taken place, with the rents increasing in line with the CPI. The homes are still considered to represent excellent value for money, with the fair rent commitment being monitored against rental values elsewhere in the locality.
- 7.23 Two further sites in the Borough are under active consideration by the Housing Companies. These sites have an estimated capacity for a further 90 new homes. It is hoped that the next tranche of development proposals will be reported to Cabinet later this year.
- 7.24 **Warrington's Own Buses (WOB)** - WOB have made a promising start to the new financial year and are currently ahead of Budget. They have settled into the new depot. Passenger numbers continue to rise, and the flat fare scheme is proving a success. Work on the Zebra scheme which is the transfer of the bus fleet to be fully electric is on-going.
- 7.25 The Council's commercial income indicators can be seen in appendix 1.

8. BORROWING

- 8.1 The Council's 2023/24 MTFP contained a forecasted borrowing figure to fund the capital programme of £337.722m. Following a review of the capital programme this figure as at quarter 2 is £300.841m. The bulk of this is to fund Housing Association borrowing which may or may not occur. It is expected in line with this strategy that borrowing to fund the capital programme will take place during the remaining year.
- 8.2 The Council's capital financing requirement/non-treasury investment (CFR) for 2023/24 is £2,223.246m. The CFR denotes the Council's underlying need to borrow for capital purposes. If the CFR is positive the Council may borrow from the PWLB or the market (external borrowing) or from internal balances

on a temporary basis (internal borrowing). The balance of external and internal borrowing is generally driven by market conditions.

- 8.3 The Council forecast it will borrow in quarter 3 and quarter 4 for the capital programme and refinancing of maturing loans. The CFR at quarter 2 is £2,132.187m due to slippage in the capital programme.
- 8.4 The current portfolio as at the 30 September 2023 of PWLB loans, market and temporary loans was £1.798bn, a breakdown of which is shown in the following tables:

Analysis of Borrowing for Financial Year 2023/24	Balance c/fwd is at 31 March 2023	Balance as at 30 September 2023	Borrowing Taken in year	Borrowing Repaid in year
	£	£	£	£
PWLB	1,503,341,147	1,500,418,978	0	(7,559,175)
Market	254,119,439	249,119,439	0	(572)
Temporary	60,139,947	48,939,947	0	0
	1,817,600,533	1,798,478,364	0	(7,559,746)

Agenda Item 13iii

Public Works Loan Board Counter Party	Start Date	Maturity Date	Interest Rate %	Principal £
PWLB Maturity	22/02/07	30/09/56	4.350	222,189
PWLB Maturity	15/01/10	15/01/35	4.530	438,824
PWLB Maturity	26/11/10	30/09/55	5.260	555,473
PWLB Maturity	15/09/14	15/09/39	3.940	10,000,000
PWLB Maturity	29/06/16	28/04/66	2.500	20,000,000
PWLB Maturity	08/03/17	08/03/24	1.510	10,000,000
PWLB Maturity	08/03/17	08/03/25	1.660	10,000,000
PWLB Maturity	08/03/17	08/03/26	1.790	10,000,000
PWLB Maturity	08/03/17	08/03/27	1.910	5,000,000
PWLB Maturity	08/03/17	08/03/28	2.020	5,000,000
PWLB Maturity	08/03/17	08/03/29	2.120	5,000,000
PWLB Maturity	08/03/17	08/03/30	2.210	5,000,000
PWLB Maturity	08/03/17	08/03/31	2.290	5,000,000
PWLB Maturity	08/03/17	08/03/32	2.360	5,000,000
PWLB Maturity	08/03/17	08/03/33	2.430	5,000,000
PWLB Maturity	08/03/17	08/03/34	2.480	5,000,000
PWLB Maturity	08/03/17	08/03/35	2.520	5,000,000
PWLB Maturity	08/03/17	08/03/36	2.560	5,000,000
PWLB Maturity	01/11/17	31/10/36	2.710	50,000,000
PWLB Maturity	01/11/17	31/10/56	2.570	50,000,000
PWLB Maturity	08/09/17	08/09/58	2.350	22,000,000
PWLB Maturity	08/09/17	08/09/59	2.340	23,000,000
PWLB Maturity	08/09/17	08/09/60	2.330	23,000,000
PWLB Maturity	08/09/17	08/09/61	2.320	23,000,000
PWLB Maturity	08/09/17	08/09/62	2.310	23,000,000
PWLB Maturity	08/09/17	08/09/63	2.310	23,000,000
PWLB Maturity	21/11/18	21/11/23	1.740	50,000,000
PWLB Maturity	19/03/18	19/03/24	1.960	10,000,000
PWLB Maturity	22/02/18	22/02/28	2.460	15,000,000
PWLB Maturity	18/09/18	18/03/28	2.270	30,000,000
PWLB Maturity	10/04/18	10/04/28	2.280	10,000,000
PWLB Maturity	16/07/18	16/07/29	2.250	10,000,000
PWLB Maturity	16/07/18	16/07/30	2.310	10,000,000
PWLB Maturity	16/07/18	16/07/31	2.350	10,000,000
PWLB Maturity	21/02/19	21/02/24	1.640	25,000,000
PWLB Maturity	26/03/19	25/03/24	1.570	15,000,000
PWLB Maturity	31/10/19	30/10/26	2.310	20,000,000
PWLB Maturity	19/09/19	19/09/31	1.530	10,000,000
PWLB Maturity	19/09/19	19/09/32	1.580	10,000,000
PWLB Maturity	19/09/19	19/09/33	1.630	20,000,000
PWLB Maturity	19/09/19	19/09/34	1.680	15,000,000
PWLB Maturity	16/08/19	16/08/37	1.810	20,000,000
PWLB Maturity	16/08/19	16/08/38	1.850	20,000,000
PWLB Maturity	14/10/19	14/10/42	2.810	5,000,000
PWLB Maturity	23/07/19	23/07/44	2.220	30,000,000
PWLB Maturity	16/05/19	16/05/54	2.420	30,000,000
PWLB Maturity	11/03/20	11/03/30	1.880	100,000,000
PWLB Maturity	11/03/20	11/03/35	2.050	50,000,000
PWLB Maturity	11/03/20	11/03/55	2.160	50,000,000
PWLB Maturity	11/03/20	11/03/70	2.070	100,000,000
PWLB Maturity	14/12/21	14/12/31	1.550	50,000,000
PWLB Maturity	28/10/21	28/10/33	2.060	20,000,000
PWLB Maturity	16/09/22	16/09/27	3.830	100,000,000
PWLB Maturity	15/06/22	15/06/28	2.770	20,000,000
PWLB Maturity	09/05/22	06/05/29	2.540	35,000,000
PWLB Maturity	15/06/22	15/06/30	2.900	10,000,000
PWLB Maturity	09/05/22	07/05/31	2.620	35,000,000
PWLB Maturity	15/06/22	15/06/32	3.040	10,000,000
PWLB Maturity	09/05/22	06/05/33	2.720	30,000,000
PWLB Maturity	15/06/22	15/06/35	3.200	10,000,000
PWLB Maturity	27/01/23	27/01/25	4.290	50,000,000
		183		
		Total PWLB Maturity Loans		1,383,216,486

Public Works Loan Board Counter Party	Start Date	Maturity Date	Interest Rate %	Principal £
PWLB Annuity	13/08/10	13/08/35	3.940	33,337
PWLB Annuity	27/02/12	27/02/37	3.760	1,186,566
PWLB Annuity	11/06/12	11/06/37	3.260	1,970,109
PWLB Annuity	24/04/14	24/04/39	3.940	1,490,763
PWLB Annuity	04/08/14	04/08/39	3.800	11,129,454
PWLB Annuity	28/11/14	28/11/39	3.140	2,228,537
PWLB Annuity	02/07/15	02/07/40	3.210	761,572
PWLB Annuity	29/04/16	29/04/41	2.860	3,149,146
PWLB Annuity	13/06/16	13/06/41	2.450	1,556,547
PWLB Annuity	29/06/16	27/06/41	2.260	7,740,207
PWLB Annuity	19/07/16	19/07/41	2.030	2,690,833
PWLB Annuity	30/05/19	25/11/42	1.940	860,160
	Total PWLB Annuity Loans			34,797,231
Public Works Loan Board Counter Party	Start Date	Maturity Date	Interest Rate %	Principal £
PWLB EIP	11/01/17	11/01/42	2.440	370,000
PWLB EIP	03/08/17	03/08/42	2.320	380,000
PWLB EIP	26/03/18	24/09/42	2.480	19,387,755
PWLB EIP	28/03/18	28/03/43	2.460	1,560,000
PWLB EIP	30/04/18	30/10/42	2.530	11,938,776
PWLB EIP	28/08/18	29/08/42	2.330	387,755
PWLB EIP	07/01/19	07/01/44	2.240	820,000
PWLB EIP	05/05/22	02/11/42	2.640	9,512,195
PWLB EIP	20/05/22	20/11/42	2.590	9,512,195
PWLB EIP	27/06/22	27/12/42	3.340	19,024,390
PWLB EIP	22/07/22	22/01/43	2.970	9,512,195
				82,405,261
	Total PWLB Outstanding Loans			1,500,418,978

Agenda Item 13iii

Money Market Counter Party	Start Date	Maturity Date	Interest Rate %	Principal £
DEPFA BANK PLC	21/04/07	21/10/66	5.800	5,000,000
BAYERISHCE LANDESBANK	27/03/02	27/03/42	4.980	0
DEPFA BANK PLC	01/04/03	01/04/43	4.500	5,000,000
DEPFA ACS BANK	01/04/03	01/04/43	4.625	10,000,000
DEXIA FINANCE PUBLIC BANK	24/11/05	24/11/65	3.820	10,000,000
BARCLAYS BANK	03/04/06	05/04/66	3.810	5,000,000
BARCLAYS BANK	20/01/06	20/01/66	3.960	10,000,000
BARCLAYS BANK	26/07/07	26/07/77	4.180	25,000,000
DEXIA FINANCE PUBLIC BANK	16/08/06	17/08/76	4.230	13,500,000
Prudential Bond : Variable Rate Linked to CPI	25/08/15	25/08/55	0.909	50,000,000
Pinnacle Insurance PLC	21/10/19	21/10/24	1.700	5,000,000
Deutsche Bank	09/12/19	25/08/55	0.909	100,000,000
Abundance Bond	25/08/20	15/11/25	1.200	607,164
Halton Borough Council	20/03/23	20/02/26	4.100	10,000,000
Bonds	01/04/08	01/04/50	0.500	12,275
Total Outstanding				249,119,439

Temporary Loans Counter Party	Start Date	Maturity Date	Interest Rate %	Principal £
Parish Council Loans	Various	01/04/22	0.500	139,947
Warrington Renewables York	09/12/22	31/03/24	3.600	8,250,000
Warrington Renewables Hull	09/12/22	31/03/24	3.600	3,250,000
Middlesbrough Teeside Pension Fund	09/01/23	08/01/24	4.150	13,000,000
West England	18/07/23	18/01/24	4.100	10,000,000
Warwick CC	16/01/23	15/01/24	4.150	7,000,000
Gwent	07/02/23	06/02/24	4.150	3,000,000
Warrington Renewables York	13/09/23	31/03/24	3.600	1,000,000
Warrington Renewables Hull	13/09/23	31/03/24	3.600	1,500,000
Warrington Renewables Cirencester	13/09/23	31/03/24	3.600	1,800,000
Total Outstanding				48,939,947

8.5 **PWLB maturity certainty rates year to date to 29 September 2023** – Gilt yields and PWLB certainty rates were on a generally rising trend throughout the first half of 2023/24. At the beginning of April, the 5-year rate was the cheapest part of the curve and touched 4.14% whilst the 25-year rate was relatively expensive at 4.58%.

8.6 July saw short-dated rates peak at their most expensive. The 1-year rate spiked to 6.36% and the 5-year rate to 5.93%. Although, in due course, short-dated rate expectations fell, the medium dates shifted higher through August and the 10-year rate pushed higher to 5.51% and the 25-year rate to 5.73%.

The 50-year rate was 4.27% on 5th April but rose to 5.45% on 28th September.

- 8.7 Rates are forecast to fall back over the next two to three years as inflation dampens. The CPI measure of inflation is expected to fall below 2% in the second half of 2024, and we forecast 50-year rates to stand at 3.90% by the end of September 2025. However, there is considerable gilt issuance to be digested by the market over the next couple of years, as a minimum, so there is a high degree of uncertainty as to whether rates will fall that far.

	1 Year	5 Year	10 Year	25 Year	50 Year
Low	4.65%	4.14%	4.20%	4.58%	4.27%
Date	06/04/2023	06/04/2023	06/04/2023	06/04/2023	05/04/2023
High	6.36%	5.93%	5.51%	5.73%	5.45%
Date	06/07/2023	07/07/2023	22/08/2023	17/08/2023	28/09/2023
Average	5.62%	5.16%	5.01%	5.29%	5.00%
Spread	1.71%	1.79%	1.31%	1.15%	1.18%

- 8.8 The Council during the period of extremely low interest's rates prudently borrowed long-term to lock into the low interest environment and to mitigate refinancing risk to the Council. The result of this to the Council is that we are now sitting on approx. £298m of PWLB premiums (PWLB Premiums are linked to market gilt movements and move on a daily basis) and £14.4m of market premiums. An analysis of the Council's PWLB Premiums on a loan by loan basis is given below:

PWLb MATURITY									
Loan ref. (In order)	Start Date	Maturity Date	Original Principal	Coupon	Current Principal Balance	Discount Rate plus margin of: 0%	(Discount) /Premium	Years to Maturity	Prem/(Disc) percent principal
TOTALS ----->					£1,383,216,486		(£298,325,652)		
508067	21/11/2018	21/11/2023	£50,000,000	1.740%	£50,000,000	n/a	n/a	0.07	-
508593	21/02/2019	21/02/2024	£25,000,000	1.640%	£25,000,000	n/a	n/a	0.33	-
505806	08/03/2017	08/03/2024	£10,000,000	1.510%	£10,000,000	n/a	n/a	0.37	-
507076	19/03/2018	19/03/2024	£10,000,000	1.960%	£10,000,000	n/a	n/a	0.40	-
508955	26/03/2019	26/03/2024	£15,000,000	1.570%	£15,000,000	n/a	n/a	0.42	-
594014	27/01/2023	27/01/2025	£50,000,000	4.290%	£50,000,000	n/a	n/a	1.26	-
505794	08/03/2017	08/03/2025	£10,000,000	1.660%	£10,000,000	4.680%	(£396,318)	1.37	-4.0%
505795	08/03/2017	08/03/2026	£10,000,000	1.790%	£10,000,000	4.570%	(£617,813)	2.37	-6.2%
127959	31/10/2019	31/10/2026	£20,000,000	2.310%	£20,000,000	4.500%	(£1,221,052)	3.02	-6.1%
505796	08/03/2017	08/03/2027	£5,000,000	1.910%	£5,000,000	4.500%	(£400,793)	3.37	-8.0%
550634	16/09/2022	16/09/2027	£100,000,000	3.830%	£100,000,000	4.470%	(£2,263,291)	3.89	-2.3%
506943	22/02/2018	22/02/2028	£15,000,000	2.460%	£15,000,000	4.450%	(£1,162,300)	4.33	-7.7%
505797	08/03/2017	08/03/2028	£5,000,000	2.020%	£5,000,000	4.450%	(£477,739)	4.37	-9.6%
507787	18/09/2018	18/03/2028	£30,000,000	2.270%	£30,000,000	4.450%	(£2,586,233)	4.40	-8.6%
507226	10/04/2018	10/04/2028	£10,000,000	2.280%	£10,000,000	4.450%	(£868,853)	4.46	-8.7%
522289	15/06/2022	15/06/2028	£20,000,000	2.770%	£20,000,000	4.440%	(£1,385,993)	4.64	-6.9%
505798	08/03/2017	08/03/2029	£5,000,000	2.120%	£5,000,000	4.440%	(£548,866)	5.37	-11.0%
511673	09/05/2022	06/05/2029	£35,000,000	2.540%	£35,000,000	4.440%	(£3,228,474)	5.53	-9.2%
507530	16/07/2018	16/07/2029	£10,000,000	2.250%	£10,000,000	4.440%	(£1,095,944)	5.72	-11.0%
505799	08/03/2017	08/03/2030	£5,000,000	2.210%	£5,000,000	4.440%	(£612,801)	6.37	-12.3%
169695	11/03/2020	11/03/2030	£100,000,000	1.880%	£100,000,000	4.440%	(£14,085,518)	6.38	-14.1%
522301	15/06/2022	15/06/2030	£10,000,000	2.900%	£10,000,000	4.450%	(£882,355)	6.64	-8.8%
507531	16/07/2018	16/07/2030	£10,000,000	2.310%	£10,000,000	4.450%	(£1,231,575)	6.72	-12.3%
505800	08/03/2017	08/03/2031	£5,000,000	2.290%	£5,000,000	4.460%	(£675,190)	7.37	-13.5%
511677	09/05/2022	07/05/2031	£35,000,000	2.620%	£35,000,000	4.480%	(£4,122,697)	7.53	-11.8%
507532	16/07/2018	16/07/2031	£10,000,000	2.350%	£10,000,000	4.480%	(£1,377,559)	7.72	-13.8%
114293	19/09/2019	19/09/2031	£10,000,000	1.530%	£10,000,000	4.480%	(£1,944,743)	7.90	-19.4%
453747	14/12/2021	14/12/2031	£50,000,000	1.550%	£50,000,000	4.500%	(£9,955,099)	8.14	-19.9%
505801	08/03/2017	08/03/2032	£5,000,000	2.360%	£5,000,000	4.500%	(£739,437)	8.37	-14.8%
522305	15/06/2022	15/06/2032	£10,000,000	3.040%	£10,000,000	4.530%	(£1,055,308)	8.64	-10.6%
114295	19/09/2019	19/09/2032	£10,000,000	1.580%	£10,000,000	4.530%	(£2,141,215)	8.90	-21.4%
505802	08/03/2017	08/03/2033	£5,000,000	2.430%	£5,000,000	4.550%	(£801,361)	9.37	-16.0%
511671	09/05/2022	06/05/2033	£30,000,000	2.720%	£30,000,000	4.580%	(£4,269,724)	9.53	-14.2%
114297	19/09/2019	19/09/2033	£20,000,000	1.630%	£20,000,000	4.580%	(£4,654,360)	9.90	-23.3%
428093	28/10/2021	28/10/2033	£20,000,000	2.060%	£20,000,000	4.610%	(£4,051,616)	10.01	-20.3%
505803	08/03/2017	08/03/2034	£5,000,000	2.480%	£5,000,000	4.610%	(£870,120)	10.37	-17.4%
114299	19/09/2019	19/09/2034	£15,000,000	1.680%	£15,000,000	4.640%	(£3,765,114)	10.90	-25.1%
496480	15/01/2010	15/01/2035	£7,900,000	4.530%	£438,824	4.670%	(£5,318)	11.23	-1.2%
505804	08/03/2017	08/03/2035	£5,000,000	2.520%	£5,000,000	4.670%	(£940,047)	11.37	-18.8%
169699	11/03/2020	11/03/2035	£50,000,000	2.050%	£50,000,000	4.670%	(£11,461,789)	11.38	-22.9%
522332	15/06/2022	15/06/2035	£10,000,000	3.200%	£10,000,000	4.700%	(£1,332,808)	11.64	-13.3%
505805	08/03/2017	08/03/2036	£5,000,000	2.560%	£5,000,000	4.730%	(£1,007,343)	12.37	-20.1%
506518	01/11/2017	31/10/2036	£50,000,000	2.710%	£50,000,000	4.790%	(£9,984,553)	13.02	-20.0%
509681	16/08/2019	16/08/2037	£20,000,000	1.810%	£20,000,000	4.820%	(£6,018,807)	13.81	-30.1%
509682	16/08/2019	16/08/2038	£20,000,000	1.850%	£20,000,000	4.860%	(£6,303,042)	14.81	-31.5%
503308	15/09/2014	15/09/2039	£10,000,000	3.940%	£10,000,000	4.910%	(£1,061,531)	15.89	-10.6%
122122	14/10/2019	14/10/2042	£5,000,000	2.810%	£5,000,000	4.990%	(£1,326,785)	18.97	-26.5%
509532	23/07/2019	23/07/2044	£30,000,000	2.220%	£30,000,000	5.030%	(£10,778,388)	20.74	-35.9%
509230	16/05/2019	16/05/2054	£30,000,000	2.420%	£30,000,000	5.010%	(£12,089,649)	30.56	-40.3%
169701	11/03/2020	11/03/2055	£50,000,000	2.160%	£50,000,000	5.010%	(£22,422,317)	31.38	-44.8%
498199	26/11/2010	30/09/2055	£10,000,000	5.260%	£555,473	5.000%	£22,917	31.93	4.1%
492964	22/02/2007	30/09/2056	£4,000,000	4.350%	£222,189	4.990%	(£22,875)	32.93	-10.3%
506517	01/11/2017	31/10/2056	£50,000,000	2.570%	£50,000,000	4.990%	(£19,483,669)	33.02	-39.0%
506329	08/09/2017	08/09/2058	£22,000,000	2.350%	£22,000,000	4.980%	(£9,528,116)	34.87	-43.3%
506330	08/09/2017	08/09/2059	£23,000,000	2.340%	£23,000,000	4.970%	(£10,079,055)	35.87	-43.8%
506331	08/09/2017	08/09/2060	£23,000,000	2.330%	£23,000,000	4.960%	(£10,192,605)	36.87	-44.3%
506332	08/09/2017	08/09/2061	£23,000,000	2.320%	£23,000,000	4.950%	(£10,302,084)	37.87	-44.8%
506333	08/09/2017	08/09/2062	£23,000,000	2.310%	£23,000,000	4.940%	(£10,407,703)	38.87	-45.3%
506334	08/09/2017	08/09/2063	£23,000,000	2.310%	£23,000,000	4.930%	(£10,469,700)	39.87	-45.5%
505165	28/06/2016	28/06/2066	£20,000,000	2.500%	£20,000,000	4.890%	(£8,531,160)	42.67	-42.7%
169703	11/03/2020	11/03/2070	£100,000,000	2.070%	£100,000,000	4.850%	(£51,109,763)	46.38	-51.1%

9. LENDERS OPTION BORROWERS OPTION

- 9.1 The Council reviews their LOBO portfolio on an ongoing basis for re-finance opportunity. No LOBO refinancing took place in the period.

10. DEBT RESCHEDULING

- 10.1 Debt rescheduling opportunities have been limited in the current economic climate and following the increase in the margin added to gilt yields which has impacted PWLB new borrowing rates since October 2010. No debt rescheduling was undertaken during the first six months of 2023/24. However, now that the whole of the yield curve has shifted higher there may be better opportunities in the future, although only prudent and affordable debt rescheduling will be considered.

11. TREASURY DEVELOPMENTS

- 11.1 **Treasury Management Advisory Panel** - the Treasury Management Advisory Panel is a body of leading Councillors and senior officers that receives and debates details of the risks and opportunities of treasury management and related capital programme developments. The Treasury Management Advisory Panel has met twice during the period.
- 11.2 **Training** – member training has been completed during the first six months of the year covering Treasury Management and the Council's Property Investment Portfolio.
- 11.3 **Regulatory Changes** - during the period The Department of Levelling Up Communities and Housing (DLUHC) published a consultation on Consultation on Local Government capital risk mitigation measures in the Levelling Up and Regeneration Bill: capital risks matrices. The Council responded to the consultation.
- 11.4 **Department for Levelling Up, Housing and Communities (DLUHC) Review** – during February 2023 the Council was one of several Council's due to its debt levels chosen by DLUHC to have a review done by CIPFA on its Capital Risk. The review was completed in early March 2023. In July 2023 a draft report for comments was issued to the Council for the first time by DLUHC with an accompanying letter. DLUHC asked in the letter that it not be forwarded on to other parties without their permission. In October 2023 the letter was leaked to the press and social media causing unfounded reputational damage and potential city commercial damage to the Council. The Council have fully co-operated with the review and supported it from the start a fact recognised by DLUHC. The Council from the start have wanted the report published together with all the other reports of the other Councils. Once DLUHC issue

the final report the Council will publish it in full and report it to the Audit & Corporate Governance Committee.

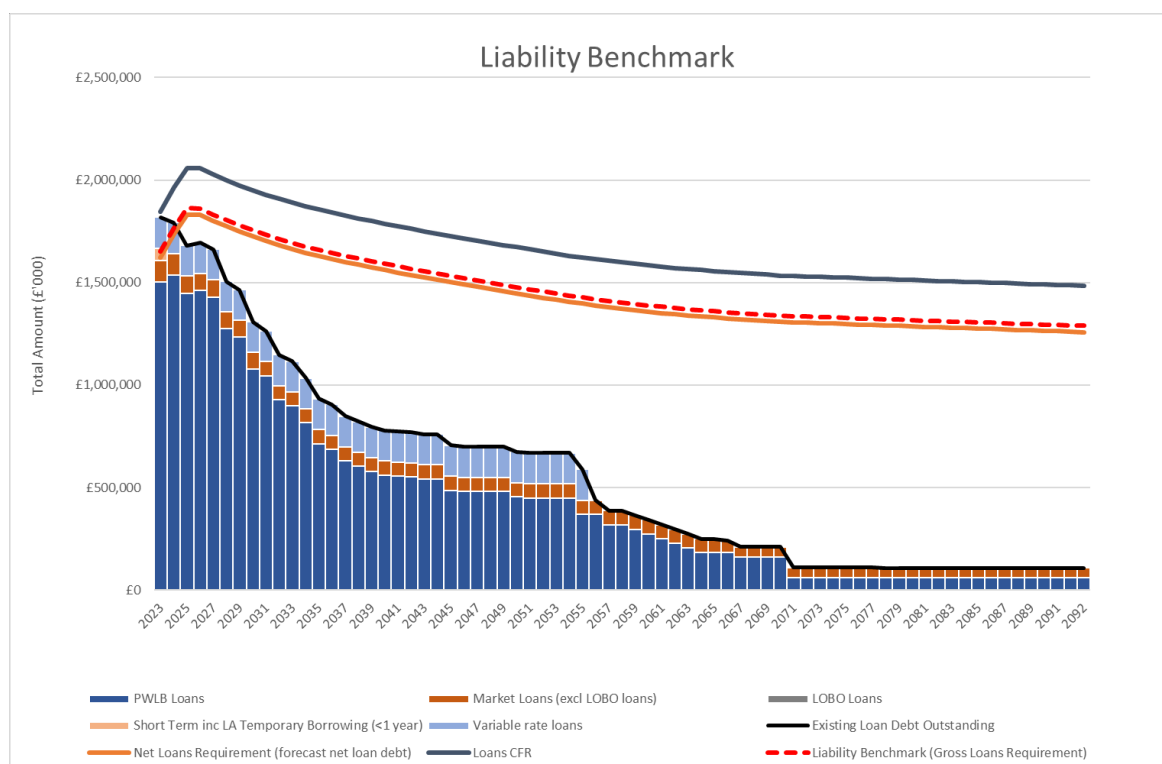
11.5 Moody's Credit Rating – In October Moody's downgraded the Council's credit rating and that of the other four Councils that it rates. The reason for the downgrade, as evidenced in the report, is a lack of a Government Institutional Framework to support the sector. This is primarily in relation to:

- Consistently high expenditure pressures and funding levels that do not keep pace with both cost inflation and demand
- Substantial cuts that have been implemented across the sector over the past decade
- Lack of effective government policy for the sector and short-term funding settlements
- A national backlog of accounts which contributes to weak scrutiny by the government
- The number of councils declaring financial difficulties

Despite the change in rating, we are pleased that Moody's has recognised that we have a good level of financial resilience and prudent useable reserves to offset any budget deficits that emerge over the medium-term.

12. LIABILITY BENCHMARK

- 12.1** The liability benchmark is the level of expected debt given current projections for capital expenditure up to year 2025/26. The projected debt levels show what the Council expects its debt level to be. Where the debt level is below the benchmark, the Council will be in an under-borrowed position, and when it is above it will be over-borrowed.
- 12.2** In the graph below of the Liability Benchmark it shows an over-borrowed position for the current period and the next couple of years – this is mainly due to slippage in the capital programme.
- 12.3** This makes assumptions regarding repayment dates and this can be used as a tool for scheduling future borrowing requirements.
- 12.4** The bars represent the maturity profile of current loans and the white space between the existing loans and the Net loan requirement is the borrowing requirement for future years.



13. CONFIDENTIAL OR EXEMPT

13.1 Not confidential.

14. FINANCIAL CONSIDERATIONS

14.1 The report details the Council's cash management, loans and investment activity during 2023/24 in the first half year to 30 September 2023. The report also provides the overall financing of the Council's capital expenditure, along with borrowing and investment income returns.

15. RISK ASSESSMENT

15.1 Regular monitoring and reporting of the Council's Treasury Management position ensure compliance with Prudential Indicators and the Treasury Management Code of Practice.

16. EQUALITY AND DIVERSITY/EQUALITY IMPACT ASSESSMENT

16.1 The Finance Service undertakes equality impact assessment (EIA) in its wider functions. Service changes that emerge from proposals contained in the TMSS are subject to equality impact assessments.

17. CONSULTATION

- 17.1 Consultation has been undertaken with the Council's external Treasury Management Advisors (Link Asset Services).

18. ENVIRONMENT AND CLIMATE IMPLICATIONS

- 18.1 As part of the investment and debt strategy, consideration is given to potential opportunities to invest in environmentally focused instruments or organisations. 'Ethical, Social and Governance' (ESG) investment criteria will be considered and, where viable in adherence to the policies laid out in the Treasury Management Strategy, will only be entered into following satisfactory assessment of the instrument and/or organisation.

19. LEGAL IMPLICATIONS

- 19.1 The Council adopts the latest CIPFA Code of Practice on Treasury Management (the Code) which is regarded as best practice in ensuring adequate monitoring of the Council's capital expenditure plans and in setting its Prudential Indicators (PIs).
- 19.2 The Council's investment policy is governed by Department of Levelling Up, Housing and Communities (DLUHC) guidance, which has been implemented in the annual investment strategy approved by the Council on 28 February 2023.

20. CONCLUSION

- 20.1 All treasury activity for the first half of the year was carried out in full compliance with the Council's Treasury Management Strategy Statement which was approved by Full Council on 27 February 2023.

21. REASONS FOR RECOMMENDATIONS

- 21.1 To ensure the Council complies with the 2021 revised CIPFA Treasury Management Code of Practice.

22. RECOMMENDATIONS

- 22.1 Full Council is asked to approve the annual treasury strategy mid-year review 2023/24.

23. BACKGROUND PAPERS

- Treasury working papers

Contacts for Background Papers:

Name	E-mail	Telephone
Danny Mather	dzmather@warrington.gov.uk	01925 442344

Commercial income indicators

Agenda Item 13iii

A Debt as a percentage of net service expenditure (NSE)

This indicator shows the gross debt as a percentage of the net service expenditure of the Council. This shows the level of debt relative to the financial size and strength of the authority. The estimates are taken from the Treasury Strategy and the MTFP.

	23/24 Estimate £m	24/25 Estimate £m	25/26 Estimate £m
Gross Debt	2134.820	1798.478	2051.794
Net Service Expenditure (NSE)	183.009	183.732	194.286
Gross Debt to net service expenditure ratio	1166.51%	978.86%	1056.07%

B Commercial Income as percentage of NSE

This indicator is to show the dependence on income that is not from fees and charges. Fees and charges income is netted off the NSE and compared to the non-fees and charges income. Commercial Income in this case refers to net interest and fees from loans to Housing Associations and other commercial entities, plus gross rental received from commercial property investments as identified in the MTFP.

	23/24 Estimate £m	24/25 Estimate £m	25/26 Estimate £m
Commercial Income MTFP	15.382	14.489	12.488
Gross Service Expenditure less Fees and Charges	313.935	312.905	311.740
Commercial income to NSE ratio	4.90%	4.63%	4.01%

C Interest Cover Ratio

This indicator shows the ratio of estimated net income from commercial property investments before interest and MRP compared to the estimated interest expense incurred by them.

	23/24 Estimate £m	24/25 Estimate £m	25/26 Estimate £m
Net Commercial Property Income before interest	30.178	31.555	31.655
Commercial Property Interest	14.753	14.596	18.675
Interest cover ratio (times)	2.05	2.16	1.70

D Loan to Value Ratio

This indicator compares the amount borrowed against the value of the commercial property assets bought. All Council Invest to Save Schemes are 100% loan to value and interest is charged on the full amount of the purchase price and associated costs.

	23/24 Estimate £m	24/25 Estimate £m	25/26 Estimate £m
Gross Debt related to Property investments	£718,196	£718,196	£718,196
Commercial Property Purchase Costs	£718,196	£718,196	£718,196
Loan to Value Ratio	100.00%	100.00%	100.00%

E Target Income Returns

Agenda Item 13iii

This indicator measures the yield for the portfolio of properties. This is measured by comparing the net income received, before interest and Minimum Revenue Provision, to the purchase costs. This is shown in totality for the whole of the Commercial Property portfolio. Purchase costs are the total for the portfolio not new purchases.

	23/24 Estimate £m	24/25 Estimate £m	25/26 Estimate £m
Net Commercial Income from Property Investments before interest and MRP	30.178	31.555	31.655
Commercial Property Purchase Costs	718.196	718.196	718.196
Target Income Returns	4.20%	4.39%	4.41%

Figure after MRP but before interest

	23/24 Estimate £m	24/25 Estimate £m	25/26 Estimate £m
Net Commercial Income from Property Investments before interest but after MRP	24.016	25.191	24.964
Commercial Property Purchase Costs	718.196	718.196	718.196
Target Income Returns	3.34%	3.51%	3.48%

Figure after MRP and interest

	23/24 Estimate £m	24/25 Estimate £m	25/26 Estimate £m
Net Commercial Income from Property Investments after interest and MRP	14.249	16.994	12.589
Commercial Property Purchase Costs	718.196	718.196	718.196
Target Income Returns	1.98%	2.37%	1.75%

F Gross and Net Income/Operating Costs from Commercial Investments

This indicator shows the expected Gross Income received from Commercial property activities, the Operating Costs of running them, and then the resulting Net Income received in monetary terms before and after interest, and also after MRP.

Please note for Gross Commercial Income, Birchwood Park gross rental income is shown before costs deducted within the trust. These costs are included in operating costs although they are not Council expenditure.

	23/24 Estimate £m	24/25 Estimate £m	25/26 Estimate £m
Gross Commercial Income from Property Investments	35.165	37.955	37.955
Operating Costs	4.986	6.400	6.300
Net Commercial Income from Property Investments before interest	30.178	31.555	31.655
Commercial Property Interest	14.753	14.596	18.675
Net Commercial Income from Property Investments after interest	15.425	16.959	12.980
MRP	6.162	6.364	6.691
Net Commercial Income from Property Investments after interest & MRP	9.263	10.594	6.290

G Occupancy Levels

The following table shows the expected average level of occupancy over the period. These are not expected to fluctuate over the next 3 years, except in the case of Birchwood Park which is very fluid due to the Park having multiple units. BT New Bailey should be completed in early 2023.

Commercial Property	Agenda Item 13iii	
	Number of units	Occupancy Levels
1-2 Fennel Street (Pure Gym)	1	100%
Birchwood Park	275	96%
Matalan	1	100%
Eddie Stobarts	1	100%
Stanford House	1	100%
Appleton House/Atlantic House	2	100%
Tesco Farnworth	1	100%
Tesco Widnes	1	100%
Apollo Gemini	5	100%
Movianto Haydock	1	100%
Asda Hulme	5	100%
Sainsburys Sale	1	100%
Royal Mail Omega	1	100%
Decathlon	1	100%
BT New Bailey	1	under construction

GLOSSARY OF TERMS

Agenda Item Appendix 2

Basis Point (BP)	1/100 th of 1%, i.e., 0.01%
Base Rate	Minimum lending rate of a bank or financial institution in the UK
Benchmark	A measure against which the investment policy or performance of a fund manager can be compared.
Bill of Exchange	A financial instrument financing trade.
Callable Deposit	A deposit placed with a bank or building society at a set rate for a set amount of time. However, the borrower has the right to repay the funds on pre agreed dates, before maturity. This decision is based on how market rates have moved since the deal was agreed. If rates have fallen the likelihood of the deposit being repaid rises, as cheaper money can be found by the borrower.
Cash Fund Management	Fund management is the management of an investment portfolio of cash on behalf of a private client or an institution, the receipts and distribution of dividends and interest, and all other administrative work in connection with the portfolio.
Certificate of Deposit	Evidence of a deposit with a specified bank or building society repayable on a fixed date. They are negotiable instruments and have a secondary market; therefore, the holder of a CD is able to sell it to a third party before the maturity of the CD.
Commercial Paper	Short-term obligations with maturities ranging from 2 to 270 days issued by banks, corporations and other borrowers. Such instruments are unsecured and usually discounted, although some may be interest bearing.
Corporate Bond	Strictly speaking, corporate bonds are those issued by companies. However, the term is used to cover all bonds other than those issued by governments in their own currencies and includes issues by companies, supranational organisations and government agencies.
Counterparty	Another (or the other) party to an agreement or other market contract (e.g., lender/borrower/writer of a swap/etc.)
CDS	Credit Default Swap – a swap designed to transfer the credit exposure of fixed income products between parties. The buyer of a credit swap receives credit protection, whereas the seller of the swap guarantees the credit worthiness of the product. By doing this, the risk of default is transferred from the holder of the fixed income security to the seller of the swap.
CFR	Capital Financing Requirement
CIPFA	Chartered Institute of Public Finance and Accountancy
CLG	Department for Communities and Local Government
CPI	Consumer Price Index – calculated by collecting and comparing prices of a set basket of goods and services as bought by a typical consumer, at regular intervals over time. The CPI covers some items that are not in the RPI, such as unit trust and stockbroker's fees, university accommodation fees and foreign students' university tuition fees.
DLUHC	Department for Levelling Up, Housing and Communities

Derivative	A contract whose value is based on the performance of an underlying financial asset, index or other investment, e.g., an option is a derivative because its value changes in relation to the performance of an underlying stock.
DMADF	Deposit Account offered by the Debt Management Office, guaranteed by the UK government.
ECB	European Central Bank – sets the central interest rates in the EMU area. The ECB determines the targets itself for its interest rate setting policy; this is to keep inflation within a band of 0 to 2%. It does not accept that monetary policy is to be used to manage fluctuations in unemployment and growth caused by the business cycle.
EMU	European Monetary Union
Equity	A share in a company with limited liability. It generally enables the holder to share in the profitability of the company through dividend payments and capital gain.
EU	European Union
Fed.	Federal Reserve Bank of America – sets the central rates in the USA
Floating Rate Notes	Bonds on which the rate of interest is established periodically with reference to short-term interest rates
Forward Deal	The act of agreeing today to deposit funds with an institution for an agreed time limit, on an agreed future date, at an agreed rate.
Forward Deposits	Same as forward dealing (above).
FSA	Financial Services Authority – body responsible for overseeing financial services.
Fiscal Policy	The Government policy on taxation and welfare payments.
GDP	Gross Domestic Product
GF	General Fund
Gilt	Registered British government securities giving the investor an absolute commitment from the government to honour the debt that those securities represent.
Gilt Funds	Pooled fund investing in bonds guaranteed by the UK government.
Government MMF	MMFs that invest solely in government securities, or reverse repurchase agreements backed by Government Securities.
HM Treasury	Her Majesty's Treasury
HRA	Housing Revenue Account
IFRS	International Financial Reporting Standards
LIBID	London Interbank Bid Rate – LIBID is calculated through a survey of London banks to determine the interest rate which they are willing to borrow large Eurocurrency deposits.
LOBO's	Lenders Option Borrowers Option loans
MIFID	Markets in Financial Instruments Directive
Money Market Fund (MMF)	A well rated, highly diversified pooled investment vehicle whose assets mainly comprise of short term instruments. It is very similar to a unit trust, however in an MMF.
Monetary Policy committee (MPC)	Government body that sets the bank rate (commonly referred to as being base rate). Their primary target is to keep inflation within plus or minus 1% of a central target of 2.5% in two years' time from the

	date of the monthly meeting of the Committee. Their secondary target is to support the Government in maintaining high and stable levels of growth and employment.
MRP	Minimum Revenue Provision
MTFP	Medium Term Financial Plan
Open Ended Investment Co.	A well-diversified pooled investment vehicle, with a single purchase price, rather than a bid/offer spread.
Other Bond Funds	Pooled funds investing in a wide range of bonds.
PFI	Private Finance Initiative
PWLB	Public Works Loan Board
QE	Quantitative Easing
Reverse Gilt Repo	This is a transaction as seen from the point of view of the party which is buying the gilts. In this case, one party buys gilts from the other and, at the same time and as part of the same transaction, commits to resell equivalent gilts on a specified future date, or at call, at a specified price.
Retail Price Index (RPI)	Measurement of the monthly change in the average level of prices at the retail level weighted by the average expenditure pattern of the average person.
RPIX	As RPI but excluding mortgage interest rate movements.
RPIY	As RPI but excluding mortgage interest rate movements and changes in prices caused by changes in taxation.
Sovereign Issues (Ex UK Gilts)	Bonds issued or guaranteed by nation states, but excluding UK government bonds.
Supranational Bonds	Bonds issued by supranational bodies, e.g., European investment bank. These bonds – also known as Multilateral Development Bank bonds – are generally, AAA rated and behave similarly to gilts, but pay a higher yield (“spread”) given their relative illiquidity when compared with gilts.
SORP	Statement of Recommended Practice
S151	Section 151 Officer
Term Deposit	A deposit held in a financial institution for a fixed term at a fixed rate.
Treasury Bill	Treasury bills are short term debt instruments issued by the UK or other governments. They provide a return to the investor by virtue of being issued at a discount to their final redemption value.
UBS	Union Bank of Switzerland
US	United States
WARoR	Weighted Average Rate of Return is the average annualised rate of return weighted by the principal amount in each rate.
WAM	Weighted Average Time to Maturity is the average time, in days, till the portfolio matures, weighted by principal amount.
WATT	Weighted Average Total Time is the average time, in days, that deposits are lent out for, weighted by principal amount.
WA Risk	Weighted Average Credit Risk Number. Each institution is assigned a colour corresponding to a suggested duration using Sector’s Suggested Credit Methodology.
Model WARoR	Model Weighted Average Rate of Return is the WARoR that the model produces by taking into account the risks inherent in the portfolio.

Motion 1 – Bin Strike

Proposed by Councillor M Jervis

Seconded by Councillor K Critchley

In Warrington, the trade union UNITE notified the Council that it would continue its rounds of Bin Strikes despite the national collective agreement reached on 1 November 2023 between National Employees and the three trade unions, GMB, UNISON and UNITE.

Given this national collective agreement, these further rounds of bin strikes by UNITE in Warrington cannot be justified.

The strikes disproportionately impact the more vulnerable in Warrington who are unable to take their overflowing waste to the three Household Waste Collection Centres in the town. The strikes also have an environmental impact because they inevitably reduce recycling rates and they have resulted in more illegal and totally unacceptable fly tipping across the town.

This Council resolves to:

1. Condemn the continuation of strike action by Unite after the national collective agreement on pay on 1 November 2023.
2. Encourage UNITE to return to work immediately for the benefit of all our Residents, public health, and the Environment.
3. Encourage constructive joint collective local trade union discussions on any issues associated with local working arrangements.

Motion 2 - Leaseholds

Proposed by Councillor S Carr

Seconded by Councillor S Rydzkowski

This Council notes:

- The two Council motions from March and October 2019 supporting much-needed leasehold reform.
- The Leasehold and Freehold Bill announced as part of the King's Speech on 7th November which proposes to make it "cheaper and easier" for more leaseholders to extend their lease, buy their freehold, and take over management of their building by banning the creation of new leasehold houses.
- That this proposal falls far short of the reforms needed to protect residents in Warrington from unfair and costly leasehold arrangements. In essence it is too little and too late.
- The number of houses being sold on this basis is very small.
- In the above proposals, the leasehold tenure for new build flats – which represent by far the biggest proportion of leasehold properties - will not be scrapped.
- The government has instead announced plans to consult on capping existing ground rents, once again kicking the issue into the long grass.
- This Council has attempted over time, to put pressure on the Government but is powerless to make the changes needed without ministerial intervention.

This Council resolves:

- 1) To ask the Leader to write to the Secretary of State for Levelling Up, Housing and Communities and the Housing Minister to:
 - Draw attention to our previous communications on this matter and express our concern that the current proposals do not go far enough.
 - Raise our concerns regarding the problems with leaseholders of flats.
 - Call for the consultation on capping to be scrapped and request that all ground rents on all existing leases be capped at £250 a year and all new build flats to be sold on a commonhold or share of freehold basis.
- 2) To write to both Warrington MPs to urge them to champion this matter and to support Warrington residents by raising these issues in Parliament.