

CABINET

6.00 P.M.

10TH MARCH 2026

PRESENT:- Councillors Caroline Jackson (Chair), Mandy Bannon, Tim Hamilton-Cox, Paul Hart, Sally Maddocks, Sam Riches and Sue Tyldesley

Apologies for Absence:-

Councillors Peter Jackson and Martin Bottoms

Also in attendance: Councillor Martin Gawith

Officers in attendance:-

Mark Davies	Chief Executive
Luke Gorst	Chief Officer - Governance and Monitoring Officer
Paul Thompson	Chief Officer - Resources and Section 151 Officer
Paul Rogers	Regeneration Service Manager
Kate Smith	Regeneration Officer
Liz Bateson	Principal Democratic Support Officer

104 MINUTES

The minutes of the meeting held on Tuesday 10 February 2026 were approved as a correct record.

105 ITEMS OF URGENT BUSINESS AUTHORISED BY THE LEADER

The Chair advised that there were no items of urgent business.

106 DECLARATIONS OF INTEREST

No declarations were made at this point.

107 PUBLIC SPEAKING

Members were advised that there had been no requests to speak at the meeting in accordance with Cabinet's agreed procedure.

108 REPORTS FROM OVERVIEW AND SCRUTINY

Cabinet received a report from the Overview and Scrutiny Committee to request Cabinet consider the recommendation from the Overview and Scrutiny Committee regarding Fit for the Future. Councillor Gawith, the Chair of the Overview and Scrutiny Committee was in attendance to present the report.

The options, options analysis, including risk assessment and officer preferred option, were set out in the report as follows:

	Option 1: To agree to the Overview and Scrutiny Committee's	Option 2: Not to agree to the Overview and Scrutiny Committee's
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	recommendation	recommendation
Advantages	To enable effective scrutiny to be undertaken on Fit for the Future.	No benefits. This would not enable effective scrutiny.
Disadvantages	There are no disadvantages.	To hamper effective scrutiny.
Risks	None	None

The Overview and Scrutiny Committee's preferred option is Option 1 – to agree to the Overview and Scrutiny Committee's recommendation.

Officer comments : It is suggested that the project chosen for further review by O&SC is one which is now either in the business as usual phase, with some benefits still to be realised or is approaching completion, in order that the committee can see the measurable outputs. Officers will be able to suggest a number of projects that fulfil the above criteria.

Councillor Gawith responded to a number of questions before Councillor Caroline Jackson proposed, seconded by Councillor Maddocks:-

“That the recommendations as set out in the report, be approved.”

Following the debate the Chair agreed to a request for the recommendations to be voted on individually.

Councillors then voted on recommendation (1) which was agreed unanimously.

Resolved unanimously:

(1) That the Fit For the Future (FftF) programme continues to encourage both modernising and innovative practices and develops a framework of measurable outputs to enable successful monitoring.

Councillors then voted on recommendation (2) which was carried.

Resolved:

(3 Members (Councillors Bannon, Caroline Jackson and Maddocks) voted in favour, 1 Member (Councillor Hamilton-Cox) voted against and 3 Members (Councillors Hart, Riches and Tyldesley) abstained.)

(2) That members recognise the workload and pressure that is already placed on officers so consideration be given as to how one of the current projects could be aligned to demonstrate these measurable outputs. The Committee would be happy to work with officers on a task or working group to see how this can be achieved. The Committee would be happy to select a project with the officers.

Officer responsible for effecting the decision:

Chief Executive

Reasons for making the decision:

Projects did not fit neatly into boxes as some provided efficiencies and savings and others didn't. It was necessary to be clear about the different objectives for different projects and Cabinet in supporting Overview & Scrutiny's request were hopeful that a suitable project would be selected.

The Fit for the Future Programme delivers on a number of Council Ambitions, namely:

- 1.5 Reduced Waste
- 1.6 Low Carbon and Active Transport
- 2.1 Social Use of Resources
- 2.4 Investment and Regeneration
- 3.3 Access to Culture and Leisure
- 3.4 Community Engagement
- 3.5 Reduced Inequality and promote wellbeing
- 4.1 Value for Money
- 4.3 Investing in Our Skill and Facilities
- 4.5 Innovative Public Services

109 RENT AND SERVICE CHARGE SETTING POLICY

(Cabinet Member with Special Responsibility Councillor Caroline Jackson)

Cabinet received a report from the Chief Officer Housing and Property that along with the associated policy confirmed the Council's position to rent and service charge setting as laid out within the Council's HRA budget report (February 2026 – amended annually).

The options, options analysis, including risk assessment and officer preferred option, were set out in the report as follows:

	Option 1: To approve the policy and recommendations as set out in the report	Option 2: That an alternative approach be considered.
Advantages	Ensures continued compliance with regulatory requirements. The Council has an agreed approach to rent and service charge setting.	None known
Disadvantages	None known	This would completely undermine the Council's budget setting approach which is a statutory obligation. Further areas can be explored where legitimate and incorporated within future budget setting processes through due process.
Risks	None known	Risk of non-compliance,

		reputational harm.

The officer preferred option is Option 1: This allows officers to have a clear and transparent policy approach in line with budget setting agreements, and meets regulatory requirements.

Councillor Caroline Jackson proposed, seconded by Councillor Riches:-

“That the recommendations, as set out in the report, be approved.”

Councillors then voted:-

Resolved unanimously:

- (1) That the Policy as set out is confirmed.
- (2) That Officers review options around introducing market rent for residents with an income over £60,000, and this is consulted on and considered as part of future budget setting processes.

Officer responsible for effecting the decision:

Chief Officer Housing & Property

Reasons for making the decision:

The decision is consistent with the Council Plan:

A Co-operative, Kind, and Responsible Council. This approach to rent and service charge setting handling supports openness, fairness, and service improvement.

The Rent and Service Charge Setting Policy provides a robust and transparent framework that supports the Council’s statutory budget-setting arrangements and ensures continued compliance with regulatory requirements. It offers a consistent, legally sound basis for annual rent and service charge reviews across the Housing Revenue Account, reflecting the Council’s commitment to fairness, accountability, and effective financial stewardship. Endorsing this policy provides Officers the clarity needed to implement agreed approaches, safeguard the Council’s regulatory position, and ensure alignment with the Corporate Plan’s ambitions for a co-operative, kind, and responsible Council.

110 PROJECTS AND PERFORMANCE QUARTER 3 2025-26

(Cabinet Member with Special Responsibility Councillor Hamilton-Cox)

Cabinet received a report from the Chief Executive that provided members with an update on corporate performance and strategic projects during quarter three of 2025 - 26 (October - December 2025).

As the report was for noting and comments no options were provided.

Resolved:

That the report be noted.

Reasons for making the decision:

Monitoring of strategic projects and key performance indicators provides a link between the Council Plan 24-27 by providing progress updates.

111 STRATEGIC RISK MANAGEMENT

(Cabinet Member with Special Responsibility Councillor Hamilton-Cox)

Cabinet received a report from the Chief Executive that provided Cabinet with an update on the authority's progress in updating the Strategic Risk Register.

As the report was for noting and comments no options were provided,

Resolved:

That the report be noted.

Reasons for making the decision:

The Council have a Risk Management Policy, which is written to provide guidance on the management of risk. Risk Management is identified in the Council Plan 2024-27.

112 EXCLUSION OF THE PRESS AND PUBLIC

It was moved by Councillor Riches and seconded by Councillor Maddocks:-

"That, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, on the grounds that it could involve the possible disclosure of exempt information as defined in paragraph 3 of Schedule 12A of that Act."

Members then voted as follows:-

Resolved unanimously:

- (1) That, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, on the grounds that it could involve the possible disclosure of exempt information as defined in paragraph 3 of Schedule 12A of that Act.

113 INDUSTRIAL STYLE ROOF REPAIRS (Pages 8 - 9)

(Cabinet Member with Special Responsibility Councillor Hamilton-Cox)

Cabinet received a report from the Chief Officer Housing and Property that sought approval to undertake roof refurbishment works to key council buildings following an open tender exercise and confirmation of Project costs and timescales. The report was exempt from publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act, 1972.

The options, options analysis, including risk assessment and officer preferred option, were set out in the exempt report.

Resolved unanimously:

The resolution is set out in a minute exempt from publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act, 1972.

Officer responsible for effecting the decision:

Chief Officer Housing and Property

Reasons for making the decision:

The decision is consistent with the Council's priorities. Exactly how the decision fits with the Council's priorities is set out in the exempt minute.

114 LANCASTER CANAL QUARTER EARLY PHASE HOUSING PROPOSALS - PROCUREMENT AND DELIVERY MATTERS (Pages 10 - 13)

(Cabinet Member with Special Responsibility Councillor Caroline Jackson)

Cabinet received a report from the Chief Officer Sustainable Growth that outlined the next steps for taking forward the previously agreed early phase housing proposals under the council's approved Lancaster Canal Quarter Masterplan. The report was exempt from publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act, 1972.

The options, options analysis, including risk assessment and officer preferred option, were set out in the exempt report.

Resolved unanimously:

The resolution is set out in a minute exempt from publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act, 1972.

Officer responsible for effecting the decision:

Chief Officer Sustainable Growth

Reasons for making the decision:

The decision is consistent with the Council's priorities. Exactly how the decision fits with the Council's priorities is set out in the exempt minute.

Chair

(The meeting ended at 7.47 p.m.)

**Any queries regarding these Minutes, please contact
Liz Bateson, Democratic Support - email ebateson@lancaster.gov.uk**

MINUTES PUBLISHED ON TUESDAY 17 MARCH, 2026.

**EFFECTIVE DATE FOR IMPLEMENTING THE DECISIONS CONTAINED IN THESE MINUTES:
WEDNESDAY 25 MARCH ,2026.**

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