Please ask for: Matt Berry
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21 January 2026

Dear Councillor,

Cabinet

6:00pm on Thursday 29 January 2026

Meeting to be held in the Esperance Room, Civic Centre, Cannock

You are invited to attend this meeting for consideration of the matters itemised in the following Agenda.

Yours sincerely,

T. Clegg
Chief Executive

To:

Councillors:

Thornley, S.	Leader of the Council
Samuels, G.	Deputy Leader of the Council and Parks, Culture and Heritage Portfolio Leader
Williams, D.	Community Wellbeing Portfolio Leader
Preece, J.	Environment and Climate Change Portfolio Leader
Thornley, S.J.	Housing and Corporate Assets Portfolio Leader
Freeman, M.	Regeneration and High Streets Portfolio Leader
Prestwood, J.	Resources and Transformation Portfolio Leader

Agenda

Part 1

1. Apologies

2. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

To declare any interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.

3. Minutes

To approve the Minutes of the meeting held on 4 December 2025 (enclosed).

4. Updates from Portfolio Leaders

To receive oral updates (if any), from the Leader of the Council, the Deputy Leader, and Portfolio Leaders.

5. Forward Plan

Forward Plan of Decisions for January to March 2026 (Item 5.1 - 5.3).

6. General Fund Revenue Budget and Capital Programme 2025-2029

Report of the Deputy Chief Executive-Resources & S151 Officer (Item 6.1 - 6.63).

7. Rent Setting 2026-27

Report of the Head of Housing and Corporate Assets (Item 7.1 - 7.10).

8. Housing Revenue Account - Final Accounts 2024/25

Joint Report of the Deputy Chief Executive-Resources & S151 Officer and the Head of Housing & Corporate Assets (Item 8.1 - 8.6).

9. Housing Revenue Account Budgets 2025/26 to 2028/29

Joint Report of the Deputy Chief Executive-Resources & S151 Officer and the Head of Housing & Corporate Assets (Item 9.1 - 9.8).

10. Housing Revenue Account Capital Programmes 2025/26 to 2028/29

Joint Report of the Deputy Chief Executive-Resources & S151 Officer and the Head of Housing & Corporate Assets (Item 10.1 - 10.5).

11. Recording and Broadcasting of Public Meetings

Report of the Head of Law and Governance (Item 11.1 - 11.5).

12. Proposed Revocation of Air Quality Management Area 2

Report of the Head of Regulatory Services (Item 12.1 - 12.91).

Minutes Published: 9 December 2025
Call-In Expires: 16 December 2025

Cannock Chase Council

Minutes of the Meeting of the

Cabinet

Held on Thursday 4 December 2025 at 6:00 p.m.

In the Council Chamber, Civic Centre, Cannock

Part 1

Present:

Councillors:

Thornley, S.	Leader of the Council
Samuels, G.	Deputy Leader of the Council and Parks, Culture and Heritage Portfolio Leader
Williams, D.	Community Wellbeing Portfolio Leader
Preece, J.	Environment and Climate Change Portfolio Leader
Thornley, S.J.	Housing and Corporate Assets Portfolio Leader
Freeman, M.	Regeneration and High Streets Portfolio Leader
Prestwood, J.	Resources and Transformation Portfolio Leader

64. Apologies

None received.

65. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

None received.

66. Minutes

Resolved:

That the Minutes of the meetings held on 6 and 19 November 2025 be approved.

67. Updates from Portfolio Leaders

(i) **Environment and Climate Change**

The Portfolio Leader updated in respect of the following:

- **Food Waste Collection April 2026**

  "Work is ongoing and communications are being drawn up ready for the new year. I will be asking for the communications to make clear that this function will be a statutory responsibility as all councils in England will have to do these collections from April 2026."

(ii) **Regeneration and High Streets**

The Portfolio Leader updated in respect of the following:

- **Visit to McArthurGlen Designer Outlet West Midlands**

  "Along with the Leader and Head of Economic Development & Planning I recently attended a site visit to the Designer Outlet and received an update on the exciting expansion plans that will be happening there."

(iii) **Community Wellbeing**

The Portfolio Leader updated in respect of the following:

- **White Ribbon Day**

  "Last week marked White Ribbon Day - the national campaign to end violence against women and girls. Representatives from the Council, Staffordshire Police and domestic abuse charity New Era visited Cannock College on 27 November to engage with male students about standing up against violence and promoting respect and equality.

  Let me be clear: violence against women and girls is completely unacceptable and has no place in our communities. It must be challenged wherever it occurs and ultimately eradicated.

  White Ribbon's message is simple: never use, excuse, or remain silent.

  What might seem like harmless comments or jokes can reinforce attitudes that lead to violence and abuse. By reaching young men early, we can challenge harmful behaviours before they escalate.

  I'm grateful to our Community Safety team and partners for their continued work on this."

- **Leisure Operator Contract 2026-2036**

  "Members will see later on tonight's agenda the recommendation for the new leisure operator contract. I won't pre-empt that discussion, but this represents the culmination of months of intensive procurement work and a significant moment for leisure services in the District. I'm grateful to all the officers for their tireless work on this important project."

(iv) **Parks, Culture and Heritage**

The Portfolio Leader updated in respect of the following:

- **Inspiring Healthy Lifestyles (IHL)**

  "I met with IHL's development team on 6 November. We discussed the great work that they do and their position in the cultural ecosystem of Cannock Chase. I also suggested that they blow their trumpet more, when the time allows."

- **Remembrance Sunday**

  "Like many of us, I attended a Remembrance Sunday event. I was at the Hednesford War Memorial. I'd like to thank the Parks and Open Spaces team, the volunteers and community groups, and anyone else involved in these commemorative events, for making everywhere look and feel so special."

- **Cultural Compact**

  "Via Sport England and Arts Council data, Cannock Chase has been designated as an area with low levels of likeliness to engage with culture. Cultural Compact is a collaboration of education, wellbeing, community groups and arts and culture providers, whose aim is to address that engagement. They include:

  - Support Staffordshire
  - South Staffordshire Libraries
  - Inspiring Healthy Lifestyles
  - Cannock Chase Can
  - Rugeley Rose Theatre

  At our meeting on 11 November, the Audience Agency provided us with engagement data, and we discussed ways to champion talent, opportunities, health and wellbeing, and arts and culture, across the District."

- **IHL Open Areas**

  "I met with two members of IHL's wellbeing team on 12 November at the allotments at Cannock Stadium. Gez was the Sport and Physical Activity lead, and Guy was the Outdoor Recreational Co-ordinator.

  We discussed the great work that IHL were doing in the community, from a point of wellbeing, socialising, and physical activity via open spaces, including:

  - Gardening sessions
  - Walking events (cricket, running)
  - Biking (mountain, disabled, regular)
  - Running (Couch to 5K, walking)"

- **Rugeley Rose Theatre**

  "On 14 November, I had the pleasure of meeting Owen Allen, the Operations Manager, at the Rose. Following a walkaround, we discussed challenges facing, and opportunities for, the theatre."

- **Cannock Park Spray Art and Heritage Trail**

  "On 20 November, I attended a meeting with councillors and officers, IHL, and members of Pals of Cannock Park.

  Not only did we discuss the artwork for the heritage trail, but we also picked new designs for the pavilion. Works on the pavilion commenced earlier this week and are expected to be finished before the end of the year."

- **Parks and the Environment**

  "On 26 November, Councillor Muckley and I met with officers to discuss green / environmental impacts of the development of our parks, and wider open spaces. These aspects included:

  - The types of materials used in play areas
  - The use of wild gardens and patches
  - Deeper consideration given in reports about environmental impacts.

- **Cannock Chase National Landscape**

  "On 27 November, I had the pleasure of meeting Ian Marshall, team leader at Cannock Chase National Landscape. In advance of our official meeting on 8 December, we discussed our roles and responsibilities to "conserve and enhance natural beauty through collaboration."

- **Prince of Wales Theatre**

  "On 27 November, me, officers, the Chief Executive and an outside party, had a walkaround the Prince of Wales Theatre. Discussions followed that meeting, about options to save the Theatre, and have continued to date."

68. Cannock Town Centre Regeneration Programme Update and Next Steps

Consideration was given to the report of the Head of Economic Development and Planning (Item 12.1 - 12.14).

Resolved:

That:

(A) The progress made on delivery of the programme to date be noted.

(B) The updated programme scope for the Cannock town centre regeneration, as set out in report appendix 1, be agreed.

(C) The updated scope of the programme and the consequential reallocation of funding captured within decision (D), below, be noted.

(D) Permission to spend £6.615 million be approved; this being the balance of the approved programme (comprising existing grant funding and Town Centre Investment Fund allocations).

(E) Council, at its meeting to be held on 21 January 2026, be recommended to update the capital programme allocation in respect of those works identified in report appendix 1.

(F) Subject to a detailed business case and further report, in-principle agreement be given for Cannock Chase District Council to relocate from the Civic Centre to facilitate the further regeneration of Cannock town centre as set out in report paragraph 5.18.

(G) Agreement be given to the inclusion of the leasehold property (as set out in the report's confidential appendix 2 and paragraph 5.17) within the red line for the regeneration programme with the intention to demolish, subject to planning consent, as set out in report paragraph 5.23.

(H) Agreement be given to the inclusion of the former Prince of Wales Theatre within the red line for the regeneration programme with the intention to demolish, subject to planning consent, as set out in report paragraph 5.25.

(I) Agreement be given to the creation of a revenue budget to support delivery of the Civic Centre relocation project as set out in report paragraph 5.28.

(J) The proposal to apply for additional capital and revenue funding as it became available, to support delivery of the Cannock town centre regeneration programme as detailed in report appendix 1 be supported. This included, but was not limited to, funding from Homes England and One Public Estate.

(K) Authority be delegated to the Head of Economic Development and Planning, in consultation with the Deputy Chief Executive-Place, Deputy Chief Executive-Resources, Head of Law & Governance, Regeneration and High Streets Portfolio Leader and the Levelling Up Fund Programme Board to take all steps to implement the overall programme within the agreed scope (as detailed in report appendix 1) and budget.

Reasons for Decisions:

Following the notification of funding simplification on 2 September 2025, amendments to the Levelling Up Fund (now known as the Local Regeneration Fund) programmes no longer required sign-off from the Ministry of Housing, Communities and Local Government. However, this did not remove the requirement for the Council to approve specific spending proposals.

Significant interest had been generated by developers and end users for Council owned sites within the town centre and the regeneration site boundary required formal confirmation to proceed.

(Councillor Preece requested that his name be recorded as having abstained on the vote on this report.)

69. Forward Plan

Resolved:

That the Forward Plan of Decisions for the period December 2025 to January 2026 (Item 5.1 - 5.3) be noted.

70. Quarter 2 Performance Report 2025/26

Consideration was given to the report of the Head of Transformation and Assurance (Item 6.1 - 6.27).

Resolved:

That the progress at the end of the second quarter for 2025/26 related to the delivery of the Council's priorities and the corrective actions as detailed in report appendices 1a-1d and the performance information as set out in report appendix 2, be noted.

Reason for Decision

The performance information allowed Cabinet to monitor progress in delivery of the Council's corporate priorities and operational services.

71. Updated Strategic Risk Register

Consideration was given to the report of the Head of Transformation and Assurance (Item 7.1 - 7.24).

Resolved:

That:

(A) The Strategic Risk Register, as set out in report appendix 2, be approved.

(B) progress made in the identification and management of the strategic risks be noted.

Reason for Decisions

Cabinet was required to approve the Strategic Risk Register.

72. Governance Improvement Plan Update - Quarter 2 2025/26

Consideration was given to the report of the Head of Transformation and Assurance (Item 8.1 - 8.14).

Resolved:

That the progress made in the delivery of the Governance Improvement Plan, as set out in report appendix 1, be noted.

Reason for Decision:

The information allowed Cabinet to ensure that all appropriate steps were being taken to improve the Council's governance arrangements.

73. Housing Services Quarter 2 Performance Report 2025/26

Consideration was given to the report of the Head of Housing and Corporate Assets (Item 9.1 - 9.27).

Resolved:

That the progress at the end of the second quarter for 2025/26 related to the delivery of the Housing Services Improvement Plan as detailed in report appendix 1 and the performance information as set out in report appendix 2, be noted.

Reason for Decision:

The performance information allowed Cabinet to monitor progress in delivery of the Housing Services' priorities and operational services.

74. Leisure Operator Contract 2026-2036

Consideration was given to the report of the Head of Wellbeing (Item 10.1 - 10.30).

The Head of Law and Governance provided advice in relation to the report as follows:

"The second part of recommendation 2.2, and paragraph 5.13 of the report, refer to the granting of a 10-year lease of Cannock Park Golf Course to the preferred bidder.

It is noted that the golf course forms part of land held in a charitable trust and is currently being operated under a contractual Service Level Agreement with the Council's current leisure operator rather than under a lease. It should be noted that, under charity law, a lease of the land would be classed as a "disposal" of that land, which is not what is intended by the Council in relation to the trust land. There are also further legal procedures that would need to be followed if the council wished to enter into a formal lease of trust land. It is therefore recommended that, rather than grant a lease of the trust land, the continued operation of the golf course is secured by way of a contractual management agreement rather than a lease.

This contractual arrangement (replacing the current contractual arrangement) will be set out in the new contract for leisure services awarded to the winning bidder. Drafting will clearly identify the trust land and confirm the required delivery of operational services in respect of the golf course.

It should be emphasised that this decision to secure continued operational services at the golf course by way of a contractual arrangement is being made on behalf of the Cannock Park Trust rather than in the Council's capacity as a local authority. Before making the decision, Cabinet should be satisfied that the proposal accords with the objectives of the trust that are set out in paragraph 5.13. Officers have advised that the proposed use of the land, and the terms of operational delivery at the golf course to be enshrined in the new contract for leisure services, will meet the objectives of the trust.

I therefore advise that recommendation 2.2 is amended to read:

2.2 Cabinet is asked to approve:

(i) the grant of leases for the facilities Chase Leisure Centre, Rugeley Leisure Centre and Fives Pavilion and Sports Ground to the preferred bidder for the period of up to 10 years;

(ii) in the Council's capacity as trustee of the land known as Cannock Park: the inclusion, in the leisure services operator contract awarded to the preferred bidder, of contractual obligations for the operation and management of Cannock Park Golf Course for the period of up to 10 years."

Resolved:

That:

(A) The award of a leisure services operator contract to the bidder that scored the highest in the recent procurement process, be approved.

(B) The grant of leases to the preferred bidder for the facilities at Chase Leisure Centre, Rugeley Leisure Centre and Fives Pavilion and Sports Ground for the period of up to 10 years be approved.

(C) In the Council's capacity as trustee of the land known as Cannock Park, the inclusion in the leisure services operator contract awarded to the preferred bidder of contractual obligations for the operation and management of Cannock Park Golf Course, for the period of up to 10 years, be approved.

Reasons for Decisions:

The current contract for leisure services ends on 31 March 2026. A robust and legally compliant procurement process had been undertaken earlier this year to identify a new leisure services operator.

Tenders were received from three bidders. Bids were evaluated by Council officers, representatives of Staffordshire County Council's procurement team, and the Sport, Leisure and Management Consultancy (SLC) who assisted the Council throughout.

Independent scores were moderated at an evaluation panel meeting. The highest scoring bidder, with an overall score of 78.52% (comprised of Price 40%, Quality 60%) was therefore the preferred bidder to be awarded the contract.

The Council planned to have the new contract completed and ready to deliver from 1 April 2026.

75. Planning Enforcement Policy

Consideration was given to the report of the Head of Economic Development and Planning (Item 11.1 - 11.18).

Resolved:

That:

(A) The Planning Enforcement Policy 2025, as set out in report appendix 1, be agreed and adopted.

(B) The date of implementation of the Policy be delegated to the Head of Economic Development and Planning in consultation with the Regeneration and High Streets Portfolio Leader.

(C) Approval of minor amendments to the Policy be delegated to the Head of Economic Development and Planning in consultation with the Regeneration and High Streets Portfolio Leader.

Reasons for Decisions:

The decisions were necessary to introduce a new and efficient approach to planning enforcement within the District. The policy would promote good practice and facilitate the prioritisation of investigations of breaches of planning control. This should enable a better alignment of resources to the demands placed on the service for the benefit of service users.

The meeting closed at 7:03pm.

Leader

Item No. 5.1

Forward Plan of Decisions to be taken by the Cabinet: January to March 2026

For Cannock Chase Council, a key decision is as an Executive decision that is likely to:

- Result in the Council incurring expenditure or making savings at or above a threshold of 0.5% of the gross turnover of the Council.
- Affect communities living or working in two or more Council Wards.

Representations in respect of any of matters detailed below should be sent in writing to the contact officer indicated alongside each item via email to membersservices@cannockchasedc.gov.uk.

Copies of non-confidential items will be published on the Council's website 5 clear working days prior to the relevant meeting date.

Item	Contact Officer / Cabinet Member	Date of Cabinet	Key Decision	Confidential Item	Reasons for Confidentiality	Representations Received
January 2026						
General Fund Revenue Budget and Capital Programme 2026-2029	Deputy Chief Executive-Resources & S151 Officer / Leader of the Council / Resources and Transformation Portfolio Leader	29/01/26	No	No	N/A	N/A
Rent Setting 2026/27	Head of Housing & Corporate Assets / Housing and Corporate Assets Portfolio Leader	29/01/26	No	No	N/A	N/A
Housing Revenue Account - Final Accounts 2024/25	Deputy Chief Executive-Resources & S151 Officer / Head of Housing & Corporate Assets / Housing and Corporate Assets Portfolio Leader	29/01/26	No	No	N/A	N/A
Housing Revenue Account Budgets 2025/26 to 2028/29	Deputy Chief Executive-Resources & S151 Officer / Head of Housing & Corporate Assets / Housing and Corporate Assets Portfolio Leader	29/01/26	No	No	N/A	N/A

Item	Contact Officer / Cabinet Member	Date of Cabinet	Key Decision	Confidential Item	Reasons for Confidentiality	Representations Received
Housing Revenue Account Capital Programmes 2025/26 to 2028/29	Deputy Chief Executive-Resources & S151 Officer / Head of Housing & Corporate Assets / Housing and Corporate Assets Portfolio Leader	29/01/26	No	No	N/A	N/A
Recording and Broadcasting of Public Meetings	Head of Law and Governance / Resources and Transformation Portfolio Leader	29/01/26	No	No	N/A	N/A
Proposed Revocation of Air Quality Management Area 2	Head of Regulatory Services / Environment and Climate Change Portfolio Leader	29/01/26	Yes	No	N/A	N/A
February 2026						
Treasury Management, Minimum Revenue Provision Policy, and Annual Investment Strategy 2026/27	Deputy Chief Executive-Resources & S151 Officer / Resources and Transformation Portfolio Leader	16/02/26	No	No	N/A	N/A
Local Council Tax Reduction Scheme 2026/27	Deputy Chief Executive-Resources & S151 Officer / Resources and Transformation Portfolio Leader	16/02/26	No	No	N/A	N/A
March 2026						
Quarter 3 Performance Report 2025/26	Head of Business Support and Assurance / Resources and Transformation Portfolio Leader	05/03/26	No	No	N/A	N/A
Updated Strategic Risk Register	Head of Business Support and Assurance / Resources and Transformation Portfolio Leader	05/03/26	No	No	N/A	N/A

Item No. 5.3

Item	Contact Officer / Cabinet Member	Date of Cabinet	Key Decision	Confidential Item	Reasons for Confidentiality	Representations Received
Governance Improvement Plan Update - Q3 2025/26	Head of Business Support and Assurance / Resources and Transformation Portfolio Leader	05/03/26	No	No	N/A	N/A
Housing Services - Quarter 3 Performance Report 2025/26	Head of Housing and Corporate Assets / Housing and Corporate Assets Portfolio Leader	05/03/26	No	No	N/A	N/A
Corporate Plan 2026-27 to 2027-28	Head of Business Support and Assurance / Leader of the Council	05/03/26	Yes	No	N/A	N/A
Housing ASB Policy	Head of Housing and Corporate Assets / Housing and Corporate Assets Portfolio Leader	05/03/26	Yes	No	N/A	N/A
Permission to Spend - Community Safety Funding	Head of Wellbeing / Community Wellbeing Portfolio Leader	05/03/26	No	No	N/A	N/A
Biodiversity Duty	Head of Operations / Environment and Climate Change Portfolio Leader	05/03/26	No	No	N/A	N/A

Item No. 6.1

General Fund Revenue Budget and Capital Programme 2025-29

Committee:	Cabinet
Date of Meeting:	29 January 2026
Report of:	Deputy Chief Executive (Resources) / S151 Officer
Portfolios:	Leader of the Council / Resources and Transformation

The following matter is to be considered by Responsible Council Scrutiny Committee at its meeting on 28 January 2026 and Council on 11 February 2026 and submitted to Cabinet as required.

1 Purpose of Report

1.1 To propose to the Council the General Fund Revenue Budget for 2026-27, the updated Capital Programme 2025-26 to 2028-29 and indicative budgets for 2027-28 to 2028-29.

2 Recommendations

2.1 That the following be recommended to the Council:

(a) The Budget Requirement for the General Fund Revenue Budget for 2026-27 be set at £18.055 million;

(b) The indicative General Fund Revenue Budgets be set at £18.088 million for 2027-28 and £17.564 million for 2028-29;

(c) The General Fund working balance be set at a minimum of £1.0 million;

(d) The detailed capital programme as set out in **APPENDIX 2** be approved;

(e) That the Council Tax for 2026-27 be increased by 2.99% to £258.81 for a standard band d equivalent property;

(f) The Council's Tax Base be set at 29,862.96 (as determined by the Deputy Chief Executive (Resources) / S151 Officer);

(g) Note that the inflation parameter for fees and charges for 2026-27 was generally set at 4%.

(h) That delegated authority be given to the Deputy Chief Executive (Resources) / S151 Officer in consultation with the Resources and Transformation portfolio holder to add items to the budget funded from reserves in line with the purpose of the reserve;

(i) That the Deputy Chief Executive (Resources) / S151 Officer be authorised to adjust reserve contributions to reflect any grant and local taxation changes announced in the final 2026/27 Local Government Finance Settlement.

Reasons for Recommendations

2.2 As part of the council's annual budget setting process, it is required to determine its budget requirement and seek approval from council to approve it. The above recommendations allow the council to set the budget it needs to carry out its functions.

3 Key Issues

3.1 This report is being delivered in a profoundly uncertain time for local government. Central government have moved forwards with the proposal to reorganise local government. As a result, the council submitted a preferred new unitary structure for Staffordshire with a North/ South split. Several other proposals were submitted by other authorities in Staffordshire as well and these can all be seen in the documents presented to Council on 5 November 2025. This means that should the reorganisation programme move forwards in line with the timetable published, Cannock Chase District Council will cease to exist in 2028.

3.2 The provisional local government finance settlement for 2026-27 included the long delayed implementation of the fairer funding review, the business rates reset as well as a three year provisional settlement. This is discussed in the body of the report.

3.3 With the above in mind, this report sets out the current position on the General Fund Revenue Budget for 2025-26 and indicative budgets for 2026-27 to 2028-29. It reflects the position on the provisional Local Government Finance Settlement 2026-27, the position on the Council's Collection Fund, the Council's Tax Base and the consequential Council Tax for 2026-27.

3.4 The budget for 2026-27 is based on the estimated outturn position for 2025-26, which has been updated to reflect known changes and estimates for 2026-27.

3.5 There have been significant changes in Cannock Chase District Council's financial position since the last budget was set. The leisure contract has been re tendered, there was a significant favourable change in the cost of the local government pension scheme and the provisional settlement was more favourable than anticipated, although still challenging. These changes are discussed in the report below.

3.6 Indicative budgets have been set out for 2027-28 and 2028-29 which include the key issues that it is anticipated will have a potential impact on the Council's finances.

4 Relationship to Corporate Priorities

4.1 The revenue budget and the capital programme supports the delivery of all of the Council's priorities but primarily relates to the Council's priority 'To be a modern, forward thinking and responsible Council' and in particular to 'Be a responsible Council that lives within its means and is accountable for its actions'.

5 Report Detail

Changes in local government

5.1 Central government released a white paper on Monday 16 December 2024 which laid out its ambitions to reshape the local government landscape. The outcome being sought is the ending of the current arrangement of district councils and county councils, the merging of smaller unitary authorities. This will result in the abolition of all 8 district councils in Staffordshire, together with Stoke-on-Trent City Council and Staffordshire County Council and the creation of two or three new larger unitary councils with a new tier of "strategic authorities" to sit above them.

5.2 This has now progressed with the council submitting a preferred proposal for two new unitary authorities for Staffordshire, one for the North of the County and one for the South. Several other options have been submitted by other councils in Staffordshire. A consultation is planned to take place in February 2026 to give the public an opportunity to respond to the proposals. Following this the government is planning to announce its preferred option for Staffordshire in the Summer of 2026.

5.3 Following the choice of the preferred option, there will be a two-year period before the new authorities are vested. Elections are planned to take place in 2027 to elect councillors to the new shadow councils. The new unitary councils will be vested in April 2028. It is anticipated that large amounts of work will be required by the existing councils to meet this incredibly challenging timetable.

5.4 It is unclear at this stage what costs are likely to occur as a result of this or the work needed to implement it, but it is anticipated that both will be significant and we need to plan for this accordingly.

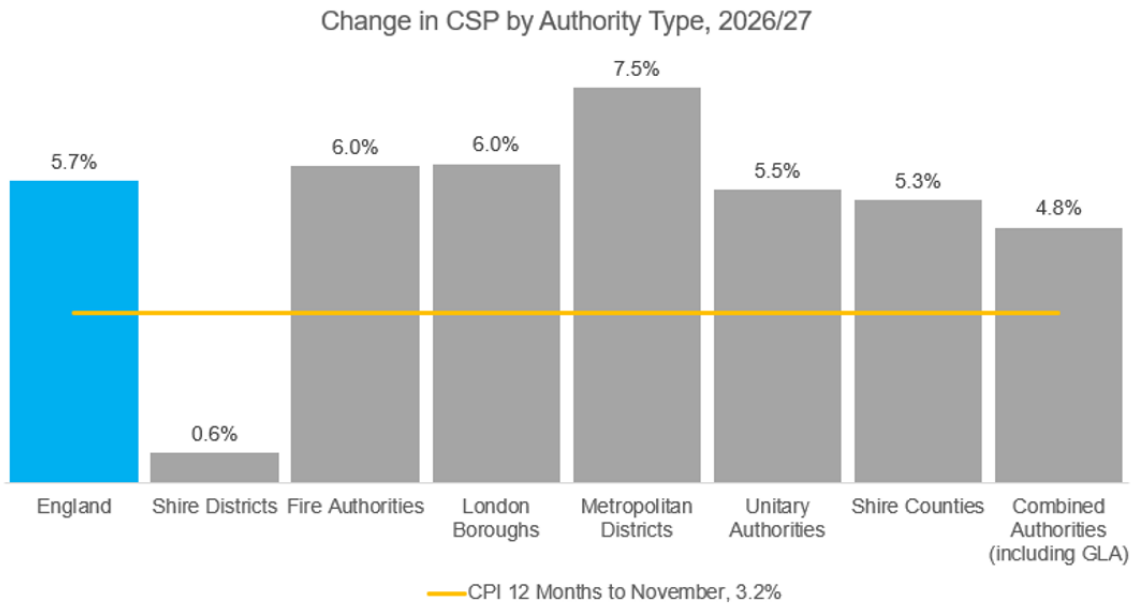
5.5 The increase in business rates that many businesses will see in 2026/27 as well as the previous increase in national insurance is likely to have an impact on partners as well as indirectly on users of council services (as a result of increased costs to the Council and those services that have been outsourced). This will cause increased financial pressures for them and they may in turn look to the council for greater support. In a worst-case scenario organisations may be unable to continue to provide services at the same level or there will be an increase in the council's costs if companies the council works with seek to increase their charges. This in turn will require the council to evaluate the manner in which it delivers services to ensure best value and support stakeholders where possible.

Provisional local government settlement - fairer funding

5.6 Central government implemented the fairer funding review this year in its settlement as well as a business rates reset.

5.7 The driver behind this change was to allow funding to be allocated based on an updated needs formula. The last time the underlying distribution methodology was refreshed through changes to formulae and data was in 2013; which was at the time of the setting up of the business rates retention system.

5.8 The results of this change are fundamentally a shift of resources away from district councils and towards metropolitan councils. This is shown in the table below, with CSP standing for Core Spending Power. Metropolitan councils benefitted the most, as the methodology used to calculate need favoured them more than districts.



5.9 The review has also simplified the funding model by rolling in a number of specific grants to reduce the overall number of funding streams.

5.10 There has been considerable uncertainty in local government funding due to single year settlements and particularly in the build up to this settlement, with changes to the formula occurring until shortly before the settlement was announced.

5.11 The reset of business rates meant that all previous growth over the old baseline amount was removed from the council. A new baseline has been introduced going forwards. Whilst it is anticipated that the council will be able to retain any growth which happens over this new baseline amount, at present the figures supplied in the settlement are built into the budget.

5.12 At the time of setting the previous budget there was no indication of transitional grant funding to protect the council's budget as a result of fairer funding or business rates reset. Due to this uncertainty the council sought to plan for a conservative but realistic scenario in budget setting in the previous year. This ensured that when the settlement arrived the council would be able to continue to deliver its services and would not have to make unplanned cuts in spending).

5.13 The settlement confirmed the continuation of the Council Tax referendum rules for lower tier councils. It is still possible to increase Council Tax by the higher of 2.99% or £5 (rather than the higher of 1.99% or £5) without holding a referendum. A 2.99% increase is reflected in the settlement calculation by central government.

5.14 The Provisional Local Government Finance Settlement was announced on 17 December 2025. This included a large amount of information, with significant and complex changes to the funding methodologies as a result of the Fair Funding Review. The Settlement included provisional allocations for three financial years, from 2026/27 to 2028/29.

5.15 The Settlement for 2026-27 is set out in table 1 below alongside the details for 2025 -26 budget as a comparator:

Table 1 - Financial Settlement

	£m	£m	£m
	25/26	**26/27**	**Change**
National insurance grant	0.1		0.1
Section 31 grants	0.5		0.5
Business rates multiplier compensation	0.7		0.7
Business rates income	6.3	3.2	3.1
Council tax	7.6	7.7	(0.1)
Recovery Grant	0.4	0.4	0
Council tax surplus		0.1	(0.1)
Funding floor	1.0		1.0
Revenue Support Grant	0.2	6.2	(6.0)
Total	**16.8**	**17.6**	**(0.8)**

(A positive figure is a reduction in funding, and a negative is an increase in funding)

5.16 The council's settlement did not include any transitional protection grant in 2026/27 as the settlement amount did not go below the funding floor. In the provisional 2027/28 and 2028/29 figures the council does go below the funding floor and so receives transitional grant funding. The transitional grant is intended to make sure that the council's overall funding does not drop below the floor of 95% of income protection against the base year calculation for 2025-26, based on the revised needs assessment.

5.17 It should be noted that the Revenue Support Grant increase is in part driven by a number of grants previously paid separately being rolled into it moving forwards.

5.18 The settlement that has been received is an increase on the amount that was received in the previous year. This however needs to be considered at the same time as the resource reallocation between council types and in the context of last year's flat settlement amount. The total increase is 4.8%, but with inflation at just over 4% this has to cover the inflationary increases in service delivery as well as the removal of grants such as the national insurance guarantee grant which are now included in the revenue support grant.

5.19 Business rates have been reset, with all growth removed and a new baseline introduced as seen in the above table.

5.20 The Council is very dependent on locally raised income from council tax and business rates. Nationally this picture is repeated with 75% of the total increase in funding in the 3 year settlement amounts being raised from council tax increases.

Budget Issues and Adjustments 2026-27

Inflation

5.21 The budgets for 2026-27 reflect the nationally agreed pay award for 2025-26. A provision of 3% has been included for 2026-27; then 3% for 2027-28 and 3% for 2028-29.

5.22 Individual calculations have been carried out in respect of the budgets most affected by inflation. For October 2025 inflation is running at 3.8% CPIH (Consumer Prices Index with housing costs) and 4.3% RPI (Retail Prices Index). For contracts the estimated inflationary figure we have used is 4% for January 2026. For ongoing budgets, the general inflation assumption is 3%.

Spending changes

5.23 The detailed budgets have been refreshed to reflect the forecast outturn position for 2025-26. Additional provision has been made within Portfolio budgets for inflation and other general items, including for a pay award and increments.

5.24 We have reviewed all major income streams to ensure they are appropriate and they are reflected in the appendices.

5.25 The major changes on the 2026-27 Portfolio budgets (recurring in future years) are itemised below:

- Decrease in pension costs. Due to the recent valuation of the pension fund the actuaries determined that the fund was in a surplus position. This meant that the actuaries recommended reduced pension contribution levels by the council over the next three year period covered by the valuation cycle. This reduced the council pension costs by £495k against budget in 2026/27. It needs to be recognised that there is a potential risk to this saving as central government is currently consulting on limiting/ directing where pension funds make their investments which would potentially reduce investment returns. If this were the case, the council would have to make a greater level of contribution in the future.

- Utility costs have reduced by £131k for 2026/27.

- To give greater certainty to homeless services staffing (to improve recruitment and retention) a number of posts have been changed from grant to base budget funded at a cost of £302k.

- A revised recycling income stream of net £652k is anticipated in 2026/2027. This relates to a cautious estimate of the income from the Extended Producer Responsibility scheme.

- The leisure contract retendering has resulted in several budget changes in the contracted provision, please see table 2 below. It should also be noted that this has resulted in the Wellbeing Team coming back in house at a cost of £269k in 2026/27 and the grounds maintenance for the golf course now being provided by the contractor. This has resulted in a loss of income of £187k in 2026/27.

- Due to the central government decision that the council will start to collect food waste from 1 April 2026 there is a new cost of £0.814m in 2026/2027.

5.26 In addition, there have been a number of budget requests from Heads of Service approved and added into the portfolio budgets. These are detailed in **APPENDIX 7.**

Leisure Contract Retender

5.27 The retendering of the new leisure contract has been a challenging process, delivered successfully in a considerably shorter timescale than would normally be expected.

5.28 The change to the new provider has resulted in investment being needed at the start of the contract to maximise the benefits to the council and council tax payers over the life of the contract. The direct costs of this contract with the leisure provider to the council can be seen below:

Table 2: Leisure Contract Changes

	2026/27	2027/28	2028/29	Remaining 7 years	Total
	£000	£000	£000	£000	£000
Mobilisation and fit out costs (Revenue)	706				706
Fit out costs (Capital)	577				577
Contract payment (Revenue)	352	348	(1,042)	(8,758)	(9,100)
Bid Investment (capital)	802				802
Bid Investment approved but not allocated (capital)				154	154
Total	**2,437**	**348**	**(1,042)**	**(8,604)**	**(6,861)**

Note: a positive figure denotes a payment out and a negative figure (one in brackets) is a receipt.

Business Rates Income

5.29 The Council's exposure to volatility in Business Rates is a key risk with a reduction in income from business rates due to the failure or temporary closure of a key industry and successful appeals against Rateable Values and backdated refunds. In order to mitigate this risk as much as possible, provision is made in both the budget and final accounts for a reduction in income due to appeals.

2025-26 Forecast Outturn

5.30 The Budget for 2025-26 is monitored against the profiled budget. The latest portfolio position reflects the inflationary increases in costs and known changes in the forecast and the impact of the savings achieved. The estimated outturn is a £0.452m portfolio surplus against the profiled budget. This can be seen in table 3 below.

Table 3 - Forecast outturn for 2025-26

	2025/26 Budget	2025/26 Forecast	Variance
Portfolio	**£000**	**£000**	**£000**
Community and Wellbeing	2,814	3,102	288
Environment and climate change	5,064	3,715	(1,349)
Housing	1,258	1,494	236
Leader of the Council	1,412	1,389	(23)
Parks, Culture and Heritage	2,043	2,200	157
Regeneration and High Streets	1,417	1,557	140
Resources and Transformation	4,116	4,215	99
Total	**18,124**	**17,672**	**(452)**

5.31 The major changes in the environment and climate change portfolio reflect the additional receipts in respect of the Extended Producer Responsibility Payments. Vacancies and difficulties in recruitment are also reflected in the outturn forecast.

5.32 At present the council is forecasting a £0.718m surplus over the budgeted for position for investment income. This is due to a slower pace of reduction in interest rates than was forecast last year and changes in cash balances held. Taking into account other technical adjustments, this results in a favourable overall forecast outturn for 2025/26 of £0.526m. This can be seen in table 4 below.

Business Rates Pooling and Retention

5.33 Business rates pooling came to an end in 2025/26 due to the business rates reset. As there was no longer any growth in the system, there was no benefit in entering a pool. This will be kept under review going forwards for future years.

5.34 The Portfolio Budget position set out in table 4 below reflects the forecast outturn position for 2025-26, the proposed budget for 2026-27, and indicative budgets for 2027-28 and 2028-29. The detailed budgets are included in **APPENDIX 1.**

Table 4: Revenue Budget recommended to Council

	Forecast 2025/26 £000	Budget 2026/27 £000	Indicative Budget 2027-28 £000	Indicative Budget 2028-29 £000
Net Expenditure				
Portfolio budgets	17,672	19,247	19,176	18,659
Investment income and technical financing adjustments	(1,219)	(1,192)	(1,088)	(1,095)
Net spending	16,453	18,055	18,088	17,564
Less: Government Grants				
NNDR multiplier	(850)	0	0	0
New Homes Bonus	(42)	0	0	0
S31 grants indexation	(500)	0	0	0
Budget Requirement	**15,061**	**18,055**	**18,088**	**17,564**
Financing				
Business Rates	(6,338)	(3,187)	(3,260)	(3,326)
Council Tax Income	(7,559)	(7,729)	(7,924)	(8,124)
Revenue Support Grant	(172)	(6,197)	(4,945)	(3,646)
Recovery Grant	(395)	(395)	(395)	(395)
Funding Floor	(991)	0	0	0
National Insurance Grant	(132)	0	0	0
Council tax surplus		(84)	0	0
Transitional protection grant			(726)	(1,654)
Total Financing	**(15,587)**	**(17,592)**	**(17,250)**	**(17,145)**
Transfer from/(to) Balances	**(526)**	**463**	**838**	**419**

5.35 The above budgets are in general based upon the maintenance of existing service provision and delivery of the priorities set out in the Corporate Plan. The only material changes being the introduction of food waste collection from 2026/2027 in line with central government policy and the change in leisure services provider.

There is no specific grant funding for food waste collection as it has been included in the revised needs funding assessment in the local government settlement.

5.36 Whilst the multi year settlement is welcome and allows for a degree of medium term planning it is important to note that this is a provisional settlement and subject to change. The central government ambition to reorganise local government in combination with this still limits the council's ability to plan strategically.

5.37 The major changes in the indicative Budget for 2026-27 when compared to the currently proposed 2026-27 budget are as set out in Table 5.

5.38 **Table 5: Changes in 2026-27 budget assumptions**

Description	**Change £000**
Portfolio budgets higher than anticipated	1,424
Investment income	236
Pension prepayment	(98)
Item 8 credit	(142)
Budget support reserve	(250)
NNDR Multiplier	676
S31 Grants indexation	500
Business Rates	1,657
Revenue Support Grant	(6,047)
Recovery Grant	(395)
Council tax surplus	(84)
Council tax income	31
Total	**(2,492)**

5.39 There are numerous changes in the above table, reflecting the challenging landscape the council finds itself in. The primary changes are:

- The introduction of fairer funding including the business rates reset changed the funding methodology of local government.
- The reduction in contribution to budget support reserve due to reduced financial resource availability.
- Reduced investment income due to forecast reductions in interest rates and the planned pension pre-payment reducing cash balances.

5.40 Due to the council's prudent approach to budgeting it has been able to manage the business rates reset and change to funding methodology while also maintaining its minimum reserve level over the forecast three year budget. An example of this was not budgeting for national insurance support from central government for greater than one year in last year's budget setting and assuming no transitional relief from the business rates reset.

Reserves and Balances

5.41 Reserves and balances comprise general reserves, the Working Balance and Earmarked Reserves. They help the Council to cope with unpredictable financial pressures and plan for future spending commitments. They are an essential part of good financial management and assist the Section 151 Officer in providing reassurance to Council on the robustness of the estimates and the adequacy of reserves. It should be noted that there has been a review of reserves with a number, such as business rates reset reserve, being released to fund the budget. (see **APPENDIX 5)**

5.42 The Council holds a number of earmarked reserves for specific purposes. Earmarked reserves are itemised in **APPENDIX 3**.

5.43 The Working Balance - the current policy has for several years been to maintain the level of the General Fund balance at a minimum of £1m. This is maintained over the planning period. The table below sets out the usage of the working balance:

Table 6: Working balance usage

	2025/26	**2026/27**	**2027/28**	**2028/29**
	£000	**£000**	**£000**	**£000**
Opening	(2,410)	(2,936)	(2,473)	(1,635)
Transfer from/(to) Balances	(526)	463	838	419
Closing	(2,936)	(2,473)	(1,635)	(1,216)

Capital Programme 2025-26 to 2028-29

5.44 The Capital Programme is attached as **APPENDIX 2**.

5.45 As detailed in paragraphs 5.27 and 5.28 above there are new schemes for leisure totalling £1.533m over the planned life of the programme.

5.46 New schemes for vehicles have been added totalling £1.095m. This represents a significant investment to replace the ageing fleet which has reached the end of its life.

5.47 Other changes reflect schemes approved during the year, slippage has also been reflected in the schemes being presented for approval as appropriate.

5.48 The council has capital resources of £1.210m general fund and £1.664m of S106 resources not allocated at present.

Council Tax Base and Collection Fund

5.49 The final part of the consideration of the Budget is the Council Tax Base. This is the number of properties in the district expressed in terms of Band D equivalents. (**APPENDIX 4**)

5.50 The Council's Tax Base is now estimated to be 29,862.96 representing a decrease of 120.43 from the previous year forecast.

5.51 The Council's Collection Fund has been reviewed as part of the budget process.

Council Tax 2026-27

5.52 In determining the level of Council Tax for 2026-27 Cabinet will need to take into account the medium term financial position and the Council Tax Referendum Thresholds.

5.53 The proposed increase of 2.99% is within the guidelines for district councils as contained in Government policy.

5.54 The proposed level of the District's Council Tax for 2026-27 is £258.81 for a Band D property with the overall level of Council Tax subject to final determination by Council in February 2026. The figures set out in this report may require minor amendment if any further information emerges before then.

5.55 The total Council Tax for the District will reflect the spending decision made by the County Council, the Office of the Police and Crime Commissioner and the Fire Authority. In addition, in certain areas, parish council precepts are also added to the overall bill.

Risks and Future Challenges

5.56 There are a range of significant risks which need to be carefully monitored and managed. In some cases, the risks may not materialise or can be managed to mitigate their impact on the budget. The risk of a major cyber security breach could have significant financial implications, which would involve use of reserves and there could also be significant resourcing implications which could impact on service delivery already in place.

All of the changes in the above report, potential or known, are going to lead to challenges for the council. Recruitment was already very difficult for the council, competing with so many other organisations in both the public and private sector. With the additional uncertainty around the future structure of local government, it is anticipated that even less applicants will be interested in moving between councils or joining local government.

This is likely to impact service delivery and the council will have to prioritise which areas it focuses on. This is the same as last year, and a proportion of the amounts of the forecast underspends are due to staffing vacancies, despite the use of agency staff to cover where possible.

It is reasonable to assume that this will continue to be an issue until local government reorganisation is resolved. This will be compounded by the additional work that it is anticipated that local government reorganisation is going to generate. Options will be considered as to how we best manage these challenges and provision has been made for this in the budget. There is a financial risk that preparation for the implementation of LGR could cost more than we have anticipated, given the level of uncertainty around this work and our capacity to deliver it.

6.1 Financial

Contained in the report.

6.2 Legal

Nil.

6.3 Human Resources

Nil.

6.4 Risk Management

A risk register is included in **APPENDIX 6**

Setting the budget is recognised as a significant risk to the council and included in the strategic risk register. The risks noted are both the setting of the budget within the timescales and the risks around setting a balanced budget. These are referenced throughout the report and the mitigations that have been put in place.

6.5 Equalities and Diversity

As there are no proposed reductions in service and increases in fees & charges are in line with inflation, there is no significant impact on our community.

6.6 Health

Nil.

6.7 Climate Change

Reserve funding has been allocated to support the climate change agenda at the council. This will be managed by the appropriate service manager with reports being presented to members as appropriate to utilise the funds.

6 Appendices

Appendix 1: Detailed budgets

Appendix 2: Capital programme

Appendix 3: Reserves

Appendix 4: Band D equivalents

Appendix 5: Robustness of estimates and adequacy of reserves

Appendix 6: Risk register

Appendix 7: Approved Heads of Service budget requests

7 Previous Consideration

None.

8 Background Papers

None.

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Telephone Number:	01543 464 334
Report Track:	Responsible Council Scrutiny Committee 28 January 2026
	Cabinet 29 January 2026
	Council 11 February 2026
Key Decision:	Yes

Community Wellbeing

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
1 CCTV				
Employee Expenses	197,240	189,920	196,070	202,430
Premises Related Expenditure	8,990	9,530	10,100	10,710
Supplies & Services	70,010	71,410	73,200	75,400
Total Expenditure	**276,240**	**270,860**	**279,370**	**288,540**
Income	(64,660)	(36,230)	(36,950)	(38,060)
Total Income	**(64,660)**	**(36,230)**	**(36,950)**	**(38,060)**
CCTV Net Expenditure	**211,580**	**234,630**	**242,420**	**250,480**
2 Grants & Contributions				
Supplies & Services	93,310	115,730	118,040	121,580
Total Expenditure	**93,310**	**115,730**	**118,040**	**121,580**
Grants & Contributions Net Expenditure	**93,310**	**115,730**	**118,040**	**121,580**
3 Housing Services				
Employee Expenses	1,004,140	1,136,250	988,070	1,023,500
Premises Related Expenditure	13,620	7,160	7,380	7,600
Transport Related Expenditure	1,990	60	60	60
Supplies & Services	1,277,520	1,109,870	1,201,260	1,319,510
Third Party Payments	20,000	25,000	25,000	25,000
Total Expenditure	**2,317,270**	**2,278,340**	**2,221,770**	**2,375,670**
Income	(1,992,450)	(1,445,330)	(1,538,600)	(1,669,380)
Total Income	**(1,992,450)**	**(1,445,330)**	**(1,538,600)**	**(1,669,380)**
Housing Services Net Expenditure	**324,820**	**833,010**	**683,170**	**706,290**
4 Leisure Contract Sports and Management				
Employee Expenses	·	199,170	205,230	211,490
Premises Related Expenditure	426,260	50,000	50,000	50,000
Supplies & Services	2,037,350	70,000	70,000	70,000
Third Party Payments	·	1,057,300	348,490	50,720
Total Expenditure	**2,463,610**	**1,376,470**	**673,720**	**382,210**
Income	(420,710)	·	·	(1,092,730)
Total Income	**(420,710)**	·	·	**(1,092,730)**
Leisure Contract Sports and Management Net Expenditure	**2,042,900**	**1,376,470**	**673,720**	**(710,520)**
5 Partnerships				
Employee Expenses	247,950	287,700	296,580	305,730
Transport Related Expenditure	460	1,290	1,320	1,360
Supplies & Services	92,170	14,060	14,190	14,390
Total Expenditure	**340,580**	**303,050**	**312,090**	**321,480**
Income	(69,020)	·	·	-
Total Income	**(69,020)**	·	·	**-**
Partnerships Net Expenditure	**271,560**	**303,050**	**312,090**	**321,480**

Community Wellbeing

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
6 Stadium				
Premises Related Expenditure	59,080	60,000	60,440	61,460
Supplies & Services	13,030	18,390	18,770	19,160
Total Expenditure	**72,110**	**78,390**	**79,210**	**80,620**
Stadium Net Expenditure	**72,110**	**78,390**	**79,210**	**80,620**
7 DFG Delivery				
Employee Expenses	150,910	141,740	148,660	154,230
Transport Related Expenditure	3,620	3,660	3,730	3,840
Supplies & Services	24,460	25,300	25,800	26,970
Total Expenditure	**178,990**	**170,700**	**178,190**	**185,040**
Income	(178,990)	(170,700)	(178,190)	(185,040)
Total Income	**(178,990)**	**(170,700)**	**(178,190)**	**(185,040)**
DFG Delivery Net Expenditure	**-**	**-**	**-**	**-**
8 Leisure, Planning and Marketing				
Employee Expenses	108,500	112,910	116,290	119,810
Transport Related Expenditure	2,950	1,570	1,600	1,650
Supplies & Services	8,560	2,990	3,050	3,140
Total Expenditure	**120,010**	**117,470**	**120,940**	**124,600**
Income	(34,390)	(34,150)	(8,800)	-
Total Income	**(34,390)**	**(34,150)**	**(8,800)**	**-**
Leisure, Planning and Marketing Net Expenditure	**85,620**	**83,320**	**112,140**	**124,600**
9 Leisure Contract Procurement				
Employee Expenses	24,780	89,000	·	-
Supplies & Services	119,840	·	·	-
Total Expenditure	**144,620**	**89,000**	·	**-**
Income	(144,620)	(89,000)	·	-
Total Income	**(144,620)**	**(89,000)**	·	**-**
Leisure Contract Procurement Net Expenditure	**-**	**-**	**-**	**-**
Community Wellbeing Net Expenditure	**3,101,900**	**3,024,600**	**2,220,790**	**894,530**

Community Wellbeing Portfolio

Variation Statement 2026/2027 to 2028/2029

	2026/2027 Indicative	Real Terms / Efficiency Variations	2026/2027 Budget	2027/2028 Indicative	Real Terms / Efficiency Variations	2027/2028 Budget	Inflation	Real Terms / Efficiency Variations	2028/2029 Budget
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Employee Costs	1,362	795	2,157	1,385	566	1,951	58	8	2,017
Premises Related Costs	297	- 170	127	303	- 175	128	3	- 1	130
Transport Related Costs	6	-	6	7	-	7	-	-	7
Supplies and Services	1,265	163	1,428	1,289	235	1,524	35	91	1,650
Third Party	20	1,062	1,082	20	353	373	10	- 307	76
Total Expenditure	2,950	1,850	4,800	3,004	979	3,983	106	- 209	3,880
Income	- 870	- 905	- 1,775	- 881	- 881	- 1,762	- 35	- 1,188	- 2,985
Net Expenditure	2,080	**945**	3,025	2,123	**98**	2,221	71	**- 1,397**	895

Community Wellbeing Portfolio

Proposed Real Terms / Efficiency Variations

2026/27 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-41
Reduced HRA recharges reflecting superannuation changes		7
Homelessness		
Employees additional posts in base budget	302	
Employees agency	93	
Supplies and Services	- 45	
Strategic delivery temporary accommodation	50	
Reserve contribution	- 43	
Income	- 23	334
Homelessness Prevention and Rough Sleeping Grant		
Employees	87	
Supplies	300	
Third Party	25	
Income	- 410	2
Homelessness bed and breakfast		
Expenditure	653	
Income	- 530	123
Community safety		
Anti-social behaviour additional post	46	
Domestic homicide reviews	8	54
Capital project assistant		
Employees	34	
Reserve funding	- 34	-
Domestic violence co-located team rents (vacated offices)		- 14
CCTV		20
Housing strategy		30
Leisure agency support capital projects		
Employees	89	
Reserve funding	- 89	-
Removal of existing Leisure contract		-940
Wellbeing team in house		
Employees	199	
Supplies and Services	60	
Transfer of Cannock Chase Can budget from Environment	10	269
New Leisure contract		
Fit out and mobilisation	706	
Contract payment	352	1,058
Maintenance of Leisure buildings		50
Grounds recharge		-9
minor variations		2
		945

2027/28 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-30
Reduced HRA recharges reflecting superannuation changes		7
Homelessness		
Employees additional posts in base budget	312	
Supplies and Services	- 45	
Reserve contribution	- 45	
Income	- 24	198
Homelessness Prevention and Rough Sleeping Grant		
Supplies	448	
Third Party	25	
Income	- 473	-
Homelessness bed and breakfast		
Expenditure	673	
Income	- 546	127
Community safety		
Anti-social behaviour additional post	47	
Domestic homicide reviews	8	55
Capital project assistant		
Employees	35	
Reserve funding	- 9	26
Domestic violence co-located team rents (vacated offices)		- 15
CCTV		21
Removal of existing Leisure contract		-959
Wellbeing team in house		
Employees	205	
Supplies and Services	60	
Transfer of Cannock Chase Can budget from Environment	10	275
New Leisure contract		348
Maintenance of Leisure buildings		50
Grounds recharge		-9
minor variations		4
		98

2027/28 to 2028/29 Change

	£'000	£'000
Real Term Variations		
Pay and pension costs		4
Homelessness Prevention and Rough Sleeping Grant		
Supplies	- 96	
Income	96	-
New Leisure contract (change in payment to receipt)		- 1,401
Grounds recharge		- 1
minor variations		1
		- 1,397

Environment and Climate Change

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
1 Waste & Recycling				
Employee Expenses	317,620	318,630	328,430	339,370
Premises Related Expenditure	3,110	3,140	3,200	3,290
Transport Related Expenditure	7,040	7,150	7,300	7,520
Supplies & Services	93,400	113,420	115,700	119,180
Third Party Payments	4,314,580	5,374,570	5,535,520	5,701,390
Total Expenditure	**4,735,750**	**5,816,910**	**5,990,150**	**6,170,750**
Income	(2,639,580)	(2,379,930)	(2,381,780)	(2,384,100)
Total Income	**(2,639,580)**	**(2,379,930)**	**(2,381,780)**	**(2,384,100)**
Waste & Recycling Net Expenditure	**2,096,170**	**3,436,980**	**3,608,370**	**3,786,650**
2 Regulatory Services				
Employee Expenses	392,380	540,470	557,100	574,360
Transport Related Expenditure	7,930	10,940	11,160	11,490
Supplies & Services	87,840	33,930	34,580	35,590
Third Party Payments	59,090	65,860	67,180	69,200
Total Expenditure	**547,240**	**651,200**	**670,020**	**690,640**
Income	(23,910)	(112,180)	(115,210)	(118,640)
Total Income	**(23,910)**	**(112,180)**	**(115,210)**	**(118,640)**
Regulatory Services Net Expenditure	**523,330**	**539,020**	**554,810**	**572,000**
3 Cleansing Services				
Premises Related Expenditure	3,280	6,170	6,290	6,480
Supplies & Services	17,370	3,370	3,440	3,540
Third Party Payments	488,640	466,540	480,910	496,450
Total Expenditure	**509,290**	**476,080**	**490,640**	**506,470**
Cleansing Services Net Expenditure	**509,290**	**476,080**	**490,640**	**506,470**
4 Drainage Services				
Premises Related Expenditure	9,060	9,240	9,430	9,710
Total Expenditure	**9,060**	**9,240**	**9,430**	**9,710**
Drainage Services Net Expenditure	**9,060**	**9,240**	**9,430**	**9,710**
5 Countryside Management				
Employee Expenses	258,940	271,490	280,210	293,680
Premises Related Expenditure	9,910	10,830	11,300	11,800
Transport Related Expenditure	13,710	13,990	14,270	14,710
Supplies & Services	39,930	36,740	37,360	38,470
Total Expenditure	**322,490**	**333,050**	**343,140**	**358,660**
Income	(84,670)	(84,730)	(84,820)	(85,550)
Total Income	**(84,670)**	**(84,730)**	**(84,820)**	**(85,550)**
Countryside Management Net Expenditure	**237,820**	**248,320**	**258,320**	**273,110**

Environment and Climate Change

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
6 Public Clocks				
Premises Related Expenditure	7,480	8,740	9,040	9,380
Total Expenditure	**7,480**	**8,740**	**9,040**	**9,380**
Public Clocks Net Expenditure	**7,480**	**8,740**	**9,040**	**9,380**
7 Off Street Parking				
Premises Related Expenditure	329,950	280,260	289,530	299,520
Transport Related Expenditure	210	210	210	220
Supplies & Services	116,130	119,840	126,400	130,390
Third Party Payments	33,820	32,300	33,290	34,370
Total Expenditure	**480,110**	**432,610**	**449,430**	**464,500**
Income	(841,450)	(831,870)	(803,920)	(765,670)
Total Income	**(841,450)**	**(831,870)**	**(803,920)**	**(765,670)**
Off Street Parking Net Expenditure	**(361,340)**	**(399,260)**	**(354,490)**	**(301,170)**
8 Bus Shelters				
Premises Related Expenditure	37,480	47,050	48,420	49,860
Total Expenditure	**37,480**	**47,050**	**48,420**	**49,860**
Income	(28,690)	(29,550)	(30,440)	(31,350)
Total Income	**(28,690)**	**(29,550)**	**(30,440)**	**(31,350)**
Bus Shelters Net Expenditure	**8,790**	**17,500**	**17,980**	**18,510**
9 Conservation Areas				
Employee Expenses	208,320	147,960	152,400	157,150
Transport Related Expenditure	3,050	3,080	3,140	3,230
Supplies & Services	2,640	2,660	2,720	2,810
Total Expenditure	**214,010**	**153,700**	**158,260**	**163,190**
Conservation Areas Net Expenditure	**214,010**	**153,700**	**158,260**	**163,190**
10 Food Safety				
Employee Expenses	316,250	358,390	369,430	380,890
Transport Related Expenditure	8,280	8,360	8,530	8,790
Supplies & Services	52,770	43,140	43,900	45,050
Total Expenditure	**377,300**	**409,890**	**421,860**	**434,730**
Income	(5,720)	(5,830)	(5,950)	(6,130)
Total Income	**(5,720)**	**(5,830)**	**(5,950)**	**(6,130)**
Food Safety Net Expenditure	**371,580**	**404,060**	**415,910**	**428,600**
11 Management & Administration				
Employee Expenses	124,240	102,120	104,420	107,690
Transport Related Expenditure	130	130	130	130
Supplies & Services	540	550	560	580
Total Expenditure	**124,910**	**102,800**	**105,110**	**108,400**
Management & Administration Net Expenditure	**124,910**	**102,800**	**105,110**	**108,400**

Environment and Climate Change

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
12 Mortuary				
Employee Expenses	5,460	4,300	4,420	4,540
Premises Related Expenditure	4,980	14,830	15,300	15,810
Supplies & Services	1,400	1,410	1,440	1,480
Total Expenditure	**11,840**	**20,540**	**21,160**	**21,830**
Mortuary Net Expenditure	**11,840**	**20,540**	**21,160**	**21,830**
13 Licensing				
Employee Expenses	178,440	203,090	209,420	215,970
Transport Related Expenditure	2,350	2,370	2,420	2,490
Supplies & Services	28,960	29,250	29,840	30,740
Total Expenditure	**209,750**	**234,710**	**241,680**	**249,200**
Income	(210,900)	(212,090)	(212,090)	(212,090)
Total Income	**(210,900)**	**(212,090)**	**(212,090)**	**(212,090)**
Licensing Net Expenditure	**(1,150)**	**22,620**	**29,590**	**37,110**
14 Resilience				
Employee Expenses	13,600	16,020	16,370	16,850
Supplies & Services	58,040	64,480	65,770	67,740
Total Expenditure	**71,640**	**80,500**	**82,140**	**84,590**
Income	(52,250)	(52,150)	(53,470)	(55,030)
Total Income	**(52,250)**	**(52,150)**	**(53,470)**	**(55,030)**
Resilience Net Expenditure	**19,390**	**28,350**	**28,670**	**29,560**
15 Hawks Green Depot				
Employee Expenses	5,540	5,650	5,760	5,930
Premises Related Expenditure	109,700	109,580	114,200	118,440
Supplies & Services	14,430	12,690	12,940	13,320
Total Expenditure	**129,670**	**127,920**	**132,900**	**137,690**
Income	(186,180)	(189,910)	(193,720)	(199,530)
Total Income	**(186,180)**	**(189,910)**	**(193,720)**	**(199,530)**
Hawks Green Depot Net Expenditure	**(56,510)**	**(61,990)**	**(60,820)**	**(61,840)**
Environment and Climate Change Net Expenditure	**3,714,670**	**5,006,700**	**5,291,980**	**5,601,510**

Environment & Climate Change Portfolio

Variation Statement 2026/2027 to 2028/2029

	2026/2027 Indicative	Real Terms / Efficiency Variations	2026/2027 Budget	2027/2028 Indicative	Real Terms / Efficiency Variations	2027/2028 Budget	Inflation	Real Terms / Efficiency Variations	2028/2029 Budget
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Employee Costs	1,984	- 16	1,968	2,026	2	2,028	56	13	2,097
Premises Related Costs	575	- 85	490	592	- 85	507	18	- 1	524
Transport Related Costs	46	-	46	47	-	47	1	1	49
Supplies and Services	545	- 83	462	555	- 81	474	14	1	489
Third Party Payments	5,128	811	5,939	5,231	886	6,117	183	1	6,301
Total Expenditure	8,278	627	8,905	8,451	722	9,173	272	15	9,460
Income	- 3,086	- 812	- 3,898	- 3,103	- 778	- 3,881	- 13	36	- 3,858
Net Expenditure	5,192	**- 185**	5,007	5,348	**- 56**	5,292	259	**51**	5,602

Environment & Climate Change Portfolio

Proposed Real Terms / Efficiency Variations

2026/27 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-94
Reduced utility costs		-39
Reduced Business rates revaluation changes		-51
Business rates reflecting Regeneration scheme		-11
Climate change reflect agreed staffing as lead authority		
Employees	113	
Supplies	-57	
Income	-58	-2
Waste contract		
Contract	-4	
Dry recycling gate fees reflect tonnages and prices	13	
Food waste	814	
Extended producer responsibility payments (net)	-652	
Income from recycling	-40	
Chargeable garden waste	-21	110
Transfer Tree Officers to Parks portfolio		-56
Environmental Health Restructure		
Employees	13	
Income	-22	-9
Additional parking income		-28
Bus Shelter maintenance		10
Reduced licensing income		10
Parking contract		-20
Transfer of Cannock Chase Can budget to Wellbeing Team		-10
Streetcleansing recharge		-12
Grounds recharge		5
minor variations		12
		-185

2027/28 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-79
Reduced utility costs		-40
Reduced Business rates revaluation changes		-50
Business rates reflecting Regeneration scheme		-11
Climate change reflect agreed staffing as lead authority		
Employees	117	
Supplies	-57	
Income	-60	0
Waste contract		
Contract	37	
Dry recycling gate fees reflect tonnages and prices	18	
Food waste	838	
Extended producer responsibility payments (net)	-647	
Income from recycling	-40	
Chargeable garden waste	-3	203
Transfer Tree Officers to Parks portfolio		-58
Environmental Health Restructure		
Employees	14	
Income	-23	-9
Additional parking income		-14
Bus Shelter maintenance		10
Reduced licensing income		10
Parking contract		-17
Transfer of Cannock Chase Can budget to Wellbeing Team		-10
Streetcleansing recharge		-7
Grounds recharge		5
minor variations		11
		-56

2027/28 to 2028/29 Change

	£'000	£'000
Real Term Variations		
Pay and pension changes		13
Food waste		
Parking lease income		38
Streetcleansing recharge		1
minor variations		-1
		51

Housing

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
1 Caretakers and Cleaners				
Employee Expenses	340,600	360,760	372,540	384,420
Premises Related Expenditure	13,410	13,540	13,810	14,220
Transport Related Expenditure	2,210	2,250	2,300	2,380
Supplies & Services	2,140	2,160	2,210	2,280
Total Expenditure	**358,360**	**378,710**	**390,860**	**403,300**
Caretakers and Cleaners Net Expenditure	**358,360**	**378,710**	**390,860**	**403,300**
2 Circular 8/95				
Supplies & Services	50,200	51,710	53,260	54,860
Total Expenditure	**50,200**	**51,710**	**53,260**	**54,860**
Circular 8/95 Net Expenditure	**50,200**	**51,710**	**53,260**	**54,860**
3 Civic Ballroom				
Premises Related Expenditure	670	680	690	710
Total Expenditure	**670**	**680**	**690**	**710**
Income	(6,960)	(8,000)	(8,000)	(8,000)
Total Income	**(6,960)**	**(8,000)**	**(8,000)**	**(8,000)**
Civic Ballroom Net Expenditure	**(6,290)**	**(7,320)**	**(7,310)**	**(7,290)**
4 Miscellaneous Properties				
Employee Expenses	11,220	.	.	-
Premises Related Expenditure	230,520	141,660	64,180	58,490
Supplies & Services	9,100	8,000	8,000	8,000
Total Expenditure	**250,840**	**149,660**	**72,180**	**66,490**
Income	(133,510)	(94,120)	(75,320)	(68,070)
Total Income	**(133,510)**	**(94,120)**	**(75,320)**	**(68,070)**
Miscellaneous Properties Net Expenditure	**117,330**	**55,540**	**(3,140)**	**(1,580)**
5 Private Sector Housing				
Employee Expenses	220,600	253,380	261,370	269,660
Transport Related Expenditure	5,100	5,150	5,250	5,410
Supplies & Services	2,820	2,860	2,900	3,000
Total Expenditure	**228,520**	**261,390**	**269,520**	**278,070**
Income	(4,200)	(10,000)	(10,000)	(10,000)
Total Income	**(4,200)**	**(10,000)**	**(10,000)**	**(10,000)**
Private Sector Housing Net Expenditure	**224,320**	**251,390**	**259,520**	**268,070**

Appendix 1

Housing

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
6 Public Buildings				
Employee Expenses	329,670	307,930	317,380	327,840
Premises Related Expenditure	703,550	660,430	681,840	706,810
Transport Related Expenditure	4,440	4,480	4,570	4,710
Supplies & Services	164,990	61,510	62,410	63,700
Total Expenditure	**1,202,650**	**1,034,350**	**1,066,200**	**1,103,060**
Income	(452,580)	(399,050)	(391,190)	(367,330)
Total Income	**(452,580)**	**(399,050)**	**(391,190)**	**(367,330)**
Public Buildings Net Expenditure	**750,070**	**635,300**	**675,010**	**735,730**
Housing Net Expenditure	**1,493,990**	**1,365,330**	**1,368,200**	**1,453,090**

Housing Portfolio

Variation Statement 2026/2027 to 2028/2029

	2026/2027 Indicative	Real Terms / Efficiency Variations	2026/2027 Budget	2027/2028 Indicative	Real Terms / Efficiency Variations	2027/2028 Budget	Inflation	Real Terms / Efficiency Variations	2028/2029 Budget
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Employee Costs	944	- 22	922	965	- 14	951	28	3	982
Premises Related Costs	736	80	816	760	1	761	26	- 7	780
Transport Related Costs	12	-	12	12	-	12	-	1	13
Supplies and Services	86	40	126	87	42	129	3	-	132
Total Expenditure	1,778	98	1,876	1,824	29	1,853	57	- 3	1,907
Income	- 415	- 96	- 511	- 418	- 67	- 485	- 9	40	- 454
Net Expenditure	1,363	**2**	1,365	1,406	**- 38**	1,368	48	**37**	1,453

Housing Portfolio

Proposed Real Terms / Efficiency Variations

2026/27 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-32
Reduced HRA recharges reflecting superannuation changes		5
Reduced Utilities		-76
Environmental Health Restructure (reduction on Environment)		9
Reduced Business rates revaluation changes		-3
Forum Business rates		61
Cabot shops		
Premises	72	
Supplies and Services	8	
Income	-80	0
Circular 8/95		16
Mobile home licence fee income		-10
Facilities management		
Building condition survey works	20	
Professional fees	5	
Insurance valuations	10	35
Property rental income		-7
Grounds recharge		4
minor variations		0
		2

2027/28 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-24
Reduced HRA recharges reflecting superannuation changes		6
Reduced Utilities		-80
Environmental Health Restructure (reduction on Environment)		9
Reduced Business rates revaluation changes		-1
Cabot shops		
Premises	55	
Supplies and Services	8	
Income	-63	0
Circular 8/95		18
Mobile home licence fee income		-10
Facilities management		
Building condition survey works	20	
Professional fees	5	
Insurance valuations	10	35
Property rental income		6
Grounds recharge		4
minor variations		-1
		-38

2027/28 to 2028/29 Change

	£'000	£'000
Real Term Variations		
Increase in pay and pension costs		3
Property rental income		34
Cabot shops		
Premises	-6	
Income	6	0
		37

Leader

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
1 Members				
Employee Expenses	26,190	30,720	31,610	32,540
Transport Related Expenditure	420	420	430	440
Supplies & Services	323,930	360,930	361,160	361,530
Total Expenditure	**350,540**	**392,070**	**393,200**	**394,510**
Members Net Expenditure	**350,540**	**392,070**	**393,200**	**394,510**
2 Executive Management & Support				
Employee Expenses	796,720	769,480	790,140	811,350
Transport Related Expenditure	30	30	30	30
Supplies & Services	82,520	91,000	92,380	94,940
Third Party Payments	159,370	168,660	173,500	178,510
Total Expenditure	**1,038,640**	**1,029,170**	**1,056,050**	**1,084,830**
Executive Management & Support Net Expenditure	**1,038,640**	**1,029,170**	**1,056,050**	**1,084,830**
Leader Net Expenditure	**1,389,180**	**1,421,240**	**1,449,250**	**1,479,340**

Leader of the Council Portfolio

Variation Statement 2026/2027 to 2028/2029

	2026/2027 Indicative	Real Terms / Efficiency Variations	2026/2027 Budget	2027/2028 Indicative	Real Terms / Efficiency Variations	2027/2028 Budget	Inflation	Real Terms / Efficiency Variations	2028/2029 Budget
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Employee Costs	811	- 11	800	828	- 6	822	21	1	844
Supplies and Services	471	- 19	452	480	- 26	454	13	- 11	456
Third Party Payments	163	6	169	166	7	173	5	-	179
Total Expenditure	1,445	- 24	1,421	1,474	- 25	1,449	39	- 10	1,479
Income	-	-		-	-			-	
Net Expenditure	1,445	**- 24**	1,421	1,474	**- 25**	1,449	39	**- 10**	1,479

Leader of the Council Portfolio

Proposed Real Terms / Efficiency Variations

2026/27 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-18
Shared services		6
Members		
Allowances frozen (Council 12/2/25)	-25	
National insurance	7	-18
minor variations		6
		-24

2027/28 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-11
Shared services		8
Members		
Allowances frozen (Council 12/2/25)	-33	
National insurance	6	-27
minor variations		5
		-25

2027/28 to 2028/29 Change

	£'000	£'000
Real Term Variations		
Members Allowances frozen (Council 12/2/25)		-11
minor variations		1
		-10

Parks, Culture & Heritage

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
1 Grounds Maintenance				
Employee Expenses	945,510	937,380	965,980	996,560
Premises Related Expenditure	43,340	43,960	45,110	45,640
Transport Related Expenditure	74,840	76,290	77,820	80,160
Supplies & Services	222,740	157,350	160,500	165,320
Total Expenditure	**1,286,430**	**1,214,980**	**1,249,410**	**1,287,680**
Income	(1,286,430)	(1,214,980)	(1,249,410)	(1,287,680)
Total Income	**(1,286,430)**	**(1,214,980)**	**(1,249,410)**	**(1,287,680)**
Grounds Maintenance Net Expenditure	**-**	**-**	**-**	**-**
2 Parks & Open Spaces				
Employee Expenses	688,230	842,780	869,250	899,620
Premises Related Expenditure	772,800	801,200	829,520	859,800
Transport Related Expenditure	21,740	22,080	22,520	23,200
Supplies & Services	192,120	236,980	179,440	184,160
Third Party Payments	211,080	201,540	207,730	214,440
Total Expenditure	**1,885,970**	**2,104,580**	**2,108,460**	**2,181,220**
Income	(84,970)	(82,060)	(83,040)	(84,210)
Total Income	**(84,970)**	**(82,060)**	**(83,040)**	**(84,210)**
Parks & Open Spaces Net Expenditure	**1,801,000**	**2,022,520**	**2,025,420**	**2,097,010**
3 Cemeteries				
Employee Expenses	211,260	203,860	203,870	210,550
Premises Related Expenditure	(23,020)	148,050	80,680	83,580
Transport Related Expenditure	9,390	9,580	9,780	10,070
Supplies & Services	129,830	52,330	53,090	54,530
Total Expenditure	**327,460**	**413,820**	**347,420**	**358,730**
Income	(217,410)	(285,650)	(221,970)	(228,470)
Total Income	**(217,410)**	**(285,650)**	**(221,970)**	**(228,470)**
Cemeteries Net Expenditure	**110,050**	**128,170**	**125,450**	**130,260**
4 Allotments				
Premises Related Expenditure	4,460	4,610	4,510	4,620
Total Expenditure	**4,460**	**4,610**	**4,510**	**4,620**
Income	(4,640)	(4,640)	(4,640)	(4,640)
Total Income	**(4,640)**	**(4,640)**	**(4,640)**	**(4,640)**
Allotments Net Expenditure	**(180)**	**(30)**	**(130)**	**(20)**

Parks, Culture & Heritage

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
5 Street Cleansing				
Employee Expenses	617,980	573,510	592,060	611,350
Premises Related Expenditure	3,080	3,260	3,330	3,400
Transport Related Expenditure	141,200	144,730	148,350	152,800
Supplies & Services	30,010	33,190	33,740	34,590
Total Expenditure	**792,270**	**754,690**	**777,480**	**802,140**
Income	(792,270)	(754,690)	(777,480)	(802,140)
Total Income	**(792,270)**	**(754,690)**	**(777,480)**	**(802,140)**
Street Cleansing Net Expenditure	**-**	**-**	**-**	**-**
6 Vehicles				
Employee Expenses	196,000	193,970	199,740	205,170
Premises Related Expenditure	1,120	1,140	1,160	1,200
Transport Related Expenditure	59,350	60,530	61,730	63,580
Supplies & Services	9,680	9,780	9,970	10,270
Total Expenditure	**266,150**	**265,420**	**272,600**	**280,220**
Income	(279,360)	(284,600)	(289,930)	(298,090)
Total Income	**(279,360)**	**(284,600)**	**(289,930)**	**(298,090)**
Vehicles Net Expenditure	**(13,210)**	**(19,180)**	**(17,330)**	**(17,870)**
7 Heritage and Arts				
Premises Related Expenditure	33,320	29,110	30,640	32,260
Supplies & Services	353,910	45,000	45,000	45,000
Total Expenditure	**387,230**	**74,110**	**75,640**	**77,260**
Income	(246,910)	.	.	-
Total Income	**(246,910)**	.	.	**-**
Heritage and Arts Net Expenditure	**140,320**	**74,110**	**75,640**	**77,260**
8 Tourism				
Supplies & Services	6,050	6,110	6,230	6,430
Total Expenditure	**6,050**	**6,110**	**6,230**	**6,430**
Tourism Net Expenditure	**6,050**	**6,110**	**6,230**	**6,430**
9 Contract Monitoring				
Employee Expenses	193,560	179,790	185,400	191,220
Premises Related Expenditure	14,360	16,630	16,960	17,470
Transport Related Expenditure	5,690	7,940	8,100	8,360
Supplies & Services	3,810	1,320	1,340	1,390
Total Expenditure	**217,420**	**205,680**	**211,800**	**218,440**
Income	(60,810)	(59,680)	(60,870)	(62,700)
Total Income	**(60,810)**	**(59,680)**	**(60,870)**	**(62,700)**
Contract Monitoring Net Expenditure	**156,610**	**146,000**	**150,930**	**155,740**
Parks, Culture & Heritage Net Expenditure	**2,200,640**	**2,357,700**	**2,366,210**	**2,448,810**

Parks, Culture and Heritage Portfolio

Variation Statement 2026/2027 to 2028/2029

	2026/2027 Indicative	Real Terms / Efficiency Variations	2026/2027 Budget	2027/2028 Indicative	Real Terms / Efficiency Variations	2027/2028 Budget	Inflation	Real Terms / Efficiency Variations	2028/2029 Budget
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Employee Costs	2,921	10	2,931	2,986	30	3,016	87	11	3,114
Premises Related Costs	839	209	1,048	865	147	1,012	31	5	1,048
Transport Related Costs	315	6	321	321	7	328	7	3	338
Supplies and Services	489	53	542	498	- 9	489	12	1	502
Third Party	206	- 4	202	210	- 2	208	6	1	215
Total Expenditure	4,770	274	5,044	4,880	173	5,053	143	21	5,217
Income	- 2,724	38	- 2,686	- 2,782	95	- 2,687	- 74	- 7	- 2,768
Net Expenditure	2,046	**312**	2,358	2,098	**268**	2,366	69	**14**	2,449

Parks, Culture & Heritage Portfolio

Proposed Real Terms / Efficiency Variations

2026/27 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-92
Staffing variations		13
Reduced HRA recharges reflecting superannuation changes		14
Reduced Business rates revaluation changes		-1
Reduced Cemetery rates following appeal		-31
Reduced cemeteries income		4
Reduced parks income		51
Cemetery drainage works funded by rates refund in 25/26 contributed to reserves		
Expenditure	70	
Income	-70	0
Museum Outreach		45
Tree maintenance		
Employees (transfer and additional post)	90	
System costs	19	
Post safety inspection works	60	169
Cannock golf course grounds maintenance no longer provided by Council		187
Removal of existing Leisure Contract		-60
Streetcleansing recharge		12
Grounds recharge		-1
minor variations		2
		312

2027/28 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-69
Staffing variations		7
Reduced HRA recharges reflecting superannuation changes		14
Reduced Business rates revaluation changes		-1
Reduced Cemetery rates following appeal		-32
Reduced cemeteries income		2
Reduced parks income		51
Museum Outreach		45
Tree maintenance		
Employees (transfer and additional post)	93	
System costs	19	112
Cannock golf course grounds maintenance no longer provided by Council		190
Removal of existing Leisure Contract		-61
Streetcleansing recharge		7
Grounds recharge		-1
minor variations		4
		268

2027/28 to 2028/29 Change

	£'000	£'000
Real Term Variations		
Pay and pension changes		11
Streetcleansing recharge		-1
Grounds recharge		1
minor variations		3
		14

Regeneration and High Streets

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
1 Building Control				
Employee Expenses	772,110	926,490	831,530	863,430
Transport Related Expenditure	15,510	15,670	15,980	16,460
Supplies & Services	99,730	122,220	119,180	120,280
Total Expenditure	**887,350**	**1,064,380**	**966,690**	**1,000,170**
Income	(628,240)	(793,180)	(681,400)	(697,680)
Total Income	**(628,240)**	**(793,180)**	**(681,400)**	**(697,680)**
Building Control Net Expenditure	**259,110**	**271,200**	**285,290**	**302,490**
2 Development Control				
Employee Expenses	465,530	532,100	424,050	437,620
Transport Related Expenditure	6,060	6,120	6,240	6,430
Supplies & Services	289,550	196,350	93,610	94,780
Total Expenditure	**761,140**	**734,570**	**523,900**	**538,830**
Income	(483,450)	(461,890)	(235,860)	(235,860)
Total Income	**(483,450)**	**(461,890)**	**(235,860)**	**(235,860)**
Development Control Net Expenditure	**277,690**	**272,680**	**288,040**	**302,970**
3 Economic Development				
Employee Expenses	214,860	230,050	233,160	240,440
Premises Related Expenditure	40,920	16,960	.	-
Transport Related Expenditure	1,130	1,140	1,160	1,200
Supplies & Services	212,950	17,410	17,600	17,890
Total Expenditure	**469,860**	**265,560**	**251,920**	**259,530**
Income	(76,630)	.	.	-
Total Income	**(76,630)**	.	.	**-**
Economic Development Net Expenditure	**393,230**	**265,560**	**251,920**	**259,530**
4 Industrial Sites				
Premises Related Expenditure	12,270	13,580	14,000	14,470
Capital Financing Costs	1,610	.	.	-
Total Expenditure	**13,880**	**13,580**	**14,000**	**14,470**
Income	(124,200)	(133,460)	(133,460)	(133,460)
Total Income	**(124,200)**	**(133,460)**	**(133,460)**	**(133,460)**
Industrial Sites Net Expenditure	**(110,320)**	**(119,880)**	**(119,460)**	**(118,990)**
5 Land Charges				
Employee Expenses	51,520	47,630	49,050	50,540
Supplies & Services	28,700	37,460	38,330	39,480
Total Expenditure	**80,220**	**85,090**	**87,380**	**90,020**
Income	(72,180)	(64,590)	(66,520)	(68,520)
Total Income	**(72,180)**	**(64,590)**	**(66,520)**	**(68,520)**
Land Charges Net Expenditure	**8,040**	**20,500**	**20,860**	**21,500**

Regeneration and High Streets

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
6 Management & Support				
Employee Expenses	428,250	450,400	464,120	478,530
Transport Related Expenditure	1,640	1,650	1,680	1,730
Supplies & Services	139,500	129,200	309,690	294,340
Total Expenditure	**569,390**	**581,250**	**775,490**	**774,600**
Income	(112,250)	(54,960)	(40,060)	-
Total Income	**(112,250)**	**(54,960)**	**(40,060)**	**-**
Management & Support Net Expenditure	**457,140**	**526,290**	**735,430**	**774,600**
7 Town Centre Management				
Premises Related Expenditure	252,430	253,140	254,000	261,700
Supplies & Services	210	210	210	220
Total Expenditure	**252,640**	**253,350**	**254,210**	**261,920**
Income	(100,250)	(97,450)	(81,030)	(77,450)
Total Income	**(100,250)**	**(97,450)**	**(81,030)**	**(77,450)**
Town Centre Management Net Expenditure	**152,390**	**155,900**	**173,180**	**184,470**
8 Markets				
Employee Expenses	22,210	17,430	17,920	18,420
Premises Related Expenditure	138,870	94,040	100,340	104,460
Transport Related Expenditure	1,320	.	.	-
Supplies & Services	2,680	7,030	1,450	1,490
Total Expenditure	**165,080**	**118,500**	**119,710**	**124,370**
Income	(44,920)	(35,500)	(35,500)	(35,500)
Total Income	**(44,920)**	**(35,500)**	**(35,500)**	**(35,500)**
Markets Net Expenditure	**120,160**	**83,000**	**84,210**	**88,870**
Regeneration and High Streets Net Expenditure	**1,557,440**	**1,475,250**	**1,719,470**	**1,815,440**

Regeneration and High Streets Portfolio

Variation Statement 2026/2027 to 2028/2029

	2026/2027 Indicative	Real Terms / Efficiency Variations	2026/2027 Budget	2027/2028 Indicative	Real Terms / Efficiency Variations	2027/2028 Budget	Inflation	Real Terms / Efficiency Variations	2028/2029 Budget
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Employee Costs	1,951	253	2,204	1,994	26	2,020	58	11	2,089
Premises Related Costs	451	- 73	378	460	- 92	368	12	1	381
Transport Related Costs	26	- 2	24	26	- 1	25	1	-	26
Supplies and Services	329	181	510	335	245	580	7	- 19	568
Capital Financing Costs	2	- 2	-	2	- 2	-	-	-	-
Total Expenditure	2,759	357	3,116	2,817	176	2,993	78	- 7	3,064
Income	- 1,301	- 340	- 1,641	- 1,310	36	- 1,274	- 10	35	- 1,249
Net Expenditure	1,458	**17**	1,475	1,507	**212**	1,719	68	**28**	1,815

Regeneration and High Streets Portfolio

Proposed Real Terms / Efficiency Variations

2026/27 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-74
Street naming / Land Charges		
Employees (including post transferred from Resources)	77	
Income	-28	49
Remove of reserve funding for post		46
Reduced utilities		-16
Reduced Business rates revaluation changes		-7
Prince of Wales market not operational		
Premises	-4	
Supplies and Services	-8	
Income	22	10
Rugeley market hall externally rented		
Premises	-4	
Supplies and Services	13	9
Development Control additional costs		
Staffing	122	
Supplies and Services	104	
Use of planning reserve	-226	0
Attendance at Ukreiff		6
Economic Development staffing		5
Building Control additional costs		
Staffing	120	
Supplies and Services	20	
Use of building control reserve	-140	0
New Local plan		
Supplies and Services	55	
Reserve funding	-55	0
Cannock market hall rates		-30
Cannock market shop rates		-29
Cannock shopping centre rates		17
Industrial sites rent income		-3
Town centre management rent income		33
Land charges		
Supplies and Services	-6	
Income	-4	-10
Shared service income		13
minor variations		-2
		17

2027/28 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-58
Street naming / Land Charges		
Employees (including post transferred from Resources)	80	
Income	-29	51
Remove of reserve funding for post		46
Reduced utilities		-15
Reduced Business rates revaluation changes		-9
Prince of Wales market not operational		
Premises	-4	
Supplies and Services	-13	
Income	22	5
Rugeley market hall externally rented		
Premises	-4	
Supplies and Services	13	9
Attendance at Ukreiff		6
Building Control additional costs		
Supplies and Services	15	
Use of building control reserve	-15	0
New Local plan		
Supplies and Services	234	
Reserve funding	-40	194
Cannock market hall rates		-31
Cannock market shop rates		-29
Industrial sites rent income		-3
Town centre management rent income		50
Land charges		
Supplies and Services	-6	
Income	-6	-12
Shared service income		10
minor variations		-2
		212

2027/28 to 2028/29 Change

	£'000	£'000
Real Term Variations		
Increase in pay and pension costs		10
Town centre management rent income		4
New Local plan		
Supplies and Services	-18	
Reserve funding	40	22
Building Control additional costs		
Supplies and Services	-1	
Use of building control reserve	1	0
Shared service income		-8
minor variations		0
		28

Resources and Transformation

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
1 Legal Services				
Supplies & Services		20,000	20,000	20,000
Third Party Payments	316,290	311,670	322,040	331,990
Total Expenditure	**316,290**	**331,670**	**342,040**	**351,990**
Income	(220,580)	(216,460)	(220,790)	(227,420)
Total Income	**(220,580)**	**(216,460)**	**(220,790)**	**(227,420)**
Legal Services Net Expenditure	**95,710**	**115,210**	**121,250**	**124,570**
2 Technology				
Supplies & Services	144,080	223,400	227,850	232,430
Third Party Payments	874,790	871,640	898,090	923,870
Total Expenditure	**1,018,870**	**1,095,040**	**1,125,940**	**1,156,300**
Income	(256,360)	(251,630)	(256,670)	(264,370)
Total Income	**(256,360)**	**(251,630)**	**(256,670)**	**(264,370)**
Technology Net Expenditure	**762,510**	**843,410**	**869,270**	**891,930**
3 Governance				
Employee Expenses	13,710	10,750	11,050	11,370
Supplies & Services	30,310	35,000	35,000	35,000
Total Expenditure	**44,020**	**45,750**	**46,050**	**46,370**
Income	(19,650)	(19,610)	(20,110)	(20,700)
Total Income	**(19,650)**	**(19,610)**	**(20,110)**	**(20,700)**
Governance Net Expenditure	**24,370**	**26,140**	**25,940**	**25,670**
4 Human Resources				
Third Party Payments	291,800	287,140	296,710	305,910
Total Expenditure	**291,800**	**287,140**	**296,710**	**305,910**
Income	(187,250)	(183,750)	(187,430)	(193,050)
Total Income	**(187,250)**	**(183,750)**	**(187,430)**	**(193,050)**
Human Resources Net Expenditure	**104,550**	**103,390**	**109,280**	**112,860**
5 Customer Services				
Employee Expenses	354,340	355,230	366,540	378,220
Supplies & Services	90,230	90,960	93,020	95,800
Third Party Payments	7,570	21,400	22,040	22,700
Total Expenditure	**452,140**	**467,590**	**481,600**	**496,720**
Income	(130,700)	(128,260)	(130,820)	(134,740)
Total Income	**(130,700)**	**(128,260)**	**(130,820)**	**(134,740)**
Customer Services Net Expenditure	**321,440**	**339,330**	**350,780**	**361,980**

Resources and Transformation

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
6 Corporate Services				
Employee Expenses	110,460	114,400	118,130	121,970
Supplies & Services	125,860	150,770	171,960	196,400
Total Expenditure	**236,320**	**265,170**	**290,090**	**318,370**
Income	(40,610)	(38,490)	(39,260)	(40,440)
Total Income	**(40,610)**	**(38,490)**	**(39,260)**	**(40,440)**
Corporate Services Net Expenditure	**195,710**	**226,680**	**250,830**	**277,930**
7 Communications				
Employee Expenses	319,490	310,530	321,100	331,620
Transport Related Expenditure	750	760	780	800
Supplies & Services	36,010	45,470	46,350	47,750
Total Expenditure	**356,250**	**356,760**	**368,230**	**380,170**
Income	(33,950)	(27,080)	(27,620)	(28,450)
Total Income	**(33,950)**	**(27,080)**	**(27,620)**	**(28,450)**
Communications Net Expenditure	**322,300**	**329,680**	**340,610**	**351,720**
8 Policy & Performance				
Employee Expenses	32,660	25,630	26,350	27,100
Supplies & Services	3,620	3,660	3,730	3,840
Total Expenditure	**36,280**	**29,290**	**30,080**	**30,940**
Policy & Performance Net Expenditure	**36,280**	**29,290**	**30,080**	**30,940**
9 Audit				
Employee Expenses	267,070	260,100	268,090	278,540
Transport Related Expenditure	60	60	60	60
Supplies & Services	36,020	43,710	44,680	45,980
Total Expenditure	**303,150**	**303,870**	**312,830**	**324,580**
Income	(133,170)	(132,590)	(135,820)	(139,790)
Total Income	**(133,170)**	**(132,590)**	**(135,820)**	**(139,790)**
Audit Net Expenditure	**169,980**	**171,280**	**177,010**	**184,790**
10 Risk				
Employee Expenses	197,910	196,710	202,780	209,020
Transport Related Expenditure	2,050	2,070	2,110	2,170
Supplies & Services	966,590	1,034,910	1,091,920	1,153,160
Total Expenditure	**1,166,550**	**1,233,690**	**1,296,810**	**1,364,350**
Income	(1,006,190)	(1,041,420)	(1,093,040)	(1,153,930)
Total Income	**(1,006,190)**	**(1,041,420)**	**(1,093,040)**	**(1,153,930)**
Risk Net Expenditure	**160,360**	**192,270**	**203,770**	**210,420**

Resources and Transformation

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
11 Customer Serv Mgmt (incl Social Alarms)				
Employee Expenses	36,360	28,530	29,340	30,170
Supplies & Services	10,200	10,510	10,830	11,160
Third Party Payments	14,560	15,140	15,590	16,060
Total Expenditure	**61,120**	**54,180**	**55,760**	**57,390**
Income	(30,970)	(30,850)	(31,470)	(32,410)
Total Income	**(30,970)**	**(30,850)**	**(31,470)**	**(32,410)**
Customer Serv Mgmt (incl Social Alarms) Net Expenditure	**30,150**	**23,330**	**24,290**	**24,980**
12 Taxation				
Employee Expenses	3,530,560	3,131,260	3,242,290	3,351,570
Transport Related Expenditure	10,400	10,500	10,710	11,030
Supplies & Services	593,350	646,980	624,200	628,000
Third Party Payments	15,600	42,790	44,080	45,400
Total Expenditure	**4,149,910**	**3,831,530**	**3,921,280**	**4,036,000**
Income	(2,852,420)	(2,499,620)	(2,540,780)	(2,593,630)
Total Income	**(2,852,420)**	**(2,499,620)**	**(2,540,780)**	**(2,593,630)**
Taxation Net Expenditure	**1,297,490**	**1,331,910**	**1,380,500**	**1,442,370**
13 Finance				
Employee Expenses	1,513,860	1,489,550	1,530,380	1,582,140
Transport Related Expenditure	2,040	2,050	2,090	2,150
Supplies & Services	148,250	216,360	214,360	220,890
Total Expenditure	**1,664,150**	**1,707,960**	**1,746,830**	**1,805,180**
Income	(1,197,750)	(1,215,030)	(1,241,960)	(1,282,580)
Total Income	**(1,197,750)**	**(1,215,030)**	**(1,241,960)**	**(1,282,580)**
Finance Net Expenditure	**466,400**	**492,930**	**504,870**	**522,600**
14 Corporate Management				
Supplies & Services	312,140	353,960	372,200	392,860
Total Expenditure	**312,140**	**353,960**	**372,200**	**392,860**
Income	(59,670)	(58,720)	(59,730)	(61,520)
Total Income	**(59,670)**	**(58,720)**	**(59,730)**	**(61,520)**
Corporate Management Net Expenditure	**252,470**	**295,240**	**312,470**	**331,340**
15 Non Distributed Costs				
Employee Expenses	317,550	320,000	326,660	336,460
Total Expenditure	**317,550**	**320,000**	**326,660**	**336,460**
Income	(44,170)	(45,050)	(45,950)	(47,330)
Total Income	**(44,170)**	**(45,050)**	**(45,950)**	**(47,330)**
Non Distributed Costs Net Expenditure	**273,380**	**274,950**	**280,710**	**289,130**

Resources and Transformation

	Outturn 2025-2026 £	Budget 2026-2027 £	Budget 2027-2028 £	Budget 2028-2029 £
16 Excluded Items				
Employee Expenses	17,140	(16,300)	(15,230)	(14,130)
Supplies & Services	(49,980)	(100,000)	(100,000)	(100,000)
Total Expenditure	**(32,840)**	**(116,300)**	**(115,230)**	**(114,130)**
Income	(967,660)	(949,600)	(968,590)	(997,650)
Total Income	**(967,660)**	**(949,600)**	**(968,590)**	**(997,650)**
Excluded Items Net Expenditure	**(1,000,500)**	**(1,065,900)**	**(1,083,820)**	**(1,111,780)**
17 Democratic Services				
Employee Expenses	171,080	199,000	206,740	213,250
Supplies & Services	1,060	37,090	1,120	1,160
Total Expenditure	**172,140**	**236,090**	**207,860**	**214,410**
Democratic Services Net Expenditure	**172,140**	**236,090**	**207,860**	**214,410**
18 Elections				
Employee Expenses	169,330	213,890	219,920	226,700
Premises Related Expenditure	520	4,590	4,680	4,820
Transport Related Expenditure	150	250	250	260
Supplies & Services	73,090	110,990	113,400	116,820
Total Expenditure	**243,090**	**329,720**	**338,250**	**348,600**
Income	(1,290)	(1,320)	(1,350)	(1,390)
Total Income	**(1,290)**	**(1,320)**	**(1,350)**	**(1,390)**
Elections Net Expenditure	**241,800**	**328,400**	**336,900**	**347,210**
19 Benefit Payments				
Transfer Payments	16,103,490	16,592,590	17,096,370	17,615,260
Total Expenditure	**16,103,490**	**16,592,590**	**17,096,370**	**17,615,260**
Income	(15,815,430)	(16,289,890)	(16,778,590)	(17,281,940)
Total Income	**(15,815,430)**	**(16,289,890)**	**(16,778,590)**	**(17,281,940)**
Benefit Payments Net Expenditure	**288,060**	**302,700**	**317,780**	**333,320**
Resources and Transformation Net Expenditure	**4,214,600**	**4,596,330**	**4,760,380**	**4,966,390**

Resources and Transformation Portfolio

Variation Statement 2026/2027 to 2028/2029

	2026/2027 Indicative	Real Terms / Efficiency Variations	2026/2027 Budget	2027/2028 Indicative	Real Terms / Efficiency Variations	2027/2028 Budget	Inflation	Real Terms / Efficiency Variations	2028/2029 Budget
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Employee Costs	7,022	- 383	6,639	7,182	- 328	6,854	194	36	7,084
Premises Related Costs	5	- 1	4	5	-	5	-	-	5
Transport Related Costs	19	- 3	16	20	- 4	16	-	-	16
Supplies and Services	2,488	436	2,924	2,569	402	2,971	77	53	3,101
Third Party Payments	1,558	- 8	1,550	1,592	6	1,598	48	-	1,646
Transfer Payments	16,532	60	16,592	16,867	229	17,096	519	-	17,615
Total Expenditure	27,624	101	27,725	28,235	305	28,540	838	89	29,467
Income	- 23,385	256	- 23,129	- 23,881	101	- 23,780	- 692	- 29	- 24,501
Net Expenditure	4,239	**357**	4,596	4,354	**406**	4,760	146	**60**	4,966

Resources and Transformation Portfolio

Proposed Real Terms / Efficiency Variations

2026/27 Change

	£'000	£'000
Superannuation contribution changes		-256
Reduced HRA recharges reflecting superannuation changes		86
Transfer of post to Regeneration and High Streets portfolio		-56
Staffing variations		27
Housing benefits review of spend		
Expenditure	358	
Income	- 185	173
Rent rebates - review of spend		
Expenditure	-297	
Income	297	-
Shared services		
Expenditure	-49	
Income	91	42
Budget balances		
Staffing	-69	
General reduced spend	-100	
Shared service saving remove	200	31
Insurance premiums		
Expenditure	29	
Income	2	31
Shared service Netcall costs		41
Audit fees		3
Bank charges		11
Legal contract staff		20
Community governance review		36
Technology		
Telephone reduced cost	-32	
Supplies and services	-9	
Cyber security	25	
Device refresh	50	34
Finance additional system costs		
Expenditure	71	
Income	-37	34
Reduced pension recharges		-13
Reduced Archiving budgets		-15
Taxation review of budgets		
Expenditure	39	
Income	-3	36
Valuation of Councils assets		24
Postages		61
minor variations		7
		357

2027/28 Change

	£'000	£'000
Real Term Variations		
Superannuation contribution changes		-200
Reduced HRA recharges reflecting superannuation changes		88
Transfer of post to Regeneration and High Streets portfolio		-57
Staffing variations		28
Housing benefits review of spend		
Expenditure	456	
Income	- 275	181
Rent rebates - review of spend		
Expenditure	-227	
Income	227	-
Shared services		
Expenditure	-36	
Income	79	43
Budget balances		
Staffing	-69	
General reduced spend	-100	
Shared service saving remove	200	31
Insurance premiums		
Expenditure	38	
Income	2	40
Shared service Netcall costs		42
Audit fees		5
Bank charges		21
Legal contract staff		20
Technology		
Telephone reduced cost	-33	
Supplies and services	-8	
Cyber security	25	
Device refresh	50	34
Finance additional system costs		
Expenditure	66	
Income	-35	31
Reduced pension recharges		-13
Reduced Archiving budgets		-16
Taxation review of budgets		
Expenditure	5	
Income	11	16
Valuation of Councils assets		24
Postages		80
minor variations		8
		406

2027/28 to 2028/29 Change

	£'000	£'000
Real Term Variations		
Pay and pension charges		37
Shared services		
Expenditure	-1	
Income	-1	-2
Insurance premiums		
Expenditure	30	
Income	-28	2
Bank charges		9
Postages		19
minor variations		-5
		60

Item No. 6.52

Appendix 2

General Fund and Section 106 Capital Budgets 2025-26 to 2028-29

	2025/26 Revised £'000	2026/27 £'000	2027/28 £'000	2028/29 £'000	Approved £'000
RESOURCES & TRANSFORMATION					
Revenues and Benefits Computer Systems	-	40	-	-	-
Total Resources & Transformation	**-**	**40**	**-**	**-**	**-**
ENVIRONMENT & CLIMATE CHANGE					
Wheelie Bin Replacement	77	80	80	80	-
Food Waste	1,035	-	-	-	-
Countryside Vehicles	-	128	-	-	-
Total Environment & Climate Change	**1,112**	**208**	**80**	**80**	**-**
COMMUNITY WELLBEING					
Disabled Facilities Grants	1,300	2,306	1,146	1,146	-
RLC Solar Panels	1	-	-	-	-
CCLC Solar Panels	145	-	-	-	-
RLC investment	-	418	-	-	-
Cannock Park Golf Course	-	400	-	-	-
CCLC Investment	-	1,488	-	-	-
CCLC Fit Out	-	403	-	-	-
RLC Fit Out	-	174	-	-	-
CCLC Bid Investment	-	413	-	-	102
RLC Bid Investment	-	349	-	-	52
Cannock Park Golf Bid Investment	-	18	-	-	-
Fives Pavillion Bid Investment	-	22	-	-	-
Total Community Wellbeing	**1,446**	**5,991**	**1,146**	**1,146**	**154**
PARKS, CULTURE & HERITAGE					
Additional Cemetery Provision	16	-	-	-	-
Stile Cop Cemetery Modular build	78	-	-	-	-
Hednesford Park Improvements (part s106 funding)	-	-	-	-	174
Stadium Development (Phase 2)	19	-	-	-	-
Relocation Arthur Street Play Area (s106)	-	-	-	-	3
Laburnum Avenue MUGA Phase 1	65	-	-	-	-
Heath Hayes Park/Pitch Refurbishment	183	480	-	-	-
Cannock East (CIL)	-	-	-	-	122
Replacement Vehicles Parks and Open Spaces	26	-	-	-	-
Cannock Park Phase 1	449	-	-	-	-
Tree System	41	-	-	-	-
Grounds machinery	113	-	-	-	-
Streetcleansing Vehicles	-	535	-	-	-
Grounds Vehicles	-	164	-	-	-
Parks Vehicles	-	171	-	-	-
Cemeteries Vehicles	-	32	-	-	-
Tree Vehicles	-	65	-	-	-
Total Parks, Culture & Heritage	**990**	**1,447**	**-**	**-**	**299**

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Appendix 2 continued

General Fund and Section 106 Capital Budgets 2025-26 to 2028-29

	2025/26 Revised £'000	2026/27 £'000	2027/28 £'000	2028/29 £'000	Approved £'000
REGENERATION & HIGH STREETS					
Levelling Up Fund	3,600	10,328	-	-	6,615
UK Shared Prosperity Fund	214	-	-	-	-
Lets Grow Grants	29	-	-	-	-
Anglesey Bridge & Rawnsley Woods Bridge	-	-	-	-	42
Chadsmoor Infant & Nurs Modular build (CIL)	-	-	-	-	127
Five Ways Primary Modular build (CIL)	160	-	-	-	-
Etching Hill CE Primary Modular build (CIL)	175	-	-	-	-
John Bamford Primary Modular build (CIL)	-	-	-	-	173
Rugeley Train Station Access (CIL)	-	-	-	-	162
Total Regeneration & High Streets	**4,178**	**10,328**	**-**	**-**	**7,119**
TOTAL CAPITAL PROGRAMME	**7,726**	**18,014**	**1,226**	**1,226**	**7,572**

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Appendix 3

Other General Fund Earmarked Reserves

	31/03/2026	31/03/2027	31/03/2028	31/03/2029
Revenue	£'000	£'000	£'000	£'000
Building Maintenance Reserve	852	852	852	826
Bond	281	281	281	281
Budget Support	1,020	1,115	1,225	1,375
Contingency	190	190	190	190
Corporate	261	505	346	187
Partner	93	93	93	93
Ring fenced	141	141	141	141
Service Grant	42	42	42	42
Shared Services	666	526	511	497
Other	3,596	3,244	3,277	3,281
Donations	6	6	6	6
Local Government Reorganisation	200	200	200	200
Town Council	100	100	100	100
Grants	2,171	2,072	1,984	1,801
Trading	367	367	367	329
Section 106	2,045	1,994	1,969	1,937
Sub Total	**12,031**	**11,728**	**11,584**	**11,286**
Capital				
Capital	786	786	735	735
CIL	1,994	1,514	1,514	930
RCCO	5,876	1,096	1,096	942
Earmarked	1,226	1,242	1,257	1,273
Sub Total	**9,882**	**4,638**	**4,602**	**3,880**
Grand Total	**21,913**	**16,366**	**16,186**	**15,166**

Item No. 6.55

Appendix 4

Band Equivalents

Parish	Tax Base Post LCTS 2026-27
Brereton and Ravenhill	1,950.71
Bridgtown	628.75
Brindley Heath	252.73
Cannock Wood	394.84
Heath Hayes and Wimblebury	3,970.98
Hednesford	5,909.58
Norton Canes	2,663.37
Rugeley	5,257.37
Unparished	8,832.93
Subtotal	**29,861.26**
MOD Class O	1.70
Total	**29,862.96**

Item No. 6.56

Appendix 5

Report of the Chief Finance Officer on the Robustness of the Budget Estimates and the Adequacy of the Council's Reserves

Introduction

Section 25 of the Local Government Act 2003 places a duty on the Chief Financial Officer (or Section 151 Officer, the Head of Finance) to make a report to the Council on the robustness of budget estimates and the adequacy of the Council's reserves. The Council must have regard to this report when making its decisions about budgets and council tax for the forthcoming year. This is because the Council is setting the council tax before the commencement of the year and cannot increase it during the year. An understanding of the risks of increased expenditure during the year in terms of likelihood and impact is therefore important.

Robustness of Budget Estimates

The Council's budget estimates for 2026-27, including the forecast outturn for 2025-26, have been prepared by appropriately qualified and experienced staff in consultation with Leadership Team. Budgets have been discussed and fully managed by the Leadership Team.

The budget for 2026-27 has been constructed based upon the maintenance of existing level of service, adjusted for known changes in 2025-26. It is considered to accurately reflect likely expenditure in 2026-27, being based on historic information, experience of expenditure in previous years and latest projections where appropriate.

The indicative budgets for 2027-28 and 2028-29 are similarly based upon the best information available at this moment in time.

The full risk assessment of the Council's Budget 2026-27 has been carried out and is included in **APPENDIX 6**.

The impact of the National Living Wage has been incorporated into the budget. Allowance has also been made for staff incremental progression. Sufficient provision has been built in for current employer pension contributions, in line with the 2026 actuarial valuation.

Inflation on contractor costs has been allowed based on the projected retail/ consumer prices index increases and on energy budgets based on anticipated tariffs as well as specific reviews of particularly high value contracts such as the Waste contract. Any differential inflationary uplift as required by contracts has been reflected.

Some fees and charges are budgeted to increase in 2026. Given the demand-led nature of some of the more significant income budgets such as development control and land charges, prudent but realistic assumptions have been made about estimated income. Major sources of income will continue to be closely monitored throughout the year with a view to protecting overall income to the Council as far as possible.

Investment income of £1.579m has been included within 2026-27 budgets. This has been based on current projections of bank rate and cash balances. Prudent assumptions about cash flow have been made and the advice of the Council's treasury management consultants has been taken into account in determining the average rate of return.

No specific contingency budget is provided in 2026-27 as it is considered that the Council's overall revenue balances are sufficient to act as an overall contingency (see below). However, robust budget monitoring arrangements, including Business Rates monitoring, are in place and will continue throughout the year.

Significant expenditure and income budgets will be monitored closely during the year. Any projected variances will be addressed in a timely manner.

The Council has a Risk Management Strategy and has identified its key strategic risks. Significant financial risks will be managed appropriately. In addition, some financial risks will be mitigated by the Council's insurance arrangements.

I can therefore confirm that the budget estimates as presented are robust.

Adequacy of the Council's Reserves

The Chartered Institute of Public Finance and Accountancy (CIPFA) has issued guidance on local authority reserves and balances. It sets out three main purposes for which reserves are held:

- A working balance to help cushion the impact of uneven cash flows and avoid unnecessary temporary borrowing.
- A contingency to cushion the impact of unexpected events or emergencies.
- A means of building up funds to meet known or predicted liabilities, known as earmarked reserves.

The Council is projected to hold total General Fund reserves of £16.366m at 31 March 2027, £16.186m at 31 March 2028 and 15.166m at 31 March 2029. This includes S106 amounts of £1.994m at 31 March 2027, £1.969m at 31 March 2028 and £1.937m at 31 March 2029.

The Council also has a planned four-year capital programme which is financially sustainable based on current capital resources and a prudent assessment of future capital resources. The financial strategy includes the use of unallocated reserves to supplement capital resources and mitigate any borrowing requirement; nevertheless, Prudential Borrowing to finance the Council's capital programme will be used where there is a robust business case.

The Council has set a policy of a minimum level of general reserves of £1 million. The Budget for 2026-27 has been constructed on the basis that there will be a level of general reserves in excess of £1 million.

I can therefore confirm that the Council's reserves are adequate.

Chris Forrester Deputy Chief Executive (Resources) and S151 Officer

Item No. 6.58

Appendix 6

Working Balance - Financial Risks Facing the Authority

Risk	Level of risk	Explanation of risk / justification for cover
Inflation	Medium	Inflation has been included in the Financial Plan in accordance with Government policy.
Investment interest	Medium	The amount earned depends on the prevailing interest rates and the level of cash balances held. Prudent assumptions have been made.
Major income sources:		
Planning fees	Medium	Dependent on economic conditions.
Land charges fees	Low	Dependent on the housing market / basis of determining recoverable expenses/ proposed transfer to Land Registry.
Car parking	Medium	Certain amount of volatility based on demand.
Licensing services	Low	Licensing income dependent on renewals.
Bereavement services	Low	Some risk as it is a source of income.
• **Spending pressures:**		
Waste and recycling	Medium	There is uncertainty with regards to waste and recycling moving forwards. The introduction of food waste collection has a significant potential impact on council budgets which is unclear at present.
Levelling Up	High	The LUF scheme represents a major investment over a number of years with substantial Council contributions. It therefore represents a major financial risk.
• **Funding Sources:**		
Volatility in Business Rates	High	The Council will be exposed to volatility or reduction in its business rates due to the failure or temporary closure of a key businesses and successful backdated appeals against Rateable Values. Greater control of Business Rates gives councils greater freedoms and removes dependency on central funding, but it passes on a greater risk to core funding if Business Rates income falls.

Risk	Level of risk	Explanation of risk / justification for cover
• **Local Government Reorganisation:**		
Recruitment	High	The plans by central government to effectively end the current local government structures and replace them with new much larger councils will have major impacts on the sector. The council was already experiencing difficulties with recruitment and retention but this move will create even more difficulty in the sector as people are less likely to be willing to join organisations which are planned to be wound up. This is in turn likely to result in higher use of consultants/agency staff to fill vacancies and increase costs. It may also harm the retention of staff as they look to move to roles with greater long term certainty in other organisations or sectors.
Enacting the changes	High	The move to new local government structures will require large amounts of investment, both staffing time and financial investment.

Item No. 6.60

Appendix 7

Approved Heads of Service budget requests

Authority Area	Request for	Justification	Total Amount requested	26/27	27/28	28/29	29/30
			£000	£000	£000	£000	£000
Housing	Housing strategy		30.00	30.00			
Community Safety	ASB post	Duty to perform function but no capacity grade F	129.00	43.00	43.00	43.00	
Strategic housing	2 Housing options officers		279.00	93.00	93.00	93.00	
Strategic housing	2 Tenancy sustainment officers	Currently funded by grant	279.00	93.00	93.00	93.00	
Strategic housing	Strategic delivery temporary accommodation		50.00	50.00			
Community Safety	Cost of domestic homicide reviews		22.50	7.50	7.50	7.50	
Leisure	Agency support capital projects	agency support 31 weeks at £2,875 per week	89.00	89.00			
Culture	Museum outreach		135.00	45.00	45.00	45.00	

Authority Area	Request for	Justification	Total Amount requested	26/27	27/28	28/29	29/30
			£000	£000	£000	£000	£000
Economic Dev	Agency programme manager to complete returns post UKSPF ending	UKSPF grant cannot be spent past 31/03/26 but final returns are not capable of being completed until early May 2026	5.40	5.40			
Economic Dev	Ukreiff	Attendance already indicated for UKREiiF 2026 event.	18.00	6.00	6.00	6.00	
Planning	Retain Terraquest for Validation support	External support to validate planning applications. Potential headroom in budget to accommodate some of this - TBC	24.00	24.00			
Planning	Principal Planner (Agency)	To service PPA and pre-apps. Anticipate that this would be funded from additional income secured through PPA Agreements and income from large scale major applications. Currently servicing 3 PPA's with 2 more in the pipeline. Outline applications will be followed by reserved matters applications requiring continued support.	122.00	122.00			
Planning	Planning Enforcement	Contingency in case vacant post cannot be recruited to.	55.00	55.00			

Authority Area	Request for	Justification	Total Amount requested	26/27	27/28	28/29	29/30
			£000	£000	£000	£000	£000
Planning	Direct Action	To deal with problem enforcement cases where legal action has not secured the required improvement. Funding would allow the Council to pursue action through Section 215 of the T&CP Act and commission contractors to secure improvement and potentially recover costs through a land charge.	25.00	25.00			
Planning Policy	Local Plan		555.19	-	193.86	216.33	145.00
Legal	Contracts locum agency	Increase in contract volumes reduced waiting times	60.00	20.00	20.00	20.00	
Democratic	community governance review - Chadsmoor		36.00	36.00			
Technology	Cyber security		75.00	25.00	25.00	25.00	
Technology	Device refresh		150.00	50.00	50.00	50.00	

Authority Area	**Request for**	**Justification**	**Total Amount requested**	**26/27**	**27/28**	**28/29**	**29/30**
			£000	£000	£000	£000	£000
Tree maintenance	Additional post safety inspection works		60.00	60.00			
Cemetery	Drainage Cannock Chase		70.00	70.00			
Bus shelters	Bus Shelter maintenance	councillors raising issues with regard to state of Bus Shelters	30.00	10.00	10.00	10.00	
Corporate Assets	Essential Planned Works for Corporate Buildings	Building Condition Surveys - works identified to be prioritised.	60.00	20.00	20.00	20.00	
Corporate Assets	Insurance valuations	Required for Insurance Purposes	30.00	10.00	10.00	10.00	
Building Control	Principal & Senior BCS posts	cover staff vacancies and backlog	120.00	120.00			
Building Control	Software Improvement	Increased efficiency and remote working integration	49.00	20.00	15.00	14.00	
Streetscene	Vehicles		870.00	870.00			
Natural environment	Vehicles		225.00	225.00			
			3,653.09	**2,223.90**	**631.36**	**652.83**	**145.00**

Item No. 7.1

Rent Setting 2026/27

Committee: Cabinet

Date of Meeting: 29 January 2026

Report of: Head of Housing and Corporate Assets

Portfolio: Housing and Corporate Assets

1 Purpose of Report

1.1 To present a new Rent Setting Policy 2026-2027 following confirmation in the Chancellor's autumn statement in November 2025 of a 10-year rent settlement agreement for social housing sector and Social Rent Convergence.

2 Recommendations

2.1 That the Housing Rent Setting Policy as set out in Appendix 1 is agreed and implemented with effect from 06 April 2026.

2.2 That the Head of Housing and Corporate Asset, after consultation with the relevant Portfolio Holder, be given delegated authority to make updates and changes to this policy, including any increases in rent, as lawfully allowed by and arising from government planned rent convergence announcement in January 2026.

Reasons for Recommendations

2.3 The proposed Policy will support the Council in maintaining compliance with both current and emerging legislation, including the Rent Standard, Social Housing Regulation Act, and revised Consumer Standards—and will enable the continued delivery statutory landlord services. This is particularly vital in a climate of increasing demand, financial pressure, and regulatory reform, where the Council must demonstrate resilience, transparency, and a commitment to safe, high-quality housing.

3 Key Issues

3.1 It is proposed that this report seeks to confirm that the Council will follow the social rent policy set by the Government.

4 Relationship to Corporate Priorities

4.1 This report supports the Council's Corporate Priorities as follows:

(i) **The Community** - setting affordable rent that promotes independent living, recognizing the importance of budgeting and offering help to tenants who may struggle with paying their rent.

(ii) **Responsible Council** - by ensuring we are financially resilient and improving the Council's social housing stock.

5 Report Detail

5.1 The Council retains its own housing stock of social rented and affordable housing, for those that need it, and is considered a Registered Provider and Landlord of Social Housing. It currently owns and manages approximately 4,987 general needs including 92 sheltered housing dwellings. In addition to this it owns and manages an additional 301 leasehold dwellings.

5.2 All properties are managed by the Councils Housing service and funded through the Housing Revenue Account (HRA), for which rents are charged, and this is regulated by the Regulator of Social Housing (RSH). Changes to rents charged to social housing tenants is governed by the Rent Standard and the Rent Standard Guidance, outlined by the RSH. In addition, the Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations 2016 must also be applied.

5.3 The Council is required to maintain a self-financing Housing Revenue Account (HRA), which is a ring-fenced account separate to the General Fund and is a record of all revenue expenditure and income relating to the authority's own housing stock. It is the responsibility of all Councils with an HRA to set a balanced budget and make provision for adequate resources to invest in council properties. This ensures tenants safety and that they are living in properties that meet a decent home standard including energy efficiency which will support tenants with the cost of living.

5.4 The Council regularly reviews and updates the HRA business plan with the aim to produce a self-financed and balanced budget position that delivers the key objectives. Rental income from Council properties is essential in supporting a wide range of housing services. It pays for the management, maintenance, and improvement of Council houses. Maximising rental income is key to continuing to provide high quality housing and related Services.

5.5 Further demands on the HRA recently introduced by the Social Housing (Regulation) Act 2023 and the Building Safety Act 2022, the Government implementation of enhanced requirements thorough Awaab's Law in October 2025 and pending revised Decent Homes Standard and Minimum Energy Efficiency Standard (MEES) which will further impact the Council's ability to meet regulatory requirements and achieve a balanced HRA.

5.6 Since the 2012 self-financing regime several legislative changes have impacted on HRA finances, the most significant of which has been the Welfare Reform and Work Act 2016. This put in place a 1% annual rent reduction over a four-year period. Following the implementation of rent reductions, The Regulator of Social Housing set a new Rent Standard effective from 1 April 2020, setting out that social housing rent could increase but would be limited to the September Consumer Price Index (CPI) plus 1% for five years. However, due to high inflation in September 2022, the increase for 23/24 was capped at 7% from 11.1%, reducing the rent that the Council could charge by 4.1%. Whilst rents were capped, the cost of providing services continued to rise at the rate of inflation. However, formula rent for properties that were relet was kept at 11.1%.

5.7 For 2024/25, the rent policy reverted to CPI plus 1% and the September 2024 CPI was only 1.7%, significantly lower than forecasted. This reduction impacted projected rent levels within the HRA Business Plan and was a key factor in the

challenge of balancing the HRA while meeting regulatory requirements. Despite the lower CPI, expenditure on building safety, energy efficiency, voids, and repairs has continued to rise. Demand for repairs has also increased, and when factoring in the implications of Awaab's Law and wider building safety reforms, the pressure on the HRA has intensified, further complicating efforts to maintain a balanced budget.

5.8 This year the rate of inflation at the end of September 2025 was 3.8% which means a proposed uplift of 4.8%. This report sets out the approach to the annual rent and inflationary uplift for council tenants for the 2026/27 budget year. This complies with the requirements of the Rent Standard set by the Regulator of Social Housing.

5.9 Formula rent refers to the formula that is used to calculate rent that may be charged for a given property when it is let to a new tenant. Formula rent is based on the property value from valuations in 1999, the number of bedrooms and national and average earnings. The aim of formula-based rent approach is to ensure that similar rents are charged for similar social rent properties which is calculated based on the relative value of the property, relative local income levels, and the size of the property.

5.10 The current Government has set out a new ten-year rent settlement of September CPI plus 1% to help social landlords budget more effectively but the Local Government Association warns this may still leave Councils with an estimated £7B shortfall. The Government undertook a rent policy consultation early this year and received clear feedback that the level of investment in new and existing social housing is needed.

5.11 Rent convergence was a mechanism originally introduced in 2002 but ended in 2015. Reintroducing convergence would allow social rent properties that are currently below 'formula rent' to increase by an additional amount each year, over and above the CPI+1% limit, until current rents 'converge' with formula rent. The rent convergence that the Government may announce in January 2026 could be £1 or £2 per week.

5.12 The Council currently has over circa 4,800 tenancies below formula rent and it is projected that it will take over 18 years based on a £1 per week increase for rents to be fully converged or 9 years at £2 per week additional rent. In 2026/27 Housing Services are planning to start de-pooling service charge elements of the gross rent for tenants, reviewing the current garage rent charges and services that are free to tenants. The Council will also be looking at rent flexibility as part of the HRA 30-year plan. Rent flexibility will enable the Council to respond to local financial and housing pressures.

5.13 Under the updated Rent Standard, local authorities may apply discretionary uplifts of up to 5% above formula rent for general needs housing and up to 10% for supported housing. This flexibility will be embedded within the Council's Rent approved framework to support the financial viability of the HRA amid rising cost pressures and regulatory reform. Rent flexibility is seen by Government as a necessary tool that enables social landlords to respond to increasing service and financial demands.

5.14 The Council's rent setting policy for 2026 will be unchanged from January 2025 report is attached as Appendix 1. This proposes that:

I. The Council's existing stock is let at social housing rents.

II. New build and newly acquired properties are let at affordable housing rents which are equivalent to social housing rents. (As agreed by Cabinet on 17 April 2014).

III. Market rents are not charged for tenants with high income.

IV. Rents are reviewed annually with any resultant increase not exceeding the government defined cap.

V. The rents of vacant properties are increased (where necessary) to formula capped rents on re-letting.

5.15 The Council is seeking approval for a CPI 3.8% plus 1% rent increase in 2025-26. This increase in rent will allow continued investment in the existing HRA stock, services and new build properties to increase the stock held by the HRA. The increase will also help to ensure the maintenance of a minimum level of working balances and to deliver the refreshed Capital programme.

5.16 It should be noted that the Council's average rent level is lower than most social landlords operating in the Cannock area and throughout Staffordshire (Appendix 3). If we do not increase the rent in 2026/27, in line with Rent Setting Policy, the HRA will not have sufficient funds to invest in its stock holdings.

5.17 Housing Benefit and the Universal Credit housing element of ('HB/UCHE') helps those on low incomes to pay their rent. For social housing tenants, the maximum amount of HB/UCHE is based on actual rents, as opposed to the private rented sector where the maximum is set by the Local Housing Allowance. The maximum amount of HB/UCHE is then subject to deductions, for the Spare Room Subsidy (bedroom tax) and the benefit cap (on the maximum welfare benefit allowed). Further support is available through Discretionary Housing Payments, which are administered by the Housing Benefit Section.

5.18 Council is committed to ensuring that social housing remains genuinely affordable for all residents and will confirm the rent set when the property is advertised through the choice-based lettings process to ensure that charges are affordable to prospective tenants at the bidding stage. The Housing Team provides a breadth of tenancy support, In-house Tenancy Sustainment Service, sign posting to local Welfare and Debt Advisors and Citizens Advice referrals to support tenants that may need additional help to meet their rent obligations.

5.19 A consultation process on the pending rent increases has been carried out with tenants before the annual report to Cabinet. This is good practice used by other social landlords who have been subject to previous rent regulatory scrutiny. It is also an ideal opportunity to encourage tenants' engagement before the start of the financial year. The consultation started on 14 November 2025 and ended on 05 January 2026 and there was no comments and responses.

5.20 In 2026 the Housing Team plan to undertake a wider tenants consultation process seeking tenants' opinions and their view on spending priorities over the next 3 years.

6 Implications

6.1 Financial

The income which will be generated from the rents has been included within the budgets for Housing Revenue Account for the period 2026-27 to 2028-29. The budget for 2026-27 has been based on September 2025 CPI 3.8% plus 1%, a 4.8% increase for HRA properties.

6.2 Legal

The Local Government and Housing Act 1989 requires the Council to maintain a ring-fenced account for its housing stock income and expenditure, known as the HRA. Section 24 Housing Act 1985 gives the power for Local Housing Authorities to review its rents and to make such reasonable charges as it determines for the tenancy or occupation of its properties, provided due regard is given to any relevant standards set for them under s.193 Housing & Regeneration Act 2008. The Rent Standard applies to low-cost rental accommodation as defined by s.69 of the 2008 Act. The lawfulness or otherwise of a Local Housing Authority's policy on rents may be challenged by way of Judicial Review.

The Council must set rents and service charges in accordance with the government's Policy Statement on Rents for Social Housing and the regulator's current Rent Standard. Failure to set rents correctly can lead to over-charging tenants and calls into question a landlord's system of internal controls and assurance, as well as damaging the Council's reputation.

6.3 Human Resources

None.

6.4 Risk Management

Governance should ensure that there is adequate assurance on the quality of organisation's internal controls on rents, and that these continue to meet any changes to the rent setting regime. The HRA budget reports for 2026/17 includes the risk implications.

6.5 Equalities and Diversity

The draft budget reflects a continuation of current policies and the maintenance of existing service provision throughout the budget period.

6.6 Health

None.

6.7 Climate Change

Where possible climate change will be considered when making capital investments.

7 Appendices

Appendix 1: Rent Setting Policy 2026

Appendix 2: Table of rent increase from 2001

Appendix 3: Social rent comparison with local landlords

8 Previous Consideration

Rent Setting Policy	Cabinet	26 January 2023
Rent Setting Policy	Cabinet	01 February 2024
Rent Setting Policy	Cabinet	30 January 2025

9 Background Papers

Policy Statement on Rents for Social Housing 2025

The Direction on the Rent Standard- 2025

Rent Standard - April 2020

2025-26 Limit on annual rent increases guidance

Rent guidance applicable from 1 April 2025

Autumn Statement 2025

Contact Officer: Howard Campbell

Telephone Number: 01543 464499

Report Track: Cabinet: 11/02/26.

Key Decision: Yes

Item No. 7.7

Appendix 1

Rent Setting Policy 2026

Link to other Cannock Policies:

Allocation Policy

Income Collection Policy

Void Operational Policy

Information for tenants:

Offer letters.

Tenancy agreements

Welcome pack.

Annual rent increase letter

Council's website

External Information:

Policy Statement on Rents for Social Housing 2022

Rent_Direction.pdf 2025

Rent Standard 2020 - GOV.UK- April 2020

Limit on annual rent increases 2023-24

Autumn Statement 2025

Introduction

This policy outlines how Cannock Chase Council sets its rents as defined by the Rent Standard Guidance. It will include details of the initial rent calculation and how this will be reviewed annually.

The rents charge covers the costs of managing and maintaining homes together with certain categories of repairs that are carried out in a cyclical programme (e.g., gas servicing) and major improvements carried out through long-term programmes to improve its homes.

This policy meets the requirements of the Regulator, set out in the Rent Standard and Rent Standard Guidance that applies from April 2020, for 2026/27 all rent charged will increase by 4.8%. Also Rent Convergence with commenced in 2026 and will be set by the Government in January 2026.

Policy statement

Cannock Chase Council charges rents in accordance with the Government's direction to the Regulator, the Rent Standard Guidance.

Social Housing Rents

The Council's existing stock will be let at Social Housing Rents calculated in accordance with the nationally prescribed formula as set out in "Policy statement on rents for social housing".

The basis for formula rents for Cannock Chase Council is:

-Average rent in April 2000 £54.62

-Average earnings in Staffordshire £296.10

-National average earnings £316.40

-Bedroom weight- based on size of property

-National average property value in January 1999 £49,750

Rents are then calculated by:

- 30% of a property's rent is based on relative property values-
- 70% of a property's rent is based on relative local earnings.
- a bedroom factor is applied so that, other things being equal, smaller properties have lower rents.

Affordable Rents/ New Builds.

New build and newly acquired properties will be let at affordable housing rents which are equivalent to Social Housing Rents. Newly built properties rent's will be based on the size of the property and the formula rent calculation for social housing properties.

Rents for Social Tenants with High Incomes

Market rents will not be charged for any tenants.

Rent Reviews

Rents will be reviewed annually as part of the Housing Revenue Account Budget process. Any resultant rent increase will not exceed the Government Consumer Price Index plus percentage increase, and all rent charge will be subject to Rent Standard Guidance.

Rent Year

Rents are usually charged over a 52-week rent year as 06 April 2026, however some years there will an extra weeks' rent charged.

Vacant Properties

Where the actual rent of a vacant property is below the formula rent, the rent will be increased to the formula rent level when the property is relet.

Property Revaluations

The property value of the rent formula may be reviewed in respect of properties where major improvement works have significantly increased the value.

Equality Impact Assessment

We will ensure that the service is delivered in a fair and accessible way to all our customers regardless of; gender, race, ethnic, religion or sexual orientation, and due regard will be given to the Council's Public Sector Equality Duty. For monitoring purposes, the Council includes Income Management within its performance report and monitor the household and rent charge in conduct through the housing management system.

Table 1: Formula rent inflation

Year	Inflation	Additional	Total
2001-02	3.30%	1.00%	4.30%
2002-03	1.70%	0.50%	2.20%
2003-04	1.70%	0.50%	2.20%
2004-05	2.80%	0.50%	3.30%
2005-06	3.10%	0.50%	3.60%
2006-07	2.70%	0.50%	3.20%
2007-08	3.60%	0.50%	4.10%
2008-09	3.90%	0.50%	4.40%
2009-10	5.00%	0.50%	5.50%
2010-11	-1.40%	0.50%	-0.90%
2011-12	4.60%	0.50%	5.10%
2012-13	5.60%	0.50%	6.10%
2013-14	2.60%	0.50%	3.10%
2014-15	3.20%	0.50%	3.70%
2015-16	1.20%	1%	2.20%
2016-17	N/A	N/A	-1.00%
2017-18	N/A	N/A	-1.00%
2018-19	N/A	N/A	-1.00%
2019-20	N/A	N/A	-1.00%
2020-21	1.70%	1.00%	2.70%
2021-22	0.50%	1.00%	1.50%
2022-23	3.10%	1.00%	4.10%
2023-24	10.10%	1.00%	11.10%
2024-25	6.70%	1.00%	7.70%
2025-26	1.70%	1.00%	2.70%

Appendix 3

Comparing your Rent to Other Housing Providers - Average Weekly Rent Comparison - 2024/25

	General Needs							
	One Bed		Two Bed		Three Bed		Four+ Bed	
	SR	AR	SR	AR	SR	AR	SR	AR
Cannock Chase Council	£82.18	£88.32	£93.10	£105.23	£98.11	£117.16	£106.66	£129.57
Aspire	£96.66	£119.87	£116.47	£135.55	£130.30	£144.17	£146.01	£155.27
Bromford	£90.72	£106.15	£109.19	£138.43	£124.36	£162.14	£138.01	£203.08
GreenSquare Accord	£93.38	-	£106.83	£160.76	£122.15	£172.38	-	-
Homes Plus	-	-	£102.85	£120.90	£118.92	£142.20	£137.14	£153.15
Midland Heart	£92.72	-	£110.12	£136.76	£114.10	£137.01	£135.61	-
Platform (Waterloo)	£86.69	-	£109.57	£135.02	£123.83	£153.37	£138.04	£184.62
Sanctuary	£92.43	-	£106.95	£120.95	£120.57	£137.78	£138.18	-
The Wrekin Housing Group	£86.04	-	£109.64	£146.72	£126.34	£165.78	£140.26	£205.79
Walsall Housing Group (WHG)	£89.23	£114.93	£114.37	£150.35	£128.38	£172.85	£145.29	£199.93
Local Housing Allowance (01/04/2024-31/03/2025)	£115.07		£143.84		£170.30		£228.99	
Private Rent	£132.00		£176.75		£218.00		£307.75	

Key:
SR - Social Rent
AR - Affordable Rent

Sources:

Registered Provider Social Housing Stock and Rents in England 2024 to 2025

Local Housing Allowance Rates for the Cannock Chase Local Authority

Private Rent and House Prices - Office for National Statistics

Local Authority Data Return (LADR) 2025

Item No. 8.1

Housing Revenue Account - Final Accounts 2024/25

Committee:	Cabinet
Date of Meeting:	29 January 2026
Joint Report of:	Head of Housing & Corporate Assets Deputy Chief Executive (Resources) / S151 Officer
Portfolio:	Housing & Corporate Assets

1 Purpose of Report

1.1 To present to the Cabinet the final accounts position for the Housing Revenue Account (HRA) 2024/25.

2 Recommendations

2.1 That the final accounts position of the HRA for the year ending 31 March 2025 be noted.

2.2 That the financing of the capital programme as outlined in the report be approved.

Reasons for Recommendations

2.3 The final accounts position needs to be reported to Members and the financing of the capital programme is required to be approved.

3 Key Issues

3.1 The overall revenue account position shows net expenditure £0.101 million lower than the budget approved by Council.

3.2 Income at 31 March 2025 was £24.704 million, compared to the revised budget of £24.718 million approved by Council in February 2025. The £0.014 million lower income primarily relates to less dwelling rental income due to more Right to Buy sales in year than forecast.

3.3 Expenditure at 31 March 2025 was £24.605 million compared to the revised budget position of £24.504 million approved by Council in February 2025. The £0.101 million higher expenditure relates primarily to additional Revenue Contribution to Capital Outlay (RCCO) contributions and increases in Repairs and Maintenance expenditure. This increase in expenditure was partly offset by reduced bad debts provision and reduced depreciation charges compared to budget.

4 Relationship to Corporate Priorities

4.1 The 2024/25 HRA budget contributed to several housing related projects and actions in support of the corporate priorities for Health & Wellbeing and the Community.

5 Report Detail

5.1 This report provides an analysis of the HRA final accounts position for 2024/25. It covers the following:

- Housing Revenue Account – which bears the revenue cost of providing day-to-day services to housing tenants;
- Housing Revenue Account Capital expenditure and how it is financed;

Housing Revenue Account Outturn

5.2 The table below summarises the provisional outturn position of the Housing Revenue Account for the year compared with the approved budget position.

Table 1 - HRA Revenue Outturn 2024/25

Housing Revenue Account Outturn 2024/25			
	Revised Budget	**Actual Outturn**	**Variance**
	2024/25	**2024/25**	**2024/25**
	£'000	**£'000**	**£'000**
Income			
Dwelling Rent	(23,861)	(23,809)	(52)
Non Dwelling Rent	(366)	(376)	10
Interest	(442)	(452)	10
Other	(12)	(18)	6
General Fund Contribution	(37)	(49)	12
Total Income	**(24,718)**	**(24,704)**	**(14)**
Expenditure			
Repairs and Maintenance	8,397	8,614	(217)
Bad debt provision	100	(5)	105
Supervision & Management			-
General	5,352	5,415	(63)
Special	1,028	1,015	13
Total Management	6,380	6,430	(50)
Capital Financing	8,565	7,153	1,412
RCCO	1,062	2,413	(1,351)
Total Expenditure	**24,504**	**24,605**	**(101)**
Working Balance Transfer	**214**	**99**	**115**

5.3 The Housing Revenue Account Net Expenditure for the 2024/25 financial year was set by the Cabinet in January 2024 with a transfer to Working Balances of £0.499 million. In determining the 2024/25 Budget in February 2025 Council approved the Revised Budget transfer to working balances for 2024/25 of £0.214 million.

5.4 Table 1 shows that the net position was a surplus of £0.099 million, £0.115 million less than anticipated.

5.5 The principal variations (greater than £10,000) are as follows, where (-) is an unfavourable variance and (+) is a favourable variance:

Repairs and Maintenance

- Gas Maintenance reduced costs £119,000 (+)
- Fire risk assessments & actions £90,000 (-)
- Voids Grounds Maintenance and Void works £358,000 (-)
- Asbestos surveys & removals £125,000 (+)

Supervision and Management General

- Employee training £18,000 (+)
- Staffing costs underspends £20,000(+)
- Rates overspends £23,000 (-)
- Tenant Incentive Scheme spend £13,000 (-)
- Safe as Houses spend £11,000 (+)
- Communal Minor works £83,000 (-)

Supervision and Management Special

- Lower minor works and Contract Cleaning spend on sheltered schemes £29,000 (+)
- Staffing variations £23,000 (+)
- Lifeline service £73,000 (-)

Other

- Bad Debt Provision £105,000 (+)
- Interest Received £10,000 (+)

RCCO

- Increased transfer to reserves £1,351,0000 (-) following calculation of minimum working balance

Capital financing

- Lower depreciation charged compared to budget £1,237,000 (+)

5.6 As a result of the changes in income and expenditure outlined above, the net surplus which was estimated in respect of the 2024/25 HRA, has reduced by £0.115 million.

5.7 This has resulted in a change to working balances, which at 31 March 2025 are £2.671 million compared to the £2.786 million forecast reported to Council in February 2025.

Capital Outturn

5.8 The 2024/25 HRA Capital Programme was approved by Council in February 2024 and was reviewed as part of the 2024/25 Budget in February 2025.

5.9 Details of the outturn expenditure in relation to the 2024/25 HRA capital programme is outlined in Appendix 1. This shows that total spend was £8.688 million in 2024/25 which was £0.688 million less than the revised budget set in January 2025 of £9.376 million.

5.10 The main items of capital underspends and slippage are;

- £0.818 million Decarbonisation project slippage
- £0.215 million Sheltered Scheme works slippage
- £0.164 million Bathroom Replacement slippage
- £0.125 million Contingency for unforeseen works budget not requi

5.11 There were a number of additional capital spends reflecting activity and cost of works in year, these are:

- £0.280 million DFG Public Grants overspend
- £0.246 million Kitchen Replacement overspend
- £0.155 million Aelfgar Site acceleration from 25-26
- £0.082 million Upgrading of Electrical Systems overspend
- £0.075 million Replacement of Central Heating overspend

5.12 The capital programme of £8.688 million was financed in the following way.

Table 2: Capital Financing

Capital Financing	**£'000**
Major Repairs Reserve	7,053
Capital receipts	1,455
Earmarked reserves	180
Total	**8,688**

5.13 After financing the HRA capital programme, the HRA has £23.921 million of capital resources as at 31 March 2025 to finance the programme up to 2027/28.

5.15 The uncommitted resources as at 31 March 2028 are now estimated to be £6.929 million, a £0.486 million decrease on the forecast as included in the Approved Budget. This is primarily due to additional capital expenditure in 2024/25.

6 Implications

6.1 Financial

The financial implications have been referred to throughout the report.

6.2 Legal

None.

6.3 Human Resources

None.

6.4 Risk Management

There are a number of risks associated with the financial management of the Housing Revenue Account.

These risks are managed through a prudent approach to budgeting and regular monitoring of actual and forecast income and expenditure.

An adequate level of working balances is also maintained which comprises 10% of net operating expenditure.

6.5 Equalities and Diversity

None.

6.6 Health

None.

6.7 Climate Change

None.

7 Appendices

Appendix 1: HRA Capital Programme 2024/25 outturn

8 Previous Consideration

Housing Revenue Account Budgets 2024/25 to 2027/28 (Cabinet 30/01/2025)

9 Background Papers

None.

Contact Officer: Lynn Barlow

Telephone Number: 01543 464 251

Report Track: Cabinet: 29 January 2026

Key Decision: No

Item No. 8.6

Appendix 1

Housing Revenue Account Capital Programme 2024/25 Outturn

Scheme	Revised Budget	Outturn	Variance	
	£000	£000	£000	
DFG Public Grants	941	1,221	- 280	Reflects adaptation requests and cost of adaptations in year
Right to Compensation	25	-	25	Compensation budget not required in 24-25
Kitchen Replacement	2,449	2,695	- 246	Reflects activity and cost of works in year
External Envelope Works	127	85	42	Balance of budget to slip to 25-26, works to be continue in 25-26
Upgrading of Electrical Systems	722	804	- 82	Reflects activity and cost of works in year
Central Heating Upgrades	875	950	- 75	Reflects activity and cost of works in year
Demolition of Garages	16	-	16	Some garages earmarked for demolition, budget likely to be required in 25-26 or 26-27, budget slipped to 25-26
Bathroom Replacement	1,635	1,471	164	Balance of budget to slip to 25-26, works to be continue in 25-26
Contingency for Unforeseen Works	125	-	125	Contingency budget not required in 24-25
Replacement of Social Alarms	143	58	85	Balance of budget to slip to 25-26, works to be completed in 25-26
Former Garage Sites Development	-	- 6	6	Final retention balance less than previously accrued, project complete
Sheltered Scheme	335	120	215	Balance of budget to slip to 25-26, works to be completed in 25-26
Hawks Green Residential	-	- 44	44	Final retention balance less than previously accrued, project complete
Aelfgar Site	806	961	- 155	Programme accelerated compared to original profile, accelerated budget from 25-26 to 24-25
Sheltered Lift Replacements	166	180	- 14	Small overspend
Communal Block Door Entry System	98	108	- 10	Small overspend
Electrical Inspection Condition Reports	95	85	10	Balance of budget to slip to 25-26, works to be continue in 25-26
Decarbonisation Project	818	-	818	Project reprofiled and slipped to 25-26, project due to be completed in 25-26
	9,376	**8,688**	**688**	

Item No. 9.1

Housing Revenue Account Budgets 2025/26 to 2028/29

Committee:	Cabinet
Date of Meeting:	29 January 2026
Joint Report of:	Deputy Chief Executive-Resources (S151) Head of Housing & Corporate Assets
Portfolio:	Housing and Corporate Assets

1 Purpose of Report

1.1 To review the 2025-26 Housing Revenue Account (HRA) Budget.

1.2 To propose an HRA Budget for 2026-27 and Indicative Budgets for 2027-28 and 2028-29.

1.3 To determine the proposed three-year Housing Revenue Account Budget for consideration by Council on 11 February 2026.

2 Recommendations

2.1 That the revised position with regard to estimated income and expenditure for the 2025-26 HRA and budgets for the period 2026-27 to 2028-29 as summarised in **APPENDIX 1** be noted.

2.2 That Council on 11 February 2026 be recommended to:-

(i) Determine a minimum level of working balances of £2.620 million for 31 March 2027 and indicative working balances of £2.802 million and £3.015 million for 31 March 2028 and 2029 respectively.

(ii) Approve the HRA Revenue Budgets for 2026-27, 2027-28 and 2028-29 (and note the forecast outturn for 2025-26) as summarised in **APPENDIX 1** of the report.

Reasons for Recommendations

2.3 Cabinet is required to propose a budget in relation to the HRA for submission to Council on the 11 February 2026.

3 Key Issues

3.1 This report considers the proposed three-year HRA budgets for 2026-27 to 2028-29.

3.2 Projected levels of income and expenditure for 2026-29 are summarised in Table 1 below:

Table 1: HRA Summary Budget 2026-27 to 2028-29

	2026/27 £000's	2027/28 £000's	2028/29 £000's
Income	- 25,647	-26,571	-27,252
Expenditure	22,080	22,365	22,964
Revenue Contribution to Capital Outlay	3,523	4,024	4,075
Working Balances Change	- 44	- 182	- 213

3.3 A separate report will be included on the 29 January Cabinet agenda in relation to the rent increase for 2026-27, with the budget assuming a rent increase of 4.8% in line with September 2025 CPI 3.8% plus 1% (4.8%).

3.4 When reviewing the HRA Revenue position, consideration needs to be given to the HRA Capital Programme and the level of Working Balances, including the Revenue Contribution to Capital Outlay (RCCO) and Depreciation Charge. Any change in the latter being compensated by an increase or decrease in RCCO. In accordance with the Approved Historic Business Plan, the RCCO also represents the net surplus on the Revenue Account after determining the level of Working Balances. The RCCO does not include the impact of the item 8 credit determination, as this would cause a feedback loop between the General Fund and the HRA which would not be possible to close.

3.5 In view of the risks associated with the management of the HRA under self-financing, minimum working balances of 10% of net operating expenditure have been assumed throughout the three-year budget period.

4 Relationship to Corporate Priorities

4.1 The proposed HRA budgets will contribute to the delivery of new social housing and the maintenance of housing standards, as reflected in the Council's Corporate Plan.

5 Report Detail

5.1 At present the HRA is delivering its improvement plan. This is intended to improve service delivery and address issues which were raised by the external auditors.

5.2 The proposed revenue budgets are therefore in accordance with the prevailing HRA Business Plan but reflect the ongoing effects of the anticipated outturn in respect of 2025-26 (which is reviewed as part of this report) and other changes in income and expenditure which are projected as a result of the detailed budget formulation work.

The Housing Revenue Account Budget 2026-27

5.3 A review of the 2026-27 Budget is included in **APPENDIX 1**.

5.4 The key overarching assumptions on which the revenue budgets are based are set out in Table 2 below:

Table 2: Key assumptions

	2026/27	2027/28	2028/29
Pay award	3%	3%	3%
Dwelling rent increase	4.8%	3.7%	3%
Anticipated RTBs	19	19	18

5.5 The forecast reflects the latest stock numbers and average rents for both social and affordable properties with changes made to Dwellings Rent, Garage Rents and Repairs Budgets.

5.6 The forecast figures include the settlement of the 2025-26 pay award which has been settled at 3.2%.

5.7 Estimated expenditure for 2026-27 is now forecast to be £25.603 million (including RCCO contribution) and Income £25.647 million with a forecast transfer to working balances of £0.44 million.

Housing Revenue Account Budgets 2026-27 to 2028-29

5.8 The budgets reflect a continuation of current policies and the maintenance of existing service provision throughout the budget period. The historic approved 30 year HRA Business Plan has therefore been used as the basis for preparing the HRA budgets for the period 2026-27 to 2028-29 which are attached as **APPENDIX 1**.

5.9 Expenditure budgets reflect anticipated pay awards for 2026-27 to 2028-29.

5.10 The budget has been refreshed to reflect the latest stock numbers with changes made to Dwellings Rent, Garage Rents and Repairs Budgets.

5.11 Capital Financing Charges have been amended to reflect the revised Depreciation requirement. However, this has no change in relation to the overall level of resources with a compensating adjustment made to the Revenue Contribution to Capital Outlay.

5.12 Major changes in the budgets are set out in Table 3 below for the period 2026/27 to 2028/29:

Table 3: Major changes in budgets

	2025/26	2026/27	2027/28
	£000	£000	£000
Opening working balance transfer (Feb report)	**-262**	**-301**	**-324**
Pay changes	-77	122	169
Reduced Superannuation charges	0	-165	-168
Recharge General Fund to HRA	0	-112	-114
Recharge HRA to General Fund	-13	-13	-14
HRA Shop repairs	50	50	0
Disrepair settlements	81	30	30
Damp and Mould Tenancy support	30	20	20
Consultant support	95	0	0
Stock condition survey	110	0	0
Dwelling rents (reflecting increased inflation and sales)	34	-335	-486
Repairs sub contractors	300	0	0
Repairs backlog funding	600	150	0
Revenue Contribution to Capital Outlay (RCCO)	41	1383	1622
Technical financing changes	-760	-759	-767
Other	-134	-114	-150
Closing working balance in year transfer	**95**	**-44**	**-182**

5.13 The proposed budget for 2028/29 is a continuation of the 2027/28 budget with the key changes in relation to:

- Inflation
- Pay changes
- Dwelling rents
- RCCO
- Technical financing changes

5.14 Proposed Housing Revenue Account Budgets for the period 2026-27 to 2028-29 are attached in **APPENDIX 1**.

Effect on Working Balances

5.15 The effect of the proposed budgets on the estimated level of working balances is shown as part of **APPENDIX 1**. As previously stated, a minimum working balance of 10% of net operating expenditure has been assumed throughout the three-year budget period excluding the item 8 credit.

6 Implications

6.1 Financial

The financial implications have been referred to throughout the report.

6.2 Legal

None

6.3 Human Resources

None.

6.4 Risk Management

The risks relate to income as well as expenditure and any change in Government policy will impact upon the balances available to support the Capital Programme.

A number of actions are undertaken to mitigate risks associated with the management of the HRA which include:-

(i) The adoption of a prudent approach to budgeting, particularly rent income

(ii) The maintenance of an adequate level of working balances, comprising a minimum of 10% of net operating expenditure.

(iii) The adoption of a realistic approach in assessing staff turnover in determining employee budgets.

(iv) Housing Revenue Account Business Plan projections together with associated sensitivity analysis.

(v) Firm budgetary control though regular monitoring of actual and forecast income and expenditure.

(vi) The implementation of an annual Internal Audit Plan and scrutiny from the External Auditor.

The implementation of an annual Internal Audit Plan and scrutiny from the External Auditor. A risk register for HRA is attached at **APPENDIX 2**.

6.5 Equalities and Diversity

None.

6.6 Health

None

6.7 Climate Change

None

7 Appendices

Appendix 1: HRA Budgets 2025-26 to 2028-29

Appendix 2: HRA working balance risk register

8 Previous Consideration

None

9 Background Papers

None

Contact Officer:	Chris Forrester / Nirmal Samrai
Telephone Number:	01543 464 334 / 464 210
Report Track:	Cabinet: 29/01/2026 Responsible Council Scrutiny Committee: 28/01/2026 Council: 11/02/2026
Key Decision:	No

Item No. 9.7

Appendix 1

HRA Budgets 2025-26 to 2028-29

	Original Budget 2025-26	Revised Budget 2025-26	Variance 2025-26	Budget 2026-27	Budget 2027-28	Budget 2028-29
Income	£	£	£	£	£	£
Dwelling Rent	(23,956,000)	(23,922,000)	34,000	(25,034,000)	(25,951,000)	(26,626,000)
Non Dwelling Rent	(376,000)	(379,000)	(3,000)	(393,000)	(400,000)	(405,000)
Interest	(311,040)	(257,000)	54,040	(155,000)	(153,340)	(153,040)
Other	(12,610)	(12,610)	-	(12,730)	(12,990)	(13,380)
General Fund Contribution	(37,690)	(50,200)	(12,510)	(51,710)	(53,260)	(54,860)
Total Income	**(24,693,340)**	**(24,620,810)**	**72,530**	**(25,646,440)**	**(26,570,590)**	**(27,252,280)**
Expenditure						
Repairs and Maintenance	7,887,850	9,008,840	1,120,990	7,892,880	7,886,470	8,122,490
Provision for bad debts	100,000	100,000	-	100,000	100,000	100,000
Supervision and Management						
General	5,305,110	5,282,230	(22,880)	5,436,700	5,547,320	5,713,000
Special	1,222,970	1,182,280	(40,690)	1,026,540	1,047,960	1,082,620
Total Management	6,528,080	6,464,510	(63,570)	6,463,240	6,595,280	6,795,620
Capital Financing	8,433,030	7,619,370	(813,660)	7,623,180	7,783,290	7,946,040
RCCO	1,482,670	1,523,170	40,500	3,523,480	4,023,640	4,075,170
Total Expenditure	**24,431,630**	**24,745,890**	**284,260**	**25,602,780**	**26,388,680**	**27,039,320**
Working Balance transfer	**261,710**	**(95,080)**	**(356,790)**	**43,660**	**181,910**	**212,960**
Working Balance						
B/fwd	(2,786,230)	(2,671,350)	114,880	(2,576,270)	(2,619,930)	(2,801,840)
In year	(261,710)	95,080	386,790	(43,660)	(181,910)	(212,960)
C/fwd	(3,047,940)	(2,576,270)	471,670	(2,619,930)	(2,801,840)	(3,014,800)
Minimum excluding interest	3,047,940	2,576,270		2,619,930	2,801,840	3,014,800

Item No. 9.8

Appendix 2

Working Balance - Financial Risks facing the HRA

Risk	Level of risk	Explanation of risk
• Inflation	Medium	Inflation has been included in the Financial Plan in accordance with Government policy.
• Interest income	Medium	The amount earned depends on the prevailing interest rates and the level of cash balances held. Prudent assumptions have been made.
• Failure to deliver improvement plan	Medium	This is a challenging programme to deliver whilst maintaining service delivery.
Major income sources:		
• Rents	Medium	Dependent on successful collection of rents and keeping void levels/turnaround times of changes in tenants low.
• Non dwelling rents	Low	Dependent on maintaining low vacancy rate of garages and shop units as well as maintaining the standard of the assets.
• 1-4-1 receipts	Medium	The sale of council houses results in the council receiving a portion of the sale proceeds to invest in future additions to the stock held.
• **Spending pressures:**		
• Investment in HRA	High	The HRA has had a number of issues identified around systems, processes and governance which require significant investment to understand and then correct.
• Stock condition survey	Medium	The HRA does not have a complete stock condition survey at present. A significant proportion of the properties have been surveyed with the remainder intended to be surveyed (3050 out of 4500 (69%)) surveyed. The outcome of the survey may also require investment in the stock should any issues be found with the stock.
• 1-4-1 receipts	Medium	Whilst this is an income stream (above) the requirements around these receipts are that only a proportion of any new stock added to the HRA can be funded from them. The balance must be met from the HRA's own resources. Should the monies not be spent by the deadline set out in the guidance then the receipts become repayable in full with a penalty interest amount as well.

Item No. 10.1

Housing Revenue Account Capital Programmes 2025/26 to 2028/29

Committee:	Cabinet
Date of Meeting:	29 January 2026
Joint Report of:	Deputy Chief Executive-Resources & S151 Officer Head of Housing and Corporate Assets
Portfolio:	Housing and Corporate Assets

1 Purpose of Report

1.1 To review the 2025-26 HRA Capital Programme.

1.2 To refresh the Housing Revenue Account Capital Programme budgets for the period 2026-27 to 2028-29.

1.3 To present an updated four-year Housing Revenue Account Capital Programme for consideration by Council on 11 February 2026.

2 Recommendations

2.1 That the estimated availability of Housing Revenue Account capital resources for the period 2025-26 to 2028-29 (as set out in Appendix 1) be noted.

2.2 That Council on 11 February 2026 is recommended to approve the Housing Revenue Account Capital Programme for the period 2025-26 to 2028-29 (as set out in Appendix 2).

Reasons for Recommendations

2.3 Cabinet is required to propose a budget in relation to the HRA for submission to Council on the 11 February 2026.

3 Key Issues

3.1 This report considers the refreshed HRA Capital Programme for the period 2026-27 to 2028-29, together with the forecast outturn for 2025-26, compiled within the financial framework provided by the Approved Historic HRA Business Plan.

3.2 Details of the estimated availability of HRA capital resources during the four-year period are set out in Appendix 1, whilst the HRA Capital Programme is set out in Appendix 2.

4 Relationship to Corporate Priorities

4.1 The proposed HRA budgets will contribute to the delivery of new social housing, the maintenance of housing standards, as reflected in the Council's Corporate Plan.

5 Report Detail

5.1 The current capital programme is based upon the previously approved 30-year Business Plan, with a new 30-year Business Plan being developed.

5.2 The current Capital Programme therefore reflects the existing 30-year Business Plan requirements pending an evaluation of the outcome of the Stock Condition Survey and recommendations for the potential to improve aspects of the 4 Sheltered Housing Schemes.

HRA Capital Programme 2025-26 to 2028-29

5.3 A proposed HRA Capital Programme for 2026-27 to 2028-29, together with the forecast outturn for 2025-26 is set out in Appendix 2.

Estimated Availability of HRA Capital Resources

5.4 Details of the estimated availability of HRA capital resources for the period 2025-26 to 2028-29 are set out in Appendix 1. These are in accordance with the assumptions in the Business Plan with subsequent adjustments to reflect:

(i) The anticipated outturn in respect of the 2025-26 HRA Capital Programme;

(ii) Amendments to the net revenue contribution to capital outlay following the detailed budget formulation work in respect of the Housing Revenue Account.

5.5 Unallocated resources at the end of capital programme amount to £0.377 million. These funds will be utilised to invest in the stock as appropriate.

6 Implications

6.1 Financial

The financial implications have been referred to throughout the report.

6.2 Legal

None.

6.3 Human Resources

None.

6.4 Risk Management

There are a number of potential risks associated with the management of the HRA Capital Programme. These are mitigated as far as possible by monitoring of budgets and identification of variations to budget so they can be addressed.

6.5 Equalities and Diversity

None

6.6 Health

None.

6.7 Climate Change

None

7 Appendices

Appendix 1: Estimated Housing Revenue Capital Resources 2025-26 to 2028-29

Appendix 2: Housing Revenue Account Capital Programme 2025-26 to 2028-29

8 Previous Consideration

None.

9 Background Papers

None.

Contact Officer:	Chris Forrester / Nirmal Samrai
Telephone Number:	01543 464 334 / 464 210
Report Track:	Cabinet: 29/01/26 Responsible Council Scrutiny Committee: 28/01/2026 Council: 11/02/26
Key Decision:	No

Item No. 10.4

Appendix 1

Estimated Availability of Housing Revenue Account Capital Resources 2025-26 to 2028-29

	2025-26	2026-27	2027-28	2028-29	Unallocated
Resource	£000	£000	£000	£000	£000
Brought forward	**23,921**	**20,698**	**12,713**	**8,905**	**5,052**
Borrowing	0	0	0	0	
Right to Buy receipts	420	285	285	270	
WMCA Grant	818	0	0	0	0
Other capital receipts	11	0	0	0	
Revenue Contributions to Capital	1,523	3,523	4,024	4,075	
Major Repairs Allowance	4,504	4,607	4,767	4,930	
1 for 1 receipts	881	598	598	566	
Reserves	17				
Affordable housing receipts	642	436	436	413	
Total new resources	**8,816**	**9,449**	**10,110**	**10,254**	**0**
Total Capital resources (b/f + new)	32,737	30,147	22,823	19,159	5,052
Proposed capital expenditure	-12,039	-17,434	-13,918	-14,107	-4,675
Carried forward	**20,698**	**12,713**	**8,905**	**5,052**	**377**

Item No. 10.5

Appendix 2

Housing Revenue Account Capital Programme 2025-26 to 2028-29

	2025-26	2026-27	2027-28	2028-29	Unallocated
Description	£000	£000	£000	£000	£000
Demolition of Garages	-	80	-	-	-
Disabled Facilities Works	1,362	832	879	904	-
Right to Compensation	10	25	25	25	-
Replacement of Kitchens	2,512	3,440	3,204	3,206	-
Replacement of Bathrooms	1,543	4,123	2,108	2,109	-
Replacement of Central Heating	1,001	1,294	1,424	1,498	-
External and Envelope Works	51	3,090	4,134	4,136	-
Replacement of Social Alarms	85	-	-	-	-
Upgrading of Electrical Systems	830	1,399	1,395	1,475	-
Electrical Inspection Condition Reports	166	114	119	124	-
Hardstandings	-	500	500	500	-
Replacement of Housing Service Vehicles	469	-	-	-	-
Contingency for unforeseen works	-	127	130	130	-
Sheltered Scheme Works	15	-	-	-	-
Replacement of Fire Alarms	-	217	-	-	-
Aelfgar Site	2,359	2,000	-	-	-
Investment fund (£12m)	-	-	-	-	3,778
Unallocated 1-4-1- receipts	-	-	-	-	897
Sheltered Scheme Door Entry	-	40	-	-	-
Social Alarms hardwiring systems IL	-	153	-	-	-
Decarbonisation Project	1,636	-	-	-	-
Totals	**12,039**	**17,434**	**13,918**	**14,107**	**4,675**

Item No. 11.1

Recording and Broadcasting of Public Meetings

Committee: Cabinet

Date of Meeting: 29 January 2026

Report of: Head of Law and Governance

Portfolio: Resources and Transformation

1 Purpose of Report

1.1 To consider the implications of the Council motion submitted by Councillor Paul Jones relating to the Recording and Broadcasting of Public Meetings.

2 Recommendations

2.1 That Council is recommended not to implement the recording or broadcasting of public meetings at this time.

Reasons for Recommendations

2.2 The costs of procuring equipment suitable for the audio and video recording of public meetings, and the resource implications of managing recordings, would not be proportionate given the decision to look at relocating the Civic Centre and the uncertainty surrounding the impact of Local Government Reorganisation.

3 Key Issues

3.1 The Council does not currently possess equipment suitable to be used for the recording and streaming of public meetings. Equipment would need to be procured to allow proper audio and video recording and enable it to be livestreamed and archived.

3.2 The government are currently considering whether to reorganise local government in Staffordshire, which could result in the Council being dissolved and replaced by a new unitary authority within the next two to three years.

4 Relationship to Corporate Priorities

4.1 Priority 4: Be a Responsible Council that lives within its means and is accountable for its actions

5 Report Detail

5.1 At the 5th November 2025 Council, Councillor Jones submitted a motion asking Cabinet to consider the implementation of recording and broadcasting of all public meetings at the Council. Full details of the motion are attached in the Appendix.

5.2 The Council already complies with its statutory duties regarding openness and transparency of public meetings. Agendas and reports are published in advance of meetings, members of the public are entitled to attend to observe meetings and minutes are published thereafter. Third parties are already allowed to film and

stream meetings themselves, as long as they do not disrupt the meeting. There is no legal requirement for the Council to record or stream its meetings.

5.3 However, it is recognised that recording and streaming meetings could improve accessibility for those who cannot, or choose not to, attend the physical meeting. Footage can also act as a record of statements that are made at each meeting to save any future misinterpretations. The benefits of recording need to be balanced against other factors.

5.4 During Covid, the Council needed to hold remote meetings, with participants joining the meeting using video conference software on their laptops. The footage was streamed live on the Councils webpage. When remote meetings were no longer legally acceptable, the Council did attempt to stream a number of physical council meetings using a webcam. The footage was insufficient to pick out individual participants and audio could not be heard unless the speaker came to the microphone. Additional officer resource also needed to attend the meeting to manage the filming and ensure it did not drop out. Previous videos have not now been retained. However, officers recall viewing figures being low. There is therefore currently limited evidence to confirm that the broadcasting of meetings would increase public accessibility.

5.5 In order to record public meetings, audio-visual equipment for the capture of audio and video footage from participants would be required. This equipment would need to be connected so that it can be managed during the meeting and streamed to the public. Officers sought a quote for similar equipment in 2023 that amounted to £70,500. Recent costs published by other councils in the last few years indicate costs of around £70,000 to £180,000.

This cost would just be in relation to one meeting room (e. the Council Chamber) and would not include provision for other meeting rooms. In addition to the capital costs of purchasing equipment, there would be ongoing revenue costs related to maintaining the equipment. Should Council wish to go down this route, then a formal procurement exercise would need to be undertaken to establish the specific requirements for this Council's meeting room and up to date costs.

5.6 Experience has shown that an additional member of staff would need to attend each meeting to manage the filming and streaming of proceedings. There is currently insufficient capacity to accommodate this, particularly if all public meetings were to be included. Consideration would therefore need to be given to staffing requirements and costs to facilitate this.

5.7 The government is currently considering whether the Council should continue to exist in its current form, or whether local government in Staffordshire should be reorganised. The creation of a new unitary could see the removal/reduction of public meetings being held at Cannock Civic Centre in 2 years' time. It would not be proportionate to spend any significant sums on meeting rooms for such a short period. Cabinet have also recently decided to look at relocating the Civic Centre to enable further regeneration of the town centre.

6 Implications

6.1 Financial

There are no direct financial implications for the Council as a result of this report as the recommendation is to not proceed with the Recording and Broadcasting of Public Meetings.

Paragraphs 5.5 and 5.6 refer to the potential costs that would be required if proceeding; there are currently no budgets from which the indicative costs could be met.

If the decision to proceed was taken, then further reports would need to be submitted once a formal procurement exercise had been undertaken and the full costs of implementation had been established.

6.2 Legal

There is no legal requirement on the Council to record or stream its meetings. If meetings were recorded, then an appropriate policy would need to be adopted to ensure that any recording of individuals was carried out overtly and that any personal data captured was processed in accordance with data protection legislation. Any recorded footage may need to be edited in cases where sensitive information is captured or defamatory comments are made.

The procurement of appropriate equipment would need to be carried out in compliance with the Councils Procurement Regulations.

6.3 Human Resources

Additional out of hours support would need to be provided at each meeting to manage the filming.

6.4 Risk Management

The Council would need to monitor any recordings published to ensure they did not breach laws on defamation or data protection.

6.5 Equalities and Diversity

Live streaming may improve accessibility for those individuals who find it difficult to access physical meetings. However, experience has indicated that viewing figures for live streaming are relatively low and consideration should be given as to whether the cost of access would be disproportionate, particularly given the uncertain future of the Council.

6.6 Health

None

6.7 Climate Change

None

6 Appendices

Appendix 1: None

7 Previous Consideration

None.

8 Background Papers

None.

Contact Officer:	Ian Curran
Telephone Number:	01785 619220
Ward Interest:	N/A
Report Track:	Cabinet 29/01/26, Council 11/02/26
Key Decision:	No

Item No. 11.5

Appendix 1

Motion 1 - Enhancing Transparency Through Recording and Broadcasting of Public Meetings

Submitted by Councillor Paul Jones:

"This Council recognises the importance of openness, transparency, and public engagement in local democracy. In an era of digital accessibility, it is essential that residents of Cannock Chase can observe and participate in Council proceedings, regardless of physical attendance.

Therefore, this Council resolves to:

1. Implement the recording and broadcasting (including livestreaming) of all public meetings of the Full Council, Cabinet, and Committees as soon as practicably possible.

2. Ensure compliance with all relevant legislation, including the Openness of Local Government Bodies Regulations 2014, the Data Protection Act 2018, GDPR, and the Human Rights Act 1998.

3. Request that the Chief Executive bring forward a report to Cabinet within 8 weeks, outlining:

   - Technical and financial requirements for recording and livestreaming.
   - Options for archiving and publishing recordings on the Council's website.
   - Necessary updates to the Council's Constitution and Section 40 Protocol.
   - Measures to safeguard privacy and data protection.

4. Ensure that archived recordings of public meetings shall be retained and made publicly accessible for a minimum of 12 months from the date of publication, unless otherwise required by law or Council policy.

This motion is grounded in the Nolan Principles of Public Life, which guide all those who serve the public:

- Selflessness: Acting solely in the public interest.
- Integrity: Avoiding improper influence.
- Objectivity: Making decisions impartially and fairly.
- Accountability: Being answerable to the public.
- Openness: Being transparent about decisions and actions.
- Honesty: Being truthful.
- Leadership: Promoting and exemplifying these principles.

By adopting this motion, the Council affirms its commitment to these principles and to making public meetings more accessible, inclusive, and accountable to the people of Cannock Chase."

Proposed Revocation of Air Quality Management Area 2

Committee: Cabinet

Date of Meeting: 29 January 2026

Report of: Head of Regulatory Services

Portfolio: Environment and Climate Change

1 Purpose of Report

1.1 To relay the findings of the annual review into air quality in the district.

1.2 To relay the results of a consultation exercise on a proposal to revoke Air Quality Management Area 2.

1.3 For members to decide whether they wish to revoke Air Quality Management Area 2.

2 Recommendations

2.1 That Members approve the proposal to revoke Air Quality Management Area 2.

Reasons for Recommendations

2.2 To allow the Council to comply with Statutory Guidance issued under the Environment Act 1995.

2.3 To enact the recommendations of the 2025 air quality Annual Status Report.

3 Key Issues

3.1 The Council is required to prepare an Annual Status Report on air quality across the District, and to submit this to DEFRA for approval.

3.2 The 2025 Annual Status Report identified a sustained trend of compliance with air quality objectives in Air Quality Management Area 2. The Statutory Guidance on air quality management indicates that Air Quality Management Area 2 should be revoked.

3.3 Air quality within the District will continue to be monitored, regardless of the outcome of this proposal.

3.4 It is recommended that the Council make an Order to revoke Air Quality Management Area 2.

4 Relationship to Corporate Priorities

Health and Wellbeing

4.1 Air quality is fundamental to providing a healthy environment for the local community.

4.2 The proposed revocation of Air Quality Management Area 2 reflects the outcome of local and national efforts to improve air quality, and the positive impact on the health and wellbeing of the local community.

The Community

4.3 Officers will continue to pursue initiatives to improve local air quality.

5 Report Detail

5.1 The Environment Act 1995 requires local authorities to monitor local air quality against national air quality targets and make an Annual Status Report (ASR) to DEFRA of the results and any action taken to support improvements in air quality.

5.2 Where air quality objectives are not being met, local authorities are required to declare an "Air Quality Management Area" (AQMA). In the district, there have been three such AQMAs declared, recorded as AQMA 1, 2 and 3, largely relating to levels of nitrogen dioxide (NO_2) which is associated with road traffic. The aim of AQMAs is to focus attention on these areas through an action plan to review potential measures to reduce emissions.

5.3 In 2021, the Council commissioned a review of AQMA 1, 2 and 3. The review recommended that AQMA 1 and AQMA 3 be revoked; it was also recommended that monitoring of AQMA 2 continue, with revocation to be considered if the air quality objectives are achieved in future years. AQMA 1 and AQMA 3 were revoked in 2023.

5.4 AQMA 2 relates to a section of Watling Street (between Churchbridge and Brownhills) and was put in place in 2012 due to levels of NO_2 that exceeded the national objective of 40 µg/m3.

5.5 Annual monitoring over several years have shown that the levels of NO_2 to be significantly lower than the objective. A copy of the latest report that was sent to and approved by DEFRA is attached in Appendix 1.

5.6 DEFRA produces Statutory Guidance that we are required by law to consider and states:

'The revocation of an AQMA should be considered following three consecutive years of compliance with the relevant objective as evidenced through monitoring. Where NO_2 monitoring is completed using diffusion tubes, to account for the inherent uncertainty associated with the monitoring method, it is recommended that revocation of an AQMA should be considered following three consecutive years of annual mean NO_2 concentrations being lower than 36µg/m^3 (i.e. not within 10% of the annual mean NO_2 objective due to uncertainties and yearly variations). for which compliance with the relevant objective has been achieved for a consecutive five-year period.'

5.7 A public consultation was held on the proposal to revoke AQMA 2. The consultation ran from 21 August 2025 to 19 September 2025 (Appendix 2). This mirrored the consultation process undertaken prior to the revocation of AQMA 1 and 3.

5.8 The Council has not received any responses to the public consultation.

5.9 Given the pattern of data showing levels of NO2 to be significantly lower than the national objective, alongside the statutory guidance that is required to be considered, it is recommended that AQMA is revoked,

5.10 Air quality will continue to be monitored in the area of AQMA 2 after revocation, and the Council will continue to provide annual reports to DEFRA on air quality and activities within the district that contribute towards good air quality.

5.11 Officers have prepared a draft Revocation Order for AQMA 2 (Appendix 2).

6 Implications

6.1 Financial

None.

6.2 Legal

Air Quality falls under Part IV of the Environment Act 1995 (Sections 80 to 91). In particular:

- Section 83 (1) requires local authorities to declare by order an air quality management area where air quality objectives are not being, or are not likely to be, achieved.
- Section 83 (2) states that an order may, as a result of a subsequent air quality review, be revoked by a subsequent order, if it appears that air quality objectives are being achieved.
- Section 88 (2) requires local authorities to have regard to guidance issued by the Secretary of State.

Revocation of AQMA 2 will ensure compliance with Statutory Guidance.

6.3 Human Resources

None.

6.4 Risk Management

None.

6.5 Equalities and Diversity

None.

6.6 Health

None.

6.7 Climate Change

NOx (Nitrogen Oxides) which include Nitrogen Dioxide impacts climate change indirectly because of its involvement with ozone formation, Evidence of reducing NOx emissions is a positive step, but must be set in context of a local monitoring point where emissions were historically excessively high.

While NOx reductions alone will not materially shift local carbon emissions, they contribute to broader public health and environmental improvements that support the Council's wider climate objectives.

7 Appendices

Appendix 1: 2025 Air Quality Annual Status Report

Appendix 2: Public Consultation on the proposed revocation of AQMA 2

Appendix 3: Air Quality Management Area 2 Draft Revocation Order

8 Previous Consideration

None.

9 Background Papers

- Environment Act 1995
- Local Air Quality Management Technical Guidance (TG22)

Contact Officer: Chris Butcher

Ward Interest: Norton Canes

Report Track: Cabinet: 29/01/26

Key Decision: Yes

Item No. 12.5

Appendix 1

2025 Air Quality Annual Status Report (ASR)

In fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management, as amended by the Environment Act 2021

June 2025

Information	Cannock Chase Council Details
Local Authority Officer	Hallan Sambrooke
Department	Environmental Health
Address	Civic Centre, Beecroft Road, Cannock, Staffordshire WS11 1BG
Telephone	01543 462621
E-mail	environmentalhealth@cannockchasedc.gov.uk
Report Reference Number	M/22029
Date	27 June 2025

Local Responsibilities and Commitment

This ASR was prepared by the Environmental Health Service of Cannock Chase Council.

This ASR has been approved by:

Gabrielle Whitehouse

Head of Regulatory Services

Cannock Chase Council welcomes comments on this ASR, which should be directed to the local authority officer.

Endorsement from the Director of Health & Care, Staffordshire County Council

Staffordshire County Council (SCC) is committed to working with partners to ensure that Cannock Chase will be a place where improved health and wellbeing is experienced by all. Poor air quality has a negative impact on public health, with potentially serious consequences for individuals, families, and communities. Identifying problem areas and ensuring that actions are taken to improve air quality forms an important element in protecting the health and wellbeing of Cannock Chase Council's residents. Improving air quality is often a complex issue, presenting a multi-agency challenge – so it is essential that all agencies work together effectively to deliver improvements where they are needed.

As Director of Health and Care across Staffordshire I endorse this Annual Status Report which sets out Cannock Chase Council's actions in conjunction with SCC and other partners approach to reducing human made pollution especially particulate matter.

Since the update of the Environment Act 2021 there is now a statutory duty imposed on Local Authorities in England to reduce $PM_{2.5}$, a number of the measures are complementary with those being undertaken to improve Air Quality. Many of Cannock Chase Council's activities to reduce NO_2 also can reduce particulates. To this end Cannock Chase Council has worked with a number of SCC projects/departments, such as:

The **Air Aware** project (phase 2) ran until March 2023 with Defra funding, however The Air Aware project continues with joint funding from SCC Public Health and Connectivity Teams on a recurring basis. The project delivers behaviour change to increase active travel, decrease car use, and raise awareness of air quality issues through five elements. These are business and school engagement, communications and campaigns, electric vehicles, and air quality monitoring in targeted locations. Campaigns include Anti-Idling, walking and cycle activities and Clean Air Day. These have been countywide engaging a large number of businesses and schools. The programme focuses on reducing levels of NO and PM, which are monitored at key locations.

Electric Vehicle project who are working in a consortium to install EV charging hubs for people without easy access to EV charging where they live via LEVI funding.

In addition, **Levelling up Fund 2** Schemes will improve a number of major roads around the county, reduce journey times, put greener, cleaner buses on main roads, improve walking and cycling routes and reduce the impact of housing and commercial developments.

Finally, it's worth mentioning both **Climate Change** and **The Local Transport Plan 4** (LTP4). SCC have signed up to the Climate Emergency and since signing up have reduced its Carbon footprint by 50%. We are now also now working towards LTP4, with our Local Authority partners. LTP4 will come into effect later this year (2025) and will have a positive effect on Air Quality over the coming years.

Dr Richard Harling MBE, FFPH, MBBS, MSc

Director of Health and Care

Staffordshire County Council

May 2025

Executive Summary: Air Quality in Our Area

Air Quality in Cannock Chase

Breathing in polluted air affects our health and costs the NHS and our society billions of pounds each year. Air pollution is recognised as a contributing factor in the onset of heart disease and cancer and can cause a range of health impacts, including effects on lung function, exacerbation of asthma, increases in hospital admissions and mortality.

Air pollution particularly affects the most vulnerable in society, children, the elderly, and those with existing heart and lung conditions. Low-income communities are also disproportionately impacted by poor air quality, exacerbating health and social inequalities.

Table ES 1 provides a brief explanation of the key pollutants relevant to Local Air Quality Management and the kind of activities they might arise from.

Table ES 1 - Description of Key Pollutants

Pollutant	Description
Nitrogen Dioxide (NO_2)	Nitrogen dioxide is a gas which is generally emitted from high-temperature combustion processes such as road transport or energy generation.
Sulphur Dioxide (SO_2)	Sulphur dioxide (SO_2) is a corrosive gas which is predominantly produced from the combustion of coal or crude oil.
Particulate Matter (PM_{10} and $PM_{2.5}$)	Particulate matter is everything in the air that is not a gas. Particles can come from natural sources such as pollen, as well as human made sources such as smoke from fires, emissions from industry and dust from tyres and brakes. PM_{10} refers to particles under 10 micrometres. Fine particulate matter or $PM_{2.5}$ are particles under 2.5 micrometres.

Cannock Chase Council has one air quality management area (AQMA 2, Watling Street, Norton Canes), which was declared due to concentrations of NO_2 exceeding the annual air quality objective of 40 µg/m^3 at a relevant receptor. Air quality in AQMA 2 has continually met the objective since 2020, and so revocation will be considered in 2025.

The upgrade of the automatic NO_2 monitoring station (to include $PM_{2.5}$) at Heath Hayes was completed in November 2024. The highest modelled background concentration of $PM_{2.5}$ is in Bridgtown (9.8 µg/m^3).

Cannock Chase Council will continue to work with partner organisations on air quality awareness campaigns and transport management strategies. Cannock Chase Council will also enforce its smoke control order where appropriate.

Conclusions and Priorities

Air quality monitoring data for 2024 suggests that the annual air quality objective for NO_2 of 40 µg/m^3 is being met at all monitoring locations and that trends are stable. The revocation of AQMA 2 will be considered in 2025.

If AQMA 2 is revoked, it will be necessary to produce an air quality strategy, which sets out how Cannock Chase Council will continue to work with stakeholders to improve air quality across the District. If AQMA is not revoked, it will be necessary to produce an air quality management area action plan for AQMA 2.

How to get Involved

Cannock Chase Council welcomes comments and suggestions on how to improve air quality. Enquiries can be directed as follows:

Write to:	Environmental Protection, Cannock Chase Council, Beecroft Road, Cannock, Staffordshire ST18 0YS
Email:	environmentalhealth@cannockchasedc.gov.uk
Telephone:	01543 462621
Website:	https://www.cannockchasedc.gov.uk/residents/environmental-health/environmental-protection/air-quality-management

Local authorities across Staffordshire regularly meet to discuss air quality issues and initiatives as part of the Air Quality Forum.

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1 Local Air Quality Management

This report provides an overview of air quality in the District of Cannock Chase during 2024. It fulfils the requirements of Local Air Quality Management (LAQM) as set out in Part IV of the Environment Act (1995), as amended by the Environment Act (2021), and the relevant Policy and Technical Guidance documents.

The LAQM process places an obligation on all local authorities to regularly review and assess air quality in their areas, and to determine whether air quality objectives are likely to be achieved. Where an exceedance is considered likely the local authority must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in order to achieve and maintain the objectives and the dates by which each measure will be carried out. This Annual Status Report (ASR) is an annual requirement showing the strategies employed by Cannock Chase Council to improve air quality and any progress that has been made.

The statutory air quality objectives applicable to LAQM in England are presented in Table E.1 (Appendix E: Summary of Air Quality Objectives in England).

2 Actions to Improve Air Quality

2.1 Air Quality Management Areas

Air Quality Management Areas (AQMAs) are declared when there is an exceedance or likely exceedance of an air quality objective. After declaration, the authority should prepare an Air Quality Action Plan (AQAP) within 18 months. The AQAP should specify how air quality targets will be achieved and maintained and provide dates by which measures will be carried out.

A summary of AQMAs declared by Cannock Chase Council can be found in Table 2.1. The table presents a description of the AQMAs that were designated within the District of Cannock Chase. Appendix D: Maps of Monitoring Locations and AQMAs provides maps of the AQMAs and air quality monitoring locations in relation to the AQMAs. The relevant air quality objective for NO_2 is 40 µg/m^3 (annual mean).

The Council will consider revocation of AQMA 2 during 2025

Table 2.1 – Declared Air Quality Management Areas

AQMA Name	Date of Declaration	Pollutants and Air Quality Objectives	One Line Description	Is air quality in the AQMA influenced by roads controlled by Highways England?	Level of Exceedance: Declaration	Level of Exceedance: Current Year	Number of Years Compliant with Air Quality Objective	Name and Date of AQAP Publication	Web Link to AQAP
AQMA 2	Declared 1/9/2014	NO_2 annual mean	A5 Watling Street, Churchbridge to Norton Canes	YES	36.2	25.3	5	AQMA declared after publication of latest AQAP	https://uk-air.Defra.gov.uk/aqma/details?aqma_ref=1575

☒ **Cannock Chase Council confirms the information on UK-Air regarding their AQMAs is up to date.**

☒ **Cannock Chase Council confirms that all current AQAPs have been submitted to Defra.**

2.2 Progress and Impact of Measures to address Air Quality in Cannock Chase

Cannock Council's initial 2024 ASR was rejected by Defra; a revised submission was approved, Defra comments on which are presented in Table 2.2.

Table 2.2 – 2024 ASR Appraisal.

Comment	Initial Defra Comment	Revised Defra Comment	Cannock Chase Council Response
1	There are discrepancies between the ASR and excel spreadsheet that must be amended. There are entries (Measures 7 and 10) that have been included in Table 2.2 of the excel spreadsheet but are missing from Table 2.5 in the ASR document. Additionally, 2023 monitoring data and data captures have not been added to Table A.3 and A.5 of excel spreadsheet.	*This comment has since been sufficiently rectified such that there are no longer any discrepancies between the report and the excel spreadsheet.*	N/A
1	The council have mentioned that they will consider revocation of AQMA no. 2 for 2024. This decision is supported by recent monitoring data, which shows 4 consecutive years of compliance with the AQOs. After an additional year of compliance, the council must take steps to revoke this AQMA in accordance with LAQM.TG22. Progress on this is expected in next year's ASR.	N/A	Noted.
2	The council have provided detailed progress against last year's priorities and clear priorities for the coming year. This is commended and should be continued in future ASRs.	N/A	Noted.
3	The council has provided a detailed list of measures to improve air quality, including funding status and progress to date. However, some measures do not have specific KPIs to measure success and reductions in emissions from measures have been marked unknown, it is recommended that the council explains how the measure reduces emissions in this section, i.e. reduced congestion, promotion of air quality awareness, increase in sustainable transport	*The council have commented that KPI's have been included where possible and that qualitative reduction in pollutants will be added to next year's ASR.*	Noted.
4	The council have made reference to Defra background maps and the PHOF indicator to give additional context for baseline $PM_{2.5}$ concentrations which is encouraged.	N/A	Noted.
5	Trends in monitoring data are discussed in detail and are specific to key areas of concern within the district, i.e., AQMAs and former AQMAs. It is also clear that the council uses this data to review and update their monitoring network, with expansions made to increase their coverage. This is encouraging to see.	N/A	Noted.
6	The Council are missing "Additional Air Quality Works Undertaken by the Council during 2023" from their report which should be clarified in future ASRs.	*This comment has been addressed such that the Additional Air Quality Works for 2023 have been clarified.*	N/A
7	Good QA/QC measures have been demonstrated including reference to the AIR-PT scheme, but it is recommended that the council include screenshots of the National Diffusion Tube Bias Adjustment Factors Spreadsheet to provide additional proof of calculation. As well as this, though the council have provided both a Local and National bias adjustment factor they have not provided comparison between them, nor have they justified their choice of factor.	*This comment has been addressed as the report now includes a screenshot of the National Diffusion Tube Bias Adjustment Factors Spreadsheet for additional context, however they have not provided explanation for why the National factor was chosen over the Local factor.*	Noted and addressed.
8	The Council has mentioned it as a response to Defra comments from last year, but they have not explicitly stated in the report which analytical method was used to analyse their diffusion tubes. This should be clearly stated in future reports for clarification.	*This comment has been addressed; the report now clearly states the analytical method used within the QA/QC section.*	N/A
9	Table B.1 states that the bias adjustment factor used is 0.87 when Appendix C states that the factor used is 0.86. The data within the table appears to use 0.86 which matches the National bias adjustment factor spreadsheet, but this should be corrected in future ASRs.	*This comment has been rectified such that bias adjustment factor is constant across the whole report.*	N/A
10	The council have not provided many recommendations to help engage the public and promote good air quality, it is recommended that they recommend sustainable travel alternatives and provide links to websites where they can learn more such that they can easily get involved.	N/A	

Progress on measures identified for completion in the 2024 ASR is outlined in Table 2.3

Table 2.3 – Progress on 2024 Air Quality Priorities

Priority	Measure	2024 ASR Comments	2025 ASR Comments
1	Proposed revocation of AQMA 2	The air quality objectives at AQMA 2 have been achieved for four consecutive years. It is appropriate to consider revoking AQMA 2 in 2024.	A proposal to revoke AQMA 2 is due to go to public consultation in 2025.
2	Ongoing air quality monitoring and data review	Data collected in 2024 will be analysed as part of the 2025 ASR.	Data collected in 2024 has been reviewed as part of this report.
3	Review current air quality monitoring arrangements	AURN $PM_{2.5}$ monitoring station upgrade anticipated in 2024. It may be appropriate to review the diffusion tube monitoring programme.	The A5190 AURN was upgraded to include $PM_{2.5}$ monitoring in November 2024. It may be appropriate to review the diffusion tube monitoring programme.
4	Develop a local air quality strategy or air quality management action plan.	It will be necessary to develop an air quality strategy or an air quality management area action plan.	Preparation of an appropriate strategy will follow consultation on revoking AQMA 2.
5	Partnership working with Staffordshire County Council	Staffordshire County Council have significant influence on schools and run educational and business awareness campaigns, including 'Air Aware' and the 'Staffordshire Business and Environment Network'. Staffordshire County Council have been successful in obtaining 'Levelling Up' funding to deliver local highways infrastructure improvements on the A34 at Cannock town centre and to provide a low/zero emission bus service between Stafford and Cannock.	Work continues with Staffordshire County Council to deliver on these measures, although support for 'Air Aware' was reduced in 2024.
6	Adoption of a Green Travel Strategy	Cannock Chase Council is developing a Green Travel Strategy with the following key aims: • To Increase the uptake of active and green transportation whilst reducing the number of car journeys across the District. • To drive the uptake of ULEV vehicle use, whilst reducing the number of petrol and diesel vehicle journeys. • To work with partners to support the future increase in number of publicly available vehicle charging/ fuelling points. • To understand current reasons and choices of modes of transport within the District to understand how we can influence the uptake of future sustainable modes of transport and improve air quality. • To help develop complementary planning policies and strategic projects. To set an example, by developing an ULEV local authority fleet, adopting a staff travel plan, running green events and engaging with businesses through economic development programmes.	Cannock Chase Council and Stafford Borough Council have adopted a joint Climate Change Strategy and a joint Climate Change Action Plan; the Green Travel Strategy will be adopted in 2025.
7	Adoption of an Ultra-Low Emission Vehicle Charging Delivery Strategy	Cannock Chase Council is developing an Ultra-low Emission Vehicle Strategy with the following key aims: • To work towards Cannock Chase Council's vehicle fleet producing zero emissions by 2030 or as early as practicable after that date. • To provide adequate, safe and secure charging/fuelling locations across the District. To provide suitable dedicated charging locations within the District for our taxi operators.	Cannock Chase Council and Stafford Borough Council have adopted a joint Climate Change Strategy and a joint Climate Change Action Plan. The Council will continue to work toward adopting more sustainable
8	Develop planning policies that require developer contributions towards sustainable transport	The Cannock Chase Council Local Plan 2018-2039 is in development; it is anticipated that this will be adopted in 2024. The current draft includes policies on sustainable transport.	The Cannock Chase Council Local Plan is currently being examined by the Planning Inspectorate. It is anticipated that it will be adopted in 2025.
9	Produce a Developer's Guide to Air Quality	A draft Air Quality Developer's Guide has been prepared. However, the guide requires a review to ensure alignment with the policies under the 2018-2039 Local Plan. The Developer Guide should be published following adoption of the 2018-2039 Local Plan (anticipated in 2024).	The Air Quality Developer's Guide will be reviewed following adoption of the Local Plan.

Cannock Chase Council's air quality priorities for 2025 are presented in Table 2.4.

Table 2.4 – Air Quality Priorities for 2025

Priority	Measure	Comment
1	Proposed revocation of AQMA 2	The air quality objectives at AQMA 2 have been achieved for five consecutive years. Revocation of AQMA 2 will be considered in 2025.
2	Ongoing air quality monitoring and data review	Air quality data collected in 2025 will be reviewed in the 2026 ASR.
3	Review current air quality monitoring arrangements	It may be appropriate to review the diffusion tube monitoring programme.
4	Develop a local air quality strategy or air quality management action plan.	It will be necessary to develop an air quality strategy or (subject to the outcome of any proposal to revoke AQMA 2), an air quality management area action plan.
5	Partnership working with Staffordshire County Council	Staffordshire County Council have significant influence on schools and run educational and business awareness campaigns, including 'Air Aware' and the 'Staffordshire Business and Environment Network'. Staffordshire County Council have been successful in obtaining 'Levelling Up' funding to deliver local highways infrastructure improvements on the A34 at Cannock town centre and to provide a low/zero emission bus service between Stafford and Cannock.
6	Adoption of a Green Travel Strategy	Cannock Chase Council is developing a Green Travel Strategy with the following key aims: • To Increase the uptake of active and green transportation whilst reducing the number of car journeys across the District. • To drive the uptake of ULEV vehicle use, whilst reducing the number of petrol and diesel vehicle journeys. • To work with partners to support the future increase in number of publicly available vehicle charging/ fuelling points. • To understand current reasons and choices of modes of transport within the District to understand how we can influence the uptake of future sustainable modes of transport and improve air quality. • To help develop complementary planning policies and strategic projects. • To set an example, by developing an ULEV local authority fleet, adopting a staff travel plan, running green events and engaging with businesses through economic development programmes.
7	Adoption of an Ultra-Low Emission Vehicle Charging Delivery Strategy	Cannock Chase Council is developing an Ultra-low Emission Vehicle Strategy with the following key aims: • To work towards Cannock Chase Council's vehicle fleet producing zero emissions by 2030 or as early as practicable after that date. • To provide adequate, safe and secure charging/fuelling locations across the District. • To provide suitable dedicated charging locations within the District for our taxi operators.
8	Develop planning policies that require developer contributions towards sustainable transport	The Cannock Chase Council Local Plan 2018-2039 is in development; it is anticipated that this will be adopted in 2025. The current draft includes policies on sustainable transport.
9	Produce a Developer's Guide to Air Quality	A draft Air Quality Developer's Guide has been prepared. However, the guide requires a review to ensure alignment with the policies under the 2018-2039 Local Plan. The Developer Guide should be published following adoption of the 2018-2039 Local Plan (anticipated in 2025).

The principal challenges and barriers to implementation that Cannock Chase Council anticipates facing are:

- Staff resource (time).
- Funding to deliver sustainable transport infrastructure.
- In 2023, Cannock Chase Council and Stafford Borough Council entered into a shared services agreement, which is being implemented.
- In 2024, the Government announced plans to restructure local government, which will result in the abolition of Cannock Chase Council. Responsibility for local air quality management will pass to the successor council.

Details of nine measures relating to air quality that have been completed or are in progress (for the reporting year of 2024) are set out in Table 2.5.

Table 2.5 – Progress on Measures to Improve Air Quality

Measure No.	Measure	Category	Classification	Year Measure Introduced	Estimated / Actual Completion Date	Organisations Involved	Funding Source	Defra AQ Grant Funding	Funding Status	Estimated Cost of Measure	Measure Status	Reduction in Pollutant / Emission from Measure	Key Performance Indicator	Progress to Date	Comments / Barriers to Implementation
1	Air Aware - School Travel Plans	Promoting Travel Alternatives	School Travel Plans	2018	2024	Staffordshire County Council	DEFRA/ Staffordshire County Council	YES	Partially Funded	£100k - £500k	Implementation	Unknown	Number of schools participating	5 schools participated in the scheme, 2 of which are still engaged.	Air Aware has been incorporated into mainstream school engagement through SCC. https://www.staffordshire.gov.uk/Transport/Sustainable-Travel/Air-Quality/Schools.aspx
2	Air Aware - School anti-Idling Campaigns	Public Information	Via other mechanisms	2019	2024	Staffordshire County Council	DEFRA/ Staffordshire County Council	YES	Partially Funded	< £10k	Implementation	Unknown	Number of schools participating	4 schools participated in the campaign.	Awareness campaign for those who drive to school. Participants sign a pledge and receive reminder emails.
3	Public awareness campaigns	Public Information	Via other mechanisms	2018	2040	Staffordshire County Council	DEFRA/ Staffordshire County Council	YES	Funded	£50k - £100k	Implementation	Unknown	N/A		
4	Staffordshire Business Environment Network	Promoting Travel Alternatives	Workplace Travel Planning	2012	2040	Staffordshire County Council	Staffordshire County Council	NO	Not Funded	< £10k	Implementation	Unknown	Number of businesses participating	60 businesses engaged with this service in Cannock in 2024.	
5	Home working	Promoting Travel Alternatives	Encourage / Facilitate homeworking	2013	2040	Cannock Chase Council	N/A	NO	Not Funded	< £10k	Implementation	Unknown	N/A	Home working policy implemented in 2013.	
6	Cycle 2 Work Scheme	Promoting Travel Alternatives	Promotion of cycling	2015	2040	Cannock Chase Council	Cycle scheme	NO	Not Funded	< £10k	Implementation	Unknown	Number of staff taking up measure	No staff uptake in 2025.	
7	Active Travel Fund	Promoting Travel Alternatives	Intensive active travel campaign & infrastructure	2021	2024	Staffordshire County Council	Department of Transport	NO	Funded	£1 million - £10 million	Completed	Unknown	Length of cycle path installed/ upgraded	Complete	850 m of cycle paths installed.
8	Taxi Licensing Policy	Promoting Low Emission Transport	Taxi Licensing conditions	2023	2030	Cannock Chase Council	N/A	NO	Funded	< £10k	Implementation	Unknown	Proportion of licensed vehicles as hybrid or electric	2024 Diesel - 59.3% Petrol - 8.3% Hybrid - 31% Electric - 1.4%	2023 (baseline): Diesel – 74.6% Petrol – 8.6% Hybrid – 16.4% LPG – 0.4%
9	Levelling Up Fund 2	Promoting Travel Alternatives	Promotion of cycling	2024	2024	Staffordshire County Council	Ministry of Housing, Communities & Local Government	NO	Funded	£100k - £500k	Completed	Unknown	Length of cycle path installed	Complete	

Note:

The wider measures that Staffordshire County Council take to reduce pollution are in their Climate Change Annual Report (see Table 2.6).

Cannock Chase Council worked in partnership with the following stakeholders during 2024:

- Staffordshire County Council.
- Energy Saving Trust.
- Staffordshire Air Quality Forum (liaison group representing local authority officers across Staffordshire).

Policies of relevance to air quality are presented in Table 2.6.

Table 2.6 – Plans and Strategies Aligned to Air Quality

Plan or Strategy	Authority	Summary	Web Link
Costed Net Zero Action Plan	Cannock Chase Council	This policy identifies and assesses measures to achieve net zero carbon emissions by 2030.	https://www.cannockchasedc.gov.uk/sites/default/files/costed_net_zero_action_plan.pdf (2.3 Mb).
Cannock Chase Local Plan 2018-2039	Cannock Chase Council	The proposed Local Plan sets planning policy. Strategic objective 5 is focused on the provision of sustainable transport and communications infrastructure.	https://www.cannockchasedc.gov.uk/sites/default/files/06-local_plan_2018_to_2039_reg_19_consultation_rpt_cabinet_250822.pdf (10.3 Mb).
		Planning policies require the potential impact of nitrogen emissions from development on the Cannock Chase Special Area of Conservation to be assessed.	https://www.cannockchasedc.gov.uk/residents/planning-building/planning-policy/cannock-chase-special-area-conservation-sac
Hackney Carriage/Private Hire Driver, Vehicle & Operator Licensing Policy	Cannock Chase Council	Annex F details the migration toward hybrid, electric and hydrogen vehicles in the licensed private hire/taxi fleet.	https://www.cannockchasedc.gov.uk/sites/default/files/document-library/Revised%20Taxi%20Policy%202023%20Final_0.pdf (0.5 Mb)
Climate Change Strategy 2025-2030	Cannock Chase & Stafford Borough Councils	The Climate Change Strategy includes a pledge to support green travel planning, and to move toward a low carbon fuel fleet by 2030.	Not currently available
Climate Change Action Plan 2025-2030	Cannock Chase & Stafford Borough Councils	The Climate Change Action Plan includes measures to decarbonise the taxi fleet, procure electric vehicles, reduce engine idling, and to develop the electric vehicle charging infrastructure throughout the district.	Not currently available
Climate Change Action Plan 2025-2030	Staffordshire County Council	This plan includes measures to reduce transport emissions. Progress is reported on annually.	https://www.staffordshire.gov.uk/Environment/Climate-Change/Documents/CCAP-2025-30-Accessible-version.pdf (7.72 Mb)
Public Electric Vehicle Charging Infrastructure Strategy 2023	Staffordshire County Council	This strategy seeks to coordinate the development of electric vehicle charge points across the county.	https://www.staffordshire.gov.uk/Transport/Sustainable-travel/Electric-vehicles/02-SCC-Public-EV-Charging-Strategy-V3-3.pdf%20 (17 Mb)
Cannock Chase Integrated Transport Strategy 2013-2028	Staffordshire County Council	This strategy prioritises expenditure on transport improvements across Cannock.	https://www.staffordshire.gov.uk/Transport/transportplanning/documents/Documents/Cannock-Transport.pdf (2.7 Mb)
Local Transport Plan 2011	Staffordshire County Council	The Local Transport Plan is supported by a series of complementary policies: • Bus Service Improvement Plan 2021 • Local Cycling and Walking Infrastructure Plan 2021 • Freight Strategy Plan 2019 • Highways Infrastructure Asset Management Plan 2022 • Rail Strategy 2016	https://www.staffordshire.gov.uk/Transport/transportplanning/localtransportplan/home.aspx

2.3 $PM_{2.5}$ – Local Authority Approach to Reducing Emissions and/or Concentrations

As detailed in Policy Guidance LAQM.PG22 (Chapter 8) and the Air Quality Strategy[1], local authorities are expected to work towards reducing emissions and/or concentrations of fine particulate matter ($PM_{2.5}$ - particulate matter smaller than 2.5 micrometres). There is clear evidence that $PM_{2.5}$ has a significant impact on human health, including premature mortality, allergic reactions, and cardiovascular diseases.

The Environmental Targets (Fine Particulate Matter) (England) Regulations 2023 establish the following targets for $PM_{2.5}$:

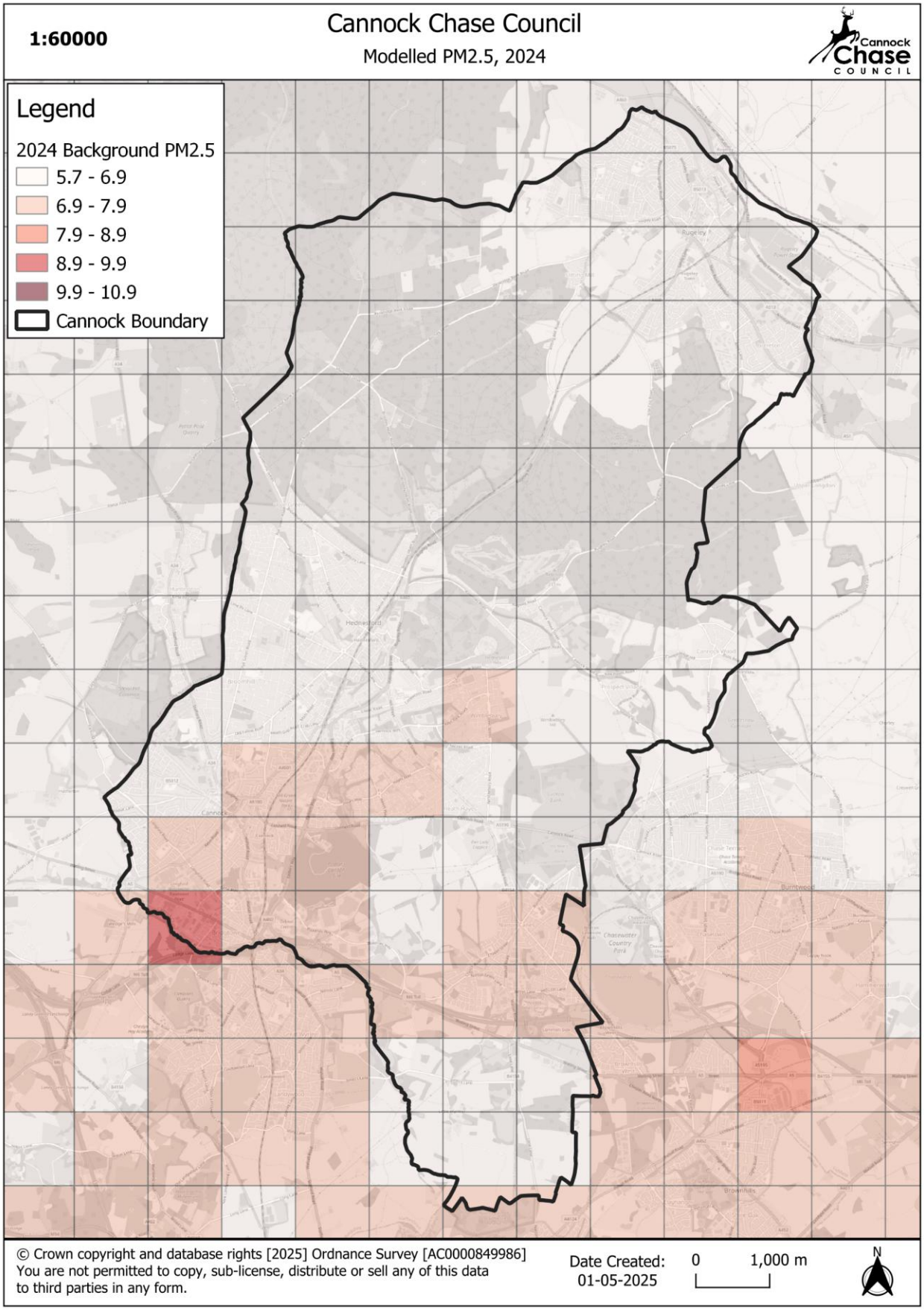
- 10 µg/m^3 annual mean (to be achieved by 2040).
- A 35% reduction in population exposure by 2040 (2016-2018 baseline).

2.3.1 Background $PM_{2.5}$ in Cannock Chase

DEFRA modelled background concentrations of $PM_{2.5}$, based on 2021 data (with a resolution of 1 km^2), are presented as Figure 2.1. Modelled background concentrations of $PM_{2.5}$ peak in Bridgtown (9.8 µg/m^3), and generally decrease from the south to the north.

[1] Defra. Air Quality Strategy – Framework for Local Authority Delivery, August 2023

Figure 2.1 - Modelled Background $PM_{2.5}$ in Cannock



Elevated background $PM_{2.5}$ concentrations coincide with two major highways:

- The A5/Watling Street.
- The M6 Toll.

Watling Street runs northwest to southeast through the south of the District and is split into two parts. The western part cuts through Bridgtown, a mixed commercial and residential area. The eastern part passes through a largely agricultural area, lined with sporadic residential and commercial properties.

The M6 Toll runs west to east through the south of the District, along the southern extent of Norton Canes, before meeting the District boundary at Brownhills West.

2.3.2 Public Health Outcomes Framework

The contribution of particulate air pollution to mortality across Cannock Chase District (according to the Office for Health Improvement and Disparities 'Public Health Outcomes Framework') is presented as Figure 2.2 and Table 2.7 (the latest data covers the period 2018-2023).

Caution should be exercised when assessing this data, as factors other than particulate pollution (such as depravation) are likely to influence these outcomes. Relevant characteristics of Cannock Chase District to consider include:

- Cannock Chase District lies within a former coalfield; the last colliery closed in 1990. Coal miners are at a higher risk of developing respiratory ailments, such as silicosis, coal workers pneumoconiosis and COPD, from occupational exposure to particulates. Data on the proportion and age of the local population who worked in the mining industry is not available.
- 12.7% of the District's population are income deprived (the 114th most deprived of 316 local authorities in England).

That 'mortality associated with particulate pollution' is lower in Cannock than the average in England is testament to the high air quality of the District, particularly when taking into account the characteristics of the area (which would be expected to influence toward higher mortality rates).

Figure 2.2 - Fraction of Mortality Attributable to Particulate Air Pollution

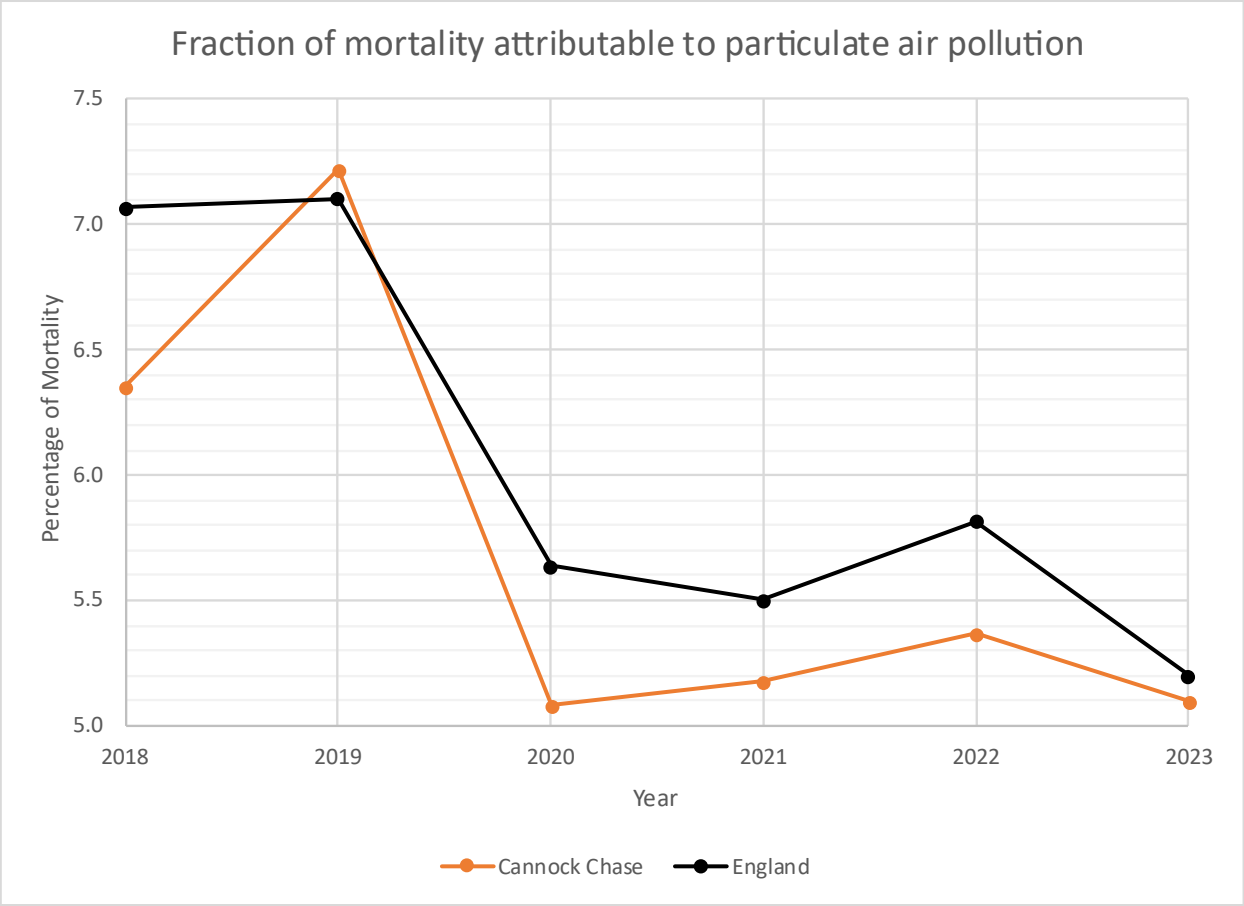


Table 2.7 – Fraction of Mortality Attributable to Particulate Air Pollution

Year	Area	Result (%)	Area	Result (%)
2018	England	7.1	Cannock Chase District	6.4
2019	England	7.1	Cannock Chase District	7.2
2020	England	5.6	Cannock Chase District	5.1
2021	England	5.5	Cannock Chase District	5.2
2022	England	5.8	Cannock Chase District	5.4
2023	England	5.2	Cannock Chase District	5.1

2.3.3 Smoke Control

The Cannock Chase District Council Smoke Control Order 2024, which covers the entire district and includes moored vessels within its scope, came into force on 1st September 2024.

3 Air Quality Monitoring Data and Comparison with Air Quality Objectives and National Compliance

This section sets out the monitoring undertaken in 2024 by Cannock Chase Council and how it compares with the relevant air quality objectives. In addition, monitoring results are presented for a five-year period between 2020 and 2024 to allow trends to be identified and discussed.

3.1 Summary of Monitoring Undertaken

3.1.1 Automatic Monitoring Sites

Automatic (continuous) monitoring for NO_2 (full year) and $PM_{2.5}$ (from November) was undertaken at the Cannock A5190 Roadside monitoring site in 2024. Table A.1 in Appendix A provides further details. Information can be found on the UK Air website (https://uk-air.Defra.gov.uk/networks/site-info?site_id=CANK&view=View).

The location of the monitoring site is provided in Appendix D (please note that the monitoring station is co-located with diffusion tubes HHMS 1-3).

3.1.2 Non-Automatic Monitoring Sites

Cannock Chase Council undertook non-automatic (i.e. passive) monitoring of NO_2 at 21 sites during 2024. Table A.2 in Appendix A presents the details of the non-automatic sites.

Maps showing the location of the monitoring sites are provided in Appendix D. Further details on Quality Assurance/Quality Control (QA/QC) for the diffusion tubes, including bias adjustments and any other adjustments applied (e.g. annualisation and/or distance correction), are included in Appendix C.

3.2 Individual Pollutants

The air quality monitoring results presented in this section are, where relevant, adjusted for bias, annualisation (where the annual mean data capture is below 75% and greater than 25%), and distance correction. Further details on adjustments are provided in Appendix C.

3.2.1 Nitrogen Dioxide (NO_2)

Table A.3 and Table A.4 in Appendix A compare the ratified and adjusted monitored NO_2 annual mean concentrations for the past five years with the air quality objective of 40 µg/m^3. Note that the concentration data presented represents the concentration at the location of the monitoring site, following the application of bias adjustment and annualisation, as required (i.e. the values are exclusive of any consideration to fall-off with distance adjustment).

For diffusion tubes, the full 2024 dataset of monthly mean values is provided in Appendix B. Note that the concentration data presented in Table B.1 includes distance corrected values, only where relevant.

Table A.5 in Appendix A compares the ratified continuous monitored NO_2 hourly mean concentrations for the past five years with the air quality objective of 200 µg/m^3, not to be exceeded more than 18 times per year.

The monitoring results are discussed below.

<u>Former AQMA 1</u>

Monitoring is undertaken at three locations:

- BTL-B (mounted on a drain pipe at 87 Watling Street, 4.7 m to the south of a traffic light controlled junction).
- 67 WS (mounted on a drain pipe at 87 Watling Street, 7.5 m to the south of the carriageway).
- 54 WS (mounted on a drain pipe at 54 Watling Street, 4.9 m to the north of the carriageway).

NO_2 concentrations show a slightly reducing trend across the 2020 - 2024 monitoring period. NO_2 at BTL-B and 54 WS closely correlate, both properties being the same approximate distance from the carriageway; NO_2 at 54 WS is markedly lower, likely due to the greater distance from the carriageway (than BTL-B and 54 WS).

Concentrations of NO_2 continue to comfortably meet the annual objective.

AQMA 2

Air quality monitoring is undertaken within AQMA 2 at three locations:

- 268 WS (mounted on a lamp post on the south side of Watling Street, 1.9 m from the carriageway; the relevant receptor is an additional 0.3 m from the carriageway).
- 268 WSA (mounted on a road sign on the north side of Watling Street, 5.2 m from carriageway - there are no relevant receptors nearby).
- 268 WSB (mounted on a road sign on the north side of Watling Street, 1.2 m from carriageway - there are no relevant receptors nearby).

Monitoring demonstrates continuous compliance with the annual objective over the last 5 years.

Former AQMA 3

The monitoring results exhibit a broadly similar trend to those observed in AQMA 1 and AQMA 2.

Monitoring at HHFW indicates NO_2 concentrations have declined, with the 2024 data returning a concentration of 32.5 µg/m^3. Traffic congestion at this location is the likely cause of the relatively elevated NO_2.

NO_2 concentrations at CNKRD are stable, 2024 data returned a concentration of 22.4 µg/m^3, which meet the air quality objective.

Monitoring results from HH01 (at a primary school) comfortably meet the air quality objective, as do the results from HHMS (which is co-located with an automated monitoring station, HHMS).

Non-AQMA Locations

Monitoring is undertaken at the A460 to record background NO_2 in the Cannock Chase Special Area of Conservation, for town and country planning purposes; there are no relevant receptors (vis-a-vis local air quality management) at that location, but the data is included for information.

Monitoring at HH01 is undertaken as part of the Air Aware campaign for the associated school. FW01 and GM01 were discontinued in June 2024, and have not been assessed in this report.

The remaining monitoring data indicates compliance with the relevant air quality objective.

Summary

The monitoring data suggests that NO_2 is declining across the district and that relevant objectives are being met.

Five years of monitoring data demonstrate continuous compliance with the annual NO_2 air quality objective at 268 WS, and continues to support the revocation of AQMA 2.

3.2.2 Particulate Matter ($PM_{2.5}$)

The AURN at Heath Hayes (HHMS) was upgraded to include monitoring for $PM_{2.5}$; monitoring commenced on 11 November 2024.

The available data returned an average $PM_{2.5}$ concentration of 5.5 µg/m^3 across the relevant monitoring period (11 November 2024 - 8 January 2025).

Appendix A: Monitoring Results

Table A.1 – Details of Automatic Monitoring Sites

Site ID	Site Name	Site Type	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Pollutants Monitored	In AQMA? Which AQMA?	Monitoring Technique	Distance to Relevant Exposure (m)	Distance to kerb of nearest road (m)	Inlet Height (m)
HHMS	Cannock A5190 Roadside	Roadside	401392	309954	NO_2, $PM_{2.5}$	No	Chemiluminescent; FIDAS	3.6	6.6	1.8

Notes:

$PM_{2.5}$ monitoring commenced 11 November 2024.

Site information can be found here: https://uk-air.Defra.gov.uk/networks/site-info?site_id=CANK&view=View.

Table A.2 – Details of Non-Automatic Monitoring Sites

Diffusion Tube ID	Site Name	Site Type	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Pollutants Monitored	In AQMA? Which AQMA?	Distance to Relevant Exposure (m) (1)	Distance to kerb of nearest road (m) (2)	Tube Co-located with a Continuous Analyser?	Tube Height (m)
MORT-2	Cannock Mortuary	Urban Background	397588	309730	NO_2	No	NA	NA	No	2.3
BTL-B	87 Watling Street, Bridgtown	Roadside	397952	308567	NO_2	No	0	4.7	No	2.1
67 WS	67 Watling Street, Bridgtown	Roadside	398051	308512	NO_2	No	-0.2	7.5	No	2.0
54 WS	54 Watling Street, Bridgtown	Roadside	398250	308428	NO_2	No	0	4.9	No	2.1
268 WS	268 Watling Street	Roadside	400726	307423	NO_2	AQMA 2	0.3	1.9	No	2.0
268 WSA	268 Watling Street A	Roadside	400635	307478	NO_2	AQMA 2	NA	5.2	No	1.5
268 WSB	268 Watling Street B	Roadside	400864	307385	NO_2	AQMA 2	NA	1.2	No	2.1
HHFW	Five Ways Inn, Heath Hayes	Roadside	401565	309939	NO_2	No	0	1.5	No	2.3
CNKRD	Cannock Road, Heath Hayes	Roadside	401465	309956	NO_2	No	11.8	1.5	No	2.1
HHMS1 HHMS2 HHMS3	Cannock A5190 AURN	Roadside	401392	309954	NO_2	No	3.6	6.6	Yes	2.0
HF	Horsefair, Rugeley	Roadside	404475	317730	NO_2	No	0	6.4	No	2.4
LICH RD	A5190 Lichfield Road, Cannock	Roadside	398976	309865	NO_2	No	12.9	1.6	No	2.4
HH01	Heath Hayes Academy, Cannock	Roadside	401630	310593	NO_2	No	NA	1.6	No	2.7
FW01	Five Ways Primary, Heath Hayes	Roadside	400900	310607	NO_2	No	NA	2.0	No	2.8
GM01	Gorsemoor Primary, Heath Hayes	Roadside	400723	310186	NO_2	No	NA	5.1	No	2.0
A460	A460, Rugeley	Roadside	403009	315930	NO_2	No	NA	1.5	No	2.0
69 CH ST	69 Church Street, Rugeley	Kerbside	404081	318200	NO_2	No	0.3	0.9	No	2.2
3 FORGE RD	3 Forge Road, Rugeley	Roadside	404607	318006	NO_2	No	0.3	1.1	No	2.2
104 MAIN RD	104 Main Road, Brereton	Roadside	405385	316306	NO_2	No	0.7	2.8	No	2.2
28 STN RD	28 Station Road, Hednesford	Roadside	400015	312651	NO_2	No	0.9	1.4	No	2.3
CRC	219 Cannock Road, Chadsmoor	Roadside	399017	311653	NO_2	No	0.1	2.2	No	2.3

Notes:

(1) 0 m if the monitoring site is at a location of exposure (e.g. installed on the façade of a residential property).

(2) N/A if not applicable.

Table A.3 – Annual Mean NO_2 Monitoring Results: Automatic Monitoring (µg/m³)

Site ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Site Type	Valid Data Capture for Monitoring Period (%) (1)	Valid Data Capture 2024 (%) (2)	2020	2021	2022	2023	2024
HHMS	401392	309954	Roadside	99	99	14.4	15.7	13.8	14.6	14.2

☒ **Annualisation has been conducted where data capture is <75% and >25% in line with LAQM.TG22.**

☒ **Reported concentrations are those at the location of the monitoring site (annualised, as required), i.e. prior to any fall-off with distance correction.**

Notes:

The annual mean concentrations are presented as µg/m³.

Exceedances of the NO_2 annual mean objective of 40 µg/m³ are in **bold**.

All means have been "annualised" as per LAQM.TG22 if valid data capture for the full calendar year is less than 75%. See Appendix C for details.

Concentrations are those at the location of monitoring and not those following any fall-off with distance adjustment.

(1) Data capture for the monitoring period, in cases where monitoring was only carried out for part of the year.

(2) Data capture for the full calendar year (e.g. if monitoring was carried out for 6 months, the maximum data capture for the full calendar year is 50%).

Table A.4 – Annual Mean NO_2 Monitoring Results: Non-Automatic Monitoring (µg/m³)

Diffusion Tube ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Site Type	Valid Data Capture for Monitoring Period (%) (1)	Valid Data Capture 2024 (%) (2)	2020	2021	2022	2023	2024
MORT-2	397588	309730	Urban Background	92.5	92.5				12.0	10.3
BTL-B	397952	308567	Roadside	100.0	100.0	25.6	27.0	25.9	25.5	21.5
67 WS	398051	308512	Roadside	100.0	100.0	17.9	20.1	18.6	17.6	15.0
54 WS	398250	308428	Roadside	92.5	92.5	24.7	21.9	26.6	25.5	20.6
268 WS	400726	307423	Roadside	100.0	100.0	27.6	27.1	28.9	27.4	25.3
268 WSA	400635	307478	Roadside	100.0	100.0	28.2	29.0	28.2	27.1	24.2
268 WSB	400864	307385	Roadside	100.0	100.0	31.6	18.4	38.7	39.7	34.5
HHFW	401565	309939	Roadside	100.0	100.0	31.4	32.5	36.6	36.9	32.5
CNKRD	401465	309956	Roadside	100.0	100.0	25.0	25.7	26.7	26.2	22.4
HHMS1 HHMS2 HHMS3	401392	309954	Roadside	100.0	100.0	16.2	19.3	17.1	16.6	14.1
HF	404475	317730	Roadside	100.0	100.0	24.1	25.8	25.2	22.7	20.8
LICH RD	398976	309865	Roadside	100.0	100.0	23.4	26.2	24.8	25.1	21.5
HH01	401630	310593	Roadside	100.0	100.0	14.1	17.6	14.9	14.6	11.8
FW01	400900	310607	Roadside	83.3	39.9	18.3	25.1	19.0	18.4	16.7
GM01	400723	310186	Roadside	100.0	49.1	12.9	16.1	14.2	13.3	10.8
A460	403009	315930	Roadside	90.8	90.8			16.8	16.3	13.6
69 CH ST	404081	318200	Kerbside	83.3	83.3				18.1	16.0
3 FORGE RD	404607	318006	Roadside	92.5	92.5				18.0	16.8
104 MAIN RD	405385	316306	Roadside	100.0	100.0				12.4	12.8
28 STN RD	400015	312651	Roadside	100.0	100.0				21.7	17.9
CRC	399017	311653	Roadside	92.5	92.5				23.1	20.9

☒ **Annualisation has been conducted where data capture is <75% and >25% in line with LAQM.TG22.**

☒ **Diffusion tube data has been bias adjusted.**

☒ **Reported concentrations are those at the location of the monitoring site (bias adjusted and annualised, as required), i.e. prior to any fall-off with distance correction.**

Notes:

The annual mean concentrations are presented as µg/m³.

Exceedances of the NO_2 annual mean objective of 40 µg/m³ are shown in **bold**.

NO_2 annual means exceeding 60 µg/m³, indicating a potential exceedance of the NO_2 1-hour mean objective are shown in **bold and underlined**.

Means for diffusion tubes have been corrected for bias. All means have been "annualised" as per LAQM.TG22 if valid data capture for the full calendar year is less than 75%. See Appendix C for details.

Concentrations are those at the location of monitoring and not those following any fall-off with distance adjustment.

(1) Data capture for the monitoring period, in cases where monitoring was only carried out for part of the year.

(2) Data capture for the full calendar year (e.g. if monitoring was carried out for 6 months, the maximum data capture for the full calendar year is 50%).

Figure A.1 – Trends in Annual Mean NO_2 Concentrations for Former AQMA 1

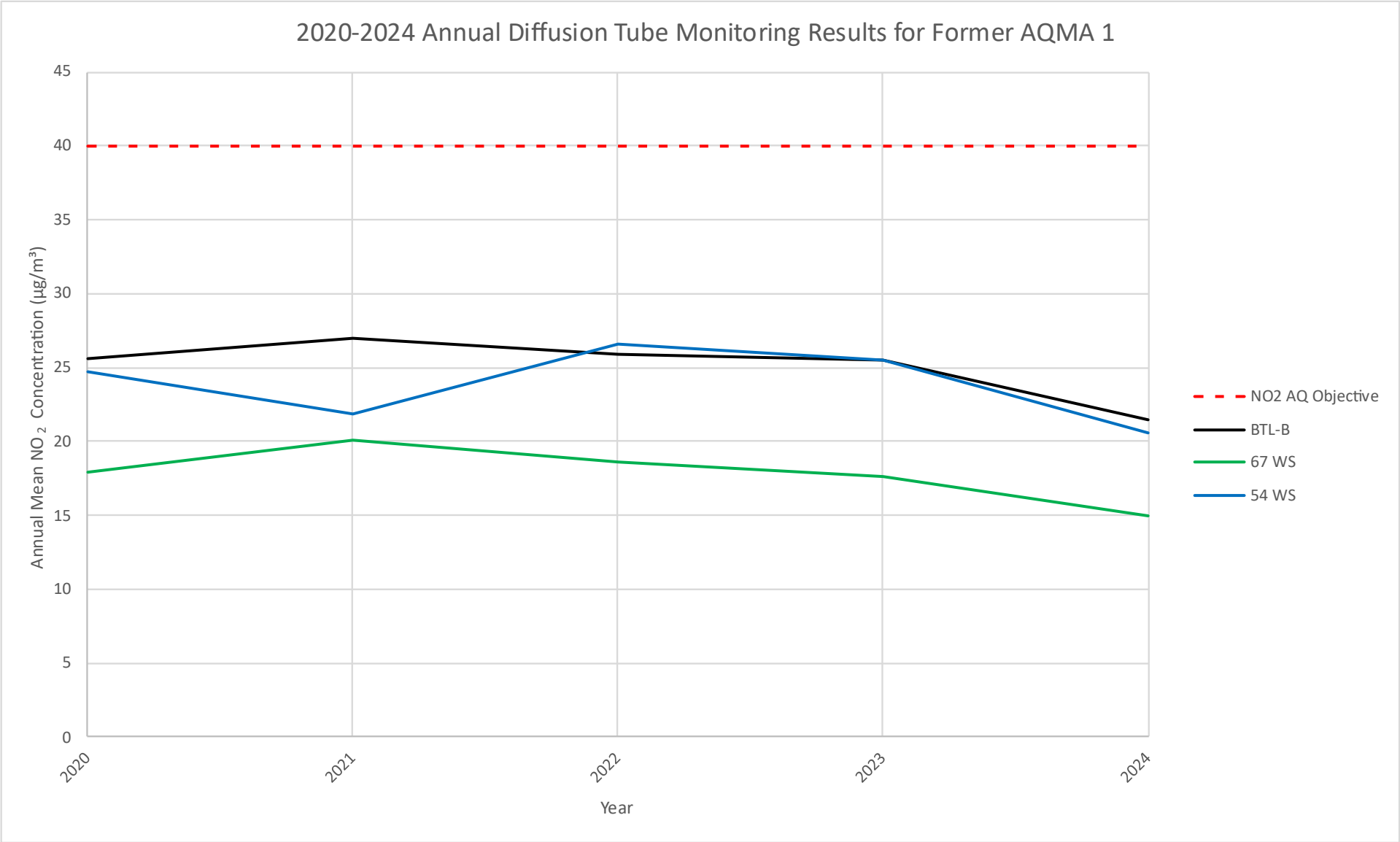


Figure A.2 – Trends in Annual Mean NO_2 Concentrations for AQMA 2

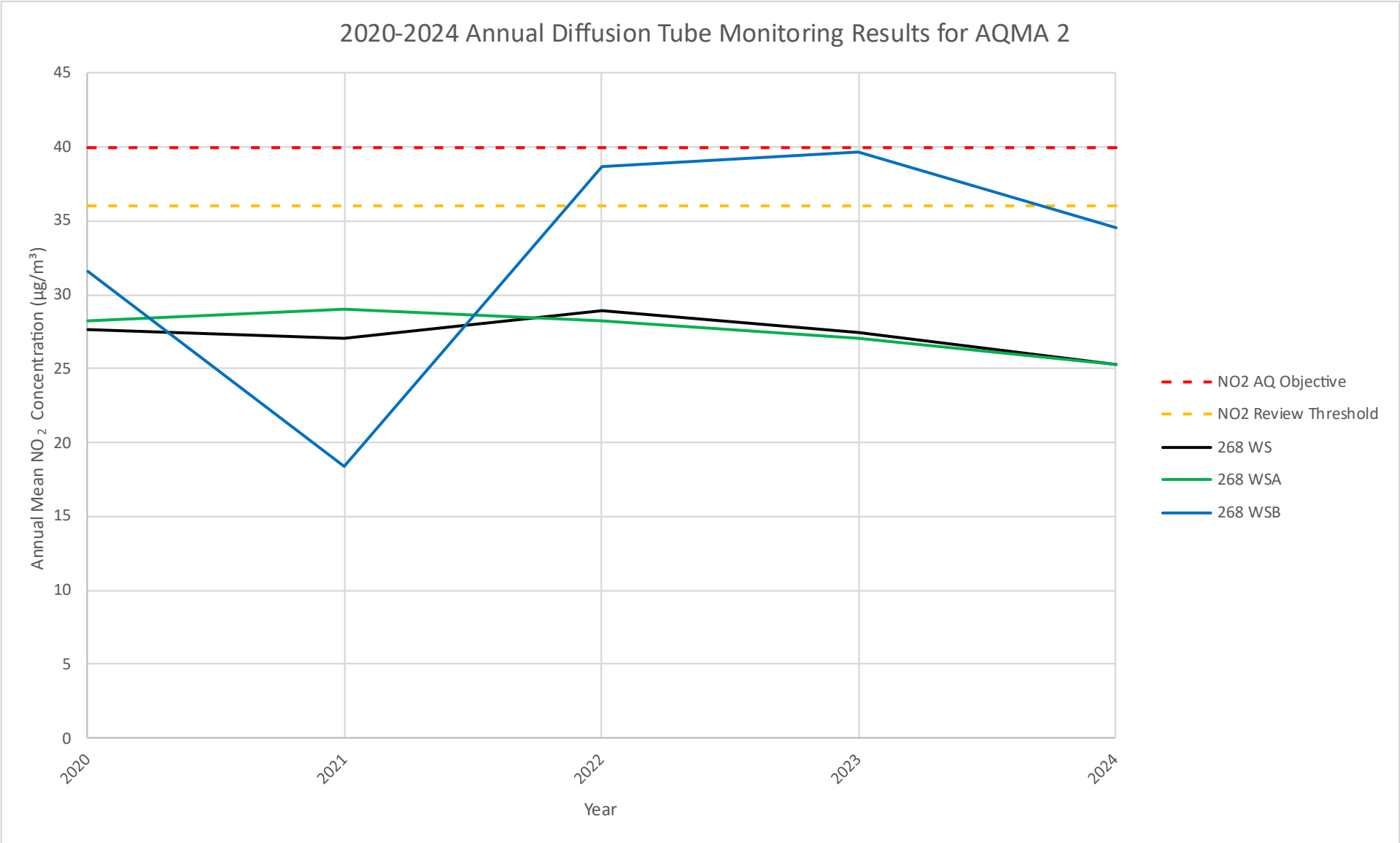


Figure A.3 – Trends in Annual Mean NO2 Concentrations for Former AQMA 3

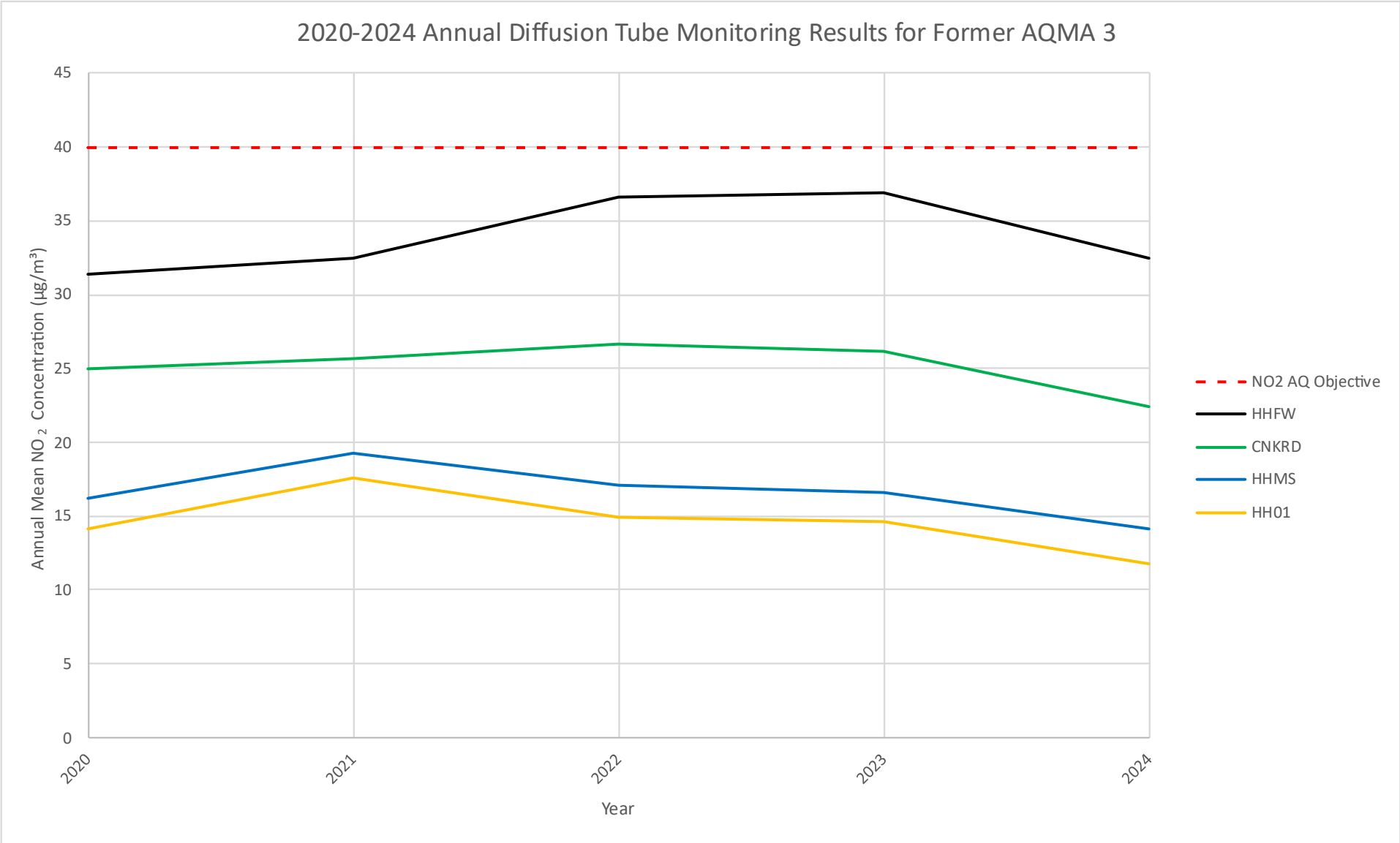


Figure A.4 – Trends in Annual Mean NO_2 Concentrations in Non-AQMA Locations

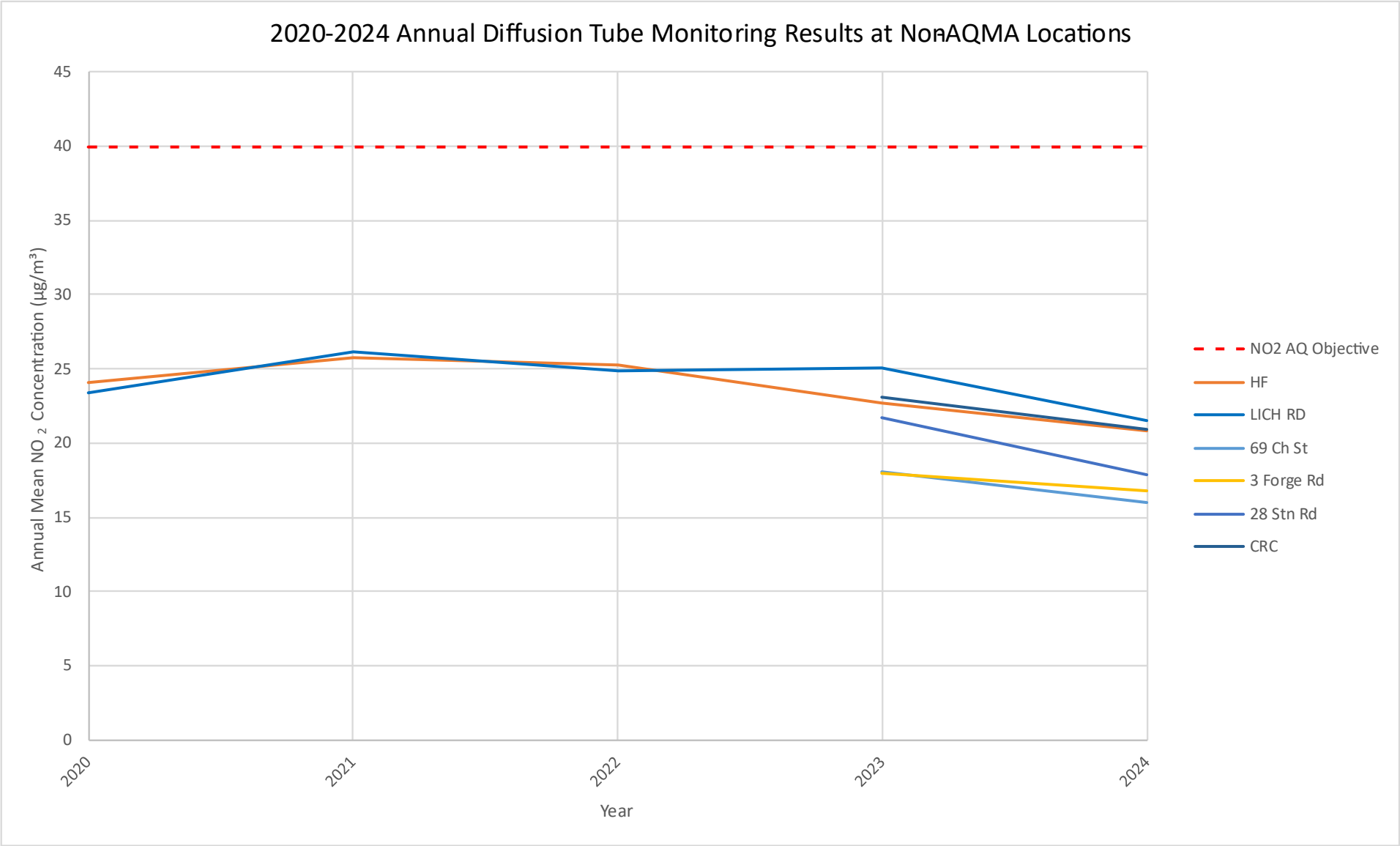


Figure A.5 – Trends in Annual Mean NO_2 Concentrations at School Locations

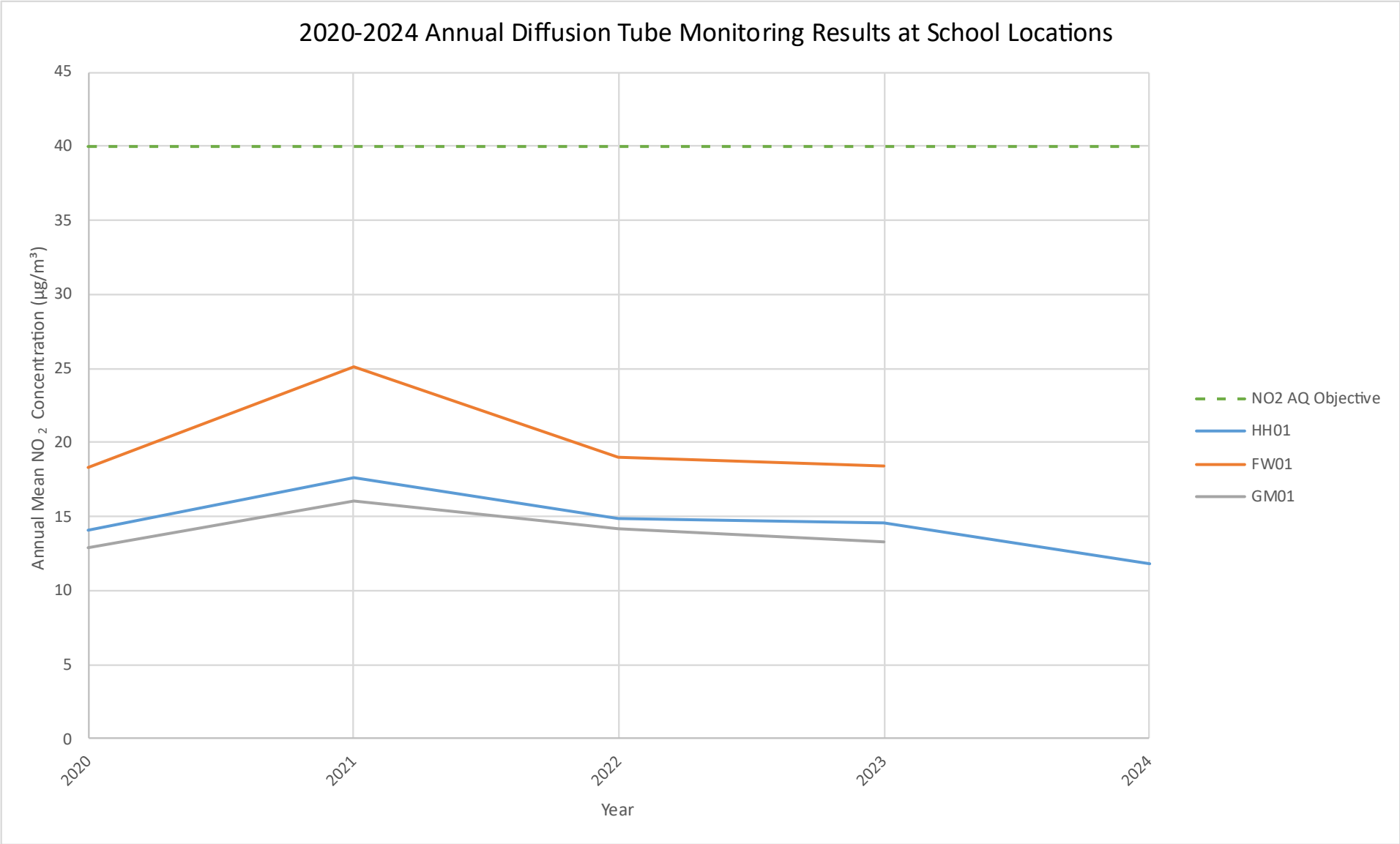


Table A.5 – 1-Hour Mean NO_2 Monitoring Results, Number of 1-Hour Means > 200 µg/m³

Site ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Site Type	Valid Data Capture for Monitoring Period (%) (1)	Valid Data Capture 2024 (%) (2)	2020	2021	2022	2023	2024
HHMS	401392	309954	Roadside	99	99	0	0	0	0	0

Notes:

Results are presented as the number of 1-hour periods where concentrations greater than 200 µg/m³ have been recorded.

Exceedances of the NO_2 1-hour mean objective (200 µg/m³ not to be exceeded more than 18 times/year) are shown in **bold**.

If the period of valid data is less than 85%, the 99.8th percentile of 1-hour means is provided in brackets.

(1) Data capture for the monitoring period, in cases where monitoring was only carried out for part of the year.

(2) Data capture for the full calendar year (e.g. if monitoring was carried out for 6 months, the maximum data capture for the full calendar year is 50%).

Table A.6 – Annual Mean $PM_{2.5}$ Monitoring Results (µg/m³)

Site ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Site Type	Valid Data Capture for Monitoring Period (%) (1)	Valid Data Capture 2024 (%) (2)	2020	2021	2022	2023	2024
HHMS	401392	309954	Roadside	100	15.7					5.5

☐ **Annualisation has been conducted where data capture is <75% and >25% in line with LAQM.TG22**

Notes:

The annual mean concentrations are presented as µg/m³.

All means have been "annualised" as per LAQM.TG22 if valid data capture for the full calendar year is less than 75%. See Appendix C for details.

(1) Data capture for the monitoring period, in cases where monitoring was only carried out for part of the year.

(2) Data capture for the full calendar year (e.g. if monitoring was carried out for 6 months, the maximum data capture for the full calendar year is 50%).

Appendix B: Full Monthly Diffusion Tube Results for 2024

Table B.1 – 2024 NO_2 Diffusion Tube Results (µg/m³)

DT ID	X OS Grid Ref (Easting)	Y OS Grid Ref (Northing)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Mean: Raw Data	Annual Mean: Annualised and Bias Adjusted (0.79)	Annual Mean: Distance Corrected to Nearest Exposure	Comment
MORT-2	397588	309730	17.5	16.4		7.3	11.3	7.2	11.9	8.2	11.6	19.1	18.5	14.5	13.0	10.3		
BTL-B	397952	308567	30.6	26.3	26.1	19.3	27.2	23.7	25.9	22.9	29.6	30.7	37.7	27.8	27.3	21.5		
67 WS	398051	308512	24.5	20.6	19.1	14.8	18.1	13.8	16.5	14.3	19.3	22.9	24.4	20.5	19.1	15.0	15.0	
54 WS	398250	308428	31.4	26.9	26.7	22.5	28.1	20.2	23.3	20.6	32.4	31.3		24.6	26.2	20.6		
268 WS	400726	307423	34.5	30.5	26.2	23.5	37.8	30.8	31.5	23.9	39.9	34.9	**43.1**	28.7	32.1	25.3		
268 WSA	400635	307478	31.4	31.5	29.6	25.7	32.9	33.2	32.8	28.1	27.2	32.5	35.2	28.6	30.7	24.2		
268 WSB	400864	307385	**41.7**	37.9	37.4	38.1	**49.6**	**49.5**	**46.4**	**43.6**	**48.8**	**47.6**	**50.4**	35.3	**43.9**	34.5		
HHFW	401565	309939	**45.1**	**40.2**	35.6	33.5	**47.9**	39.2	37.0	32.9	**48.4**	**43.3**	**52.7**	38.9	**41.2**	32.5		
CNKRD	401465	309956	30.2	28.3	26.2	23.5	30.2	22.1	24.8	21.8	27.5	36.0	**40.8**	29.4	28.4	22.4		
HHMS1	401392	309954	22.4	20.6	17.1	13.4	16.0	12.3	13.3	12.5	17.1	22.1	25.6	21.8	-	-		Triplicate Site with HHMS1, HHMS2 and HHMS3 - Annual data provided for HHMS3 only
HHMS2	401392	309954	22.3	20.9	16.1	13.7	14.5	12.3	13.2	12.2	18.0	22.8	27.0	20.9	-	-		Triplicate Site with HHMS1, HHMS2 and HHMS3 - Annual data provided for HHMS3 only
HHMS3	401392	309954	22.8	19.5	16.4	12.9	16.3	13.1	12.9	12.4	18.4	22.9	27.9	20.9	17.9	14.1		Triplicate Site with HHMS1, HHMS2 and HHMS3 - Annual data provided for HHMS3 only
HF	404475	317730	28.2	29.0	26.3	22.0	23.5	24.9	24.8	24.5	23.8	28.0	33.6	28.0	26.4	20.8		
LICH RD	398976	309865	29.3	29.5	31.0	22.4	29.1	20.2	26.5	20.8	25.1	32.8	31.7	29.3	27.3	21.5		
HH01	401630	310593	20.9	18.8	15.3	11.1	12.7	8.9	11.8	10.9	12.3	18.4	21.7	17.5	15.0	11.8		
FW01	400900	310607	28.1	25.0	20.4	15.1		14.7							20.7	16.7		
GM01	400723	310186	18.4	17.8	15.1	9.9	10.1	7.6							13.2	10.8		
A460	403009	315930	20.6	19.1	15.6	13.3		15.3	15.0	14.2	17.8	17.4	22.8	18.7	17.3	13.6		
69 Ch St	404081	318200	24.1	23.0	21.4	11.8			16.4	14.8	19.1	24.6	26.9	20.9	20.3	16.0		
3 Forge Rd	404607	318006	25.1	24.0	19.2	15.0	17.2		18.2	16.3	20.3	27.1	28.6	23.5	21.3	16.8		
104 Main Rd	405385	316306	19.2	18.6	15.2	11.2	16.2	11.4	13.6	11.4	17.2	20.9	23.3	16.4	16.2	12.8		
28 Stn Rd	400015	312651	27.7	27.3	24.8	18.3	19.9	17.4	19.3	17.6	19.8	25.8	30.3	25.2	22.8	17.9		
CRC	399017	311653	32.0	27.2		23.7	23.9	24.7	24.2	21.2	24.9	27.1	34.1	28.5	26.5	20.9		

☒ **All erroneous data has been removed from the NO_2 diffusion tube dataset presented in Table B.1.**

☒ **Annualisation has been conducted where data capture is <75% and >25% in line with LAQM.TG22.**

☒ **Local bias adjustment factor used.**

☐ **National bias adjustment factor used.**

☒ **Where applicable, data has been distance corrected for relevant exposure in the final column.**

☒ **Cannock Chase Council confirms that all 2024 diffusion tube data has been uploaded to the Diffusion Tube Data Entry System.**

Notes:

Exceedances of the NO_2 annual mean objective of 40 µg/m³ are shown in **bold**.

NO_2 annual means exceeding 60 µg/m³, indicating a potential exceedance of the NO_2 1-hour mean objective are shown in **bold and underlined**.

See Appendix C for details on bias adjustment and annualisation.

Table B.2 – 2024 NO_2 Diffusion Tube Monitoring Data Notes

Month	Data Removed	Comments
January		
February		
March		
April		
May		
June	FW01 - 1.6 µg/m³	Result abnormally low.
July		
August		
September		
October		
November	54 WS - 2.7 µg/m³	Result abnormally low.
December		

Notes:

This table records the diffusion tube monitoring data that was removed before data processing, and the reason why it was removed.

Appendix C: Supporting Technical Information / Air Quality Monitoring Data QA/QC

New or Changed Sources Identified Within Cannock Chase Council During 2024

Table C.1 provides information on planning applications that were submitted in 2023 with the potential to impact air quality.

Table C.1 – Significant Planning Applications in 2024

Planning Reference	Registration Date	Location	Proposal	Comments
CH/24/245	11 September 2024	Rugeley, WS15 1UZ	Construction of a building	An Air Quality Assessment was submitted with the application.

Note:

Planning applications can be viewed on the Council's website https://planning.agileapplications.co.uk/cannock/search-applications/

Additional Air Quality Works Undertaken by Cannock Chase Council During 2024

Cannock Chase Council has not completed any additional works within the reporting year of 2024.

QA/QC of Diffusion Tube Monitoring

The following report was provided by Staffordshire Highways Laboratory; a minor update has been made to reflect the latest bias factor.

Staffordshire Highways Laboratory prepare their diffusion tubes with 20% TEA/Water solution.

It should also be noted that, as the Staffordshire Highways Laboratory is local to Cannock, the diffusion tubes are hand delivered to them immediately after collection (usually within 30 minutes of collection of the last tube).

Staffordshire County Council
Staffordshire Highways Laboratory

NO_2 diffusion tube analysis QC results – April 2025 Summary

AIR PT Scheme (LGC)

Results for each round are classified on z-scores for each tube as SATISFACTORY (≤2), QUESTIONABLE (between 2 and <3) and UNSATISFACTORY (>3).

For each round, two sets of tubes are received from LGC, and each analysed by a different member of staff, to aid with QC and training.

PT Rounds during 2024

- Round 62 – Feb 2024. 100% satisfactory results.
- Round 63 – June 2024. 100% satisfactory results.
- Round 65 – Sept 2024. 100% satisfactory results.
- Round 66 – Dec 2024. 100% satisfactory results.

The table below shows a summary of our z-score results.

PT Round	Technician	z-scores	Performance
62 – Feb 2024	1	0.84, 0.86, 0.20, -0.10	100% SATISFACTORY
	2	-0.69, 0.22, -0.20, 0.30	
63 – June 2024	1	0.26, 0.13, -0.14, -0.34	100% SATISFACTORY
	2	0.00, 0.13, 0.27, 0.00	
65 – Sept 2024	1	0.33, 0.16, 0.00, -0.04	100% SATISFACTORY
	2	0.33, -0.32, 0.08, 0.37	
66 – Dec 2024	1	0.78, 0.26, -0.06, 0.19	100% SATISFACTORY
	2	0.13, -1.03, -1.04, -0.39	

For more information on the AIR PT Scheme and older results see the Defra website:

https://laqm.Defra.gov.uk/air-quality/air-quality-assessment/qa-qc-framework/

Field Intercomparison (NPL)

Our performance for all Field Intercomparison results of 2024 was classified as 'GOOD' (CoV <20).

Bias factor

The bias adjustment factor spreadsheet on the Defra website was updated in [June 2025]. The overall bias factor for Staffordshire Highways Laboratory (see Staffordshire County Council) for 2024 (including the Field Intercomparison result and all the co-location results from participating local authorities, total of [19] studies) was [**0.80]**.

The tube precision for all co-location studies was 'Good'.

For the most up to date information on bias factors see the Defra website:

https://laqm.Defra.gov.uk/air-quality/air-quality-assessment/national-bias/

Diffusion Tube Annualisation

Table C.2 – Annualisation Summary (concentrations presented in µg/m^3)

Site ID	Annualisation Factor - A5160	Annualisation Factor - Walsall Woodlands	Average Annualisation Factor	Raw Data Annual Mean	Annualised Annual Mean
FW01	1.0399	1.0102	1.0250	20.7	21.2
GM01	1.0456	1.0315	1.0386	13.2	13.7

Diffusion Tube Bias Adjustment Factors

The diffusion tube data presented within the 2025 ASR has been corrected for bias using an adjustment factor. Bias represents the overall tendency of the diffusion tubes to under or over-read relative to the reference chemiluminescence analyser. LAQM.TG22 provides guidance on the application of a bias adjustment factor to correct diffusion tube monitoring. Triplicate co-location studies can be used to determine a local bias factor based on the comparison of diffusion tube results with data taken from NO_x/NO_2 continuous analysers. Alternatively, the national database of diffusion tube co-location surveys provides bias factors for the relevant laboratory and preparation method.

Cannock Chase Council have applied the local bias adjustment factor of 0.79 to the 2024 monitoring data. A summary of bias adjustment factors used by Cannock Chase Council over the past five years is presented in for inclusion in the National Bias Factor spreadsheet.

Table C.3.

The local bias factor has been adopted for the reporting year of 2024. This decision is based on the relative distance of the continuous monitor from the roadside (6.6 m), which results in a minimal impact on monitoring results from road traffic emissions. It is estimated that local road traffic adds approximately 2 µg/m^3 to monitored NO_2 concentrations at HHMS, assuming that monitoring data at HH01 (approximately 682 m to the north east) is more representative of background NO_2 concentrations (The correlation between the two datasets can be seen in Figure A.3).

The local bias factor is calculated using high quality data. Whilst it results in a slightly greater adjustment (0.79) than the national factor (0.80), it is likely to be more accurate as it is based on directly comparable monitoring data.

The use of the local bias factor does not significantly influence our assessment of the monitoring data.

The local bias data has been submitted to Defra for inclusion in the National Bias Factor spreadsheet.

Table C.3 – Bias Adjustment Factor

Monitoring Year	Local or National	Version of National Spreadsheet	Adjustment Factor
2024	Local	06/25	0.79
2023	National	03/24	0.86
2022	National	03/23	0.87
2021	National	03/22	0.86
2020	National	03/21	0.85

Table C.4 – Local Bias Adjustment Calculation

	Local Bias Adjustment
Periods used to calculate bias	12
Bias Factor A	0.79 (0.75 - 0.83)
Bias Factor B	27% (20% - 33%)
Diffusion Tube Mean (µg/m^3)	17.9
Mean CV (Precision)	3.0%
Automatic Mean (µg/m^3)	14.1
Data Capture	99%
Adjusted Tube Mean (µg/m^3)	14 (13 - 15)

Figure C.1 – 2024 National Diffusion Tube Bias Adjustment Factor for Staffordshire Analytical Services

National Diffusion Tube Bias Adjustment Factor Spreadsheet

Spreadsheet Version Number: 06/25

Follow the steps below **in the correct order** to show the results of **relevant** co-location studies

Data only apply to tubes exposed monthly and are not suitable for correcting individual short-term monitoring periods

Whenever presenting adjusted data, you should state the adjustment factor used and the version of the spreadsheet

This spreadsheet will be updated every few months: the factors may therefore be subject to change. This should not discourage their immediate use.

This spreadsheet will be updated at the end of September 2025

LAQM Helpdesk Website

The LAQM Helpdesk is operated on behalf of Defra and the Devolved Administrations by Bureau Veritas, in conjunction with contract partners AECOM and the National Physical Laboratory.

Spreadsheet maintained by the National Physical Laboratory. Original compiled by Air Quality Consultants Ltd.

Step 1: Select the Laboratory that Analyses Your Tubes from the Drop-Down List

If a laboratory is not shown, we have no data for this laboratory.

Step 2: Select a Preparation Method from the Drop-Down List

If a preparation method is not shown, we have no data for this method at this laboratory.

Step 3: Select a Year from the Drop-Down List

If a year is not shown, we have no data[2]

Step 4: Where there is only one study for a chosen combination, you should use the adjustment factor shown with caution. Where there is more than one study, use the overall factor[3] shown in blue at the foot of the final column.

If you have your own co-location study then see footnote[4]. If uncertain what to do then contact the Local Air Quality Management Helpdesk at LAQMHelpdesk@bureauveritas.com or 0800 0327953

Analysed By[1]	Method (To undo your selection, choose [All] from the pop-up list)	Year[5] (To undo your selection, choose [All])	Site Type	Local Authority	Length of Study (months)	Diffusion Tube Mean Conc. (Dm) (µg/m³)	Automatic Monitor Mean Conc. (Cm) (µg/m³)	Bias (B)	Tube Precision[6]	Bias Adjustment Factor (A) (Cm/Dm)
Staffordshire County Council	20% TEA in water	2024	UB	Salford City Council	11	20	18	10.6%	G	**0.90**
Staffordshire County Council	20% TEA in water	2024	B	Salford City Council	12	12	11	6.7%	G	**0.94**
Staffordshire County Council	20% TEA in water	2024	R	Salford City Council	12	37	31	17.9%	G	**0.85**
Staffordshire County Council	20% TEA in water	2024	R	Salford City Council	12	46	32	43.5%	G	**0.70**
Staffordshire County Council	20% TEA in water	2024	KS	Marylebone Road Intercomparison	11	45	36	25.6%	G	**0.80**
Staffordshire County Council	20% TEA in water	2024	R	Oldham Council	11	27	21	29.3%	G	**0.77**
Staffordshire County Council	20% TEA in water	2024	UC	Manchester City Council	10	32	29	10.7%	G	**0.90**
Staffordshire County Council	20% TEA in water	2024	SI	Manchester City Council	12	17	15	16.6%	G	**0.86**
Staffordshire County Council	20% TEA in water	2024	R	Stockport Mbc	12	30	25	18.1%	G	**0.85**
Staffordshire County Council	20% TEA in water	2024	R	Stockport Mbc	12	20	17	20.5%	G	**0.83**
Staffordshire County Council	20% TEA in water	2024	R	Stoke-on-trent City Council	12	48	34	39.5%	G	**0.72**
Staffordshire County Council	20% TEA in water	2024	R	Stoke-on-trent City Council	12	51	38	35.0%	G	**0.74**
Staffordshire County Council	20% TEA in water	2024	UB	Stoke-on-trent City Council	12	21	18	14.4%	G	**0.87**
Staffordshire County Council	20% TEA in water	2024	R	Trafford Bc	11	26	20	28.8%	G	**0.78**
Staffordshire County Council	20% TEA in water	2024	UB	Trafford	11	11	10	11.3%	G	**0.90**
Staffordshire County Council	20% TEA in water	2024	R	Bolton Council	11	26	20	30.7%	G	**0.77**
Staffordshire County Council	20% TEA in water	2024	UB	Warwick District Council	12	14	13	8.5%	G	**0.92**
Staffordshire County Council	20% TEA in water	2024	R	Warwick District Council	11	29	18	60.0%	G	**0.62**
Staffordshire County Council	20% TEA in water	2024	R	Cannock Chase District Council	12	18	14	26.6%	G	**0.79**
Staffordshire County Council	20% TEA in water	2024		**Overall Factor[3] (20 studies)**				Use		**0.80**

NO_2 Fall-off with Distance from the Road

Diffusion Tube Locations

Monitoring location data (Ordnance Survey grid references and distances to the kerb/receptor) were verified (by measurement in the field) in May 2023.

Wherever possible, monitoring locations are representative of exposure. However, where this is not possible, the NO_2 concentration at the nearest location relevant for exposure has been estimated using the Diffusion Tube Data Processing Tool/NO_2 fall-off with distance calculator available on the LAQM Support website. Where appropriate, non-automatic annual mean NO_2 concentrations corrected for distance are presented in Table B.1.

Table C.5 – NO_2 Fall off With Distance Calculations (concentrations presented in µg/m³)

Site ID	Distance (m): Monitoring Site to Kerb	Distance (m): Receptor to Kerb	Monitored Concentration (Annualised and Bias Adjusted	Background Concentration	Concentration Predicted at Receptor	Comments
67 WS	7.5	7.3	15.0	12.2	15.1	

QA/QC of Automatic Monitoring

All management of the Cannock A5190 Roadside monitoring site is undertaken by Bureau Veritas; information on this site is available at https://uk-air.Defra.gov.uk/networks/site-info?site_id=CANK&view=View.

Please note the discrepancy between the website provided location (401394, 309957) and Cannock Chase Council's derived location (401392, 309954), which is possibly due to website location being derived from Google Maps (which uses the Mercator projection); Cannock Chase Council derived the location from its geographical information system (which uses the OSGB36).

Appendix D: Maps of Monitoring Locations and AQMAs

Figure D.1 – Map of District and Air Quality Monitoring Locations

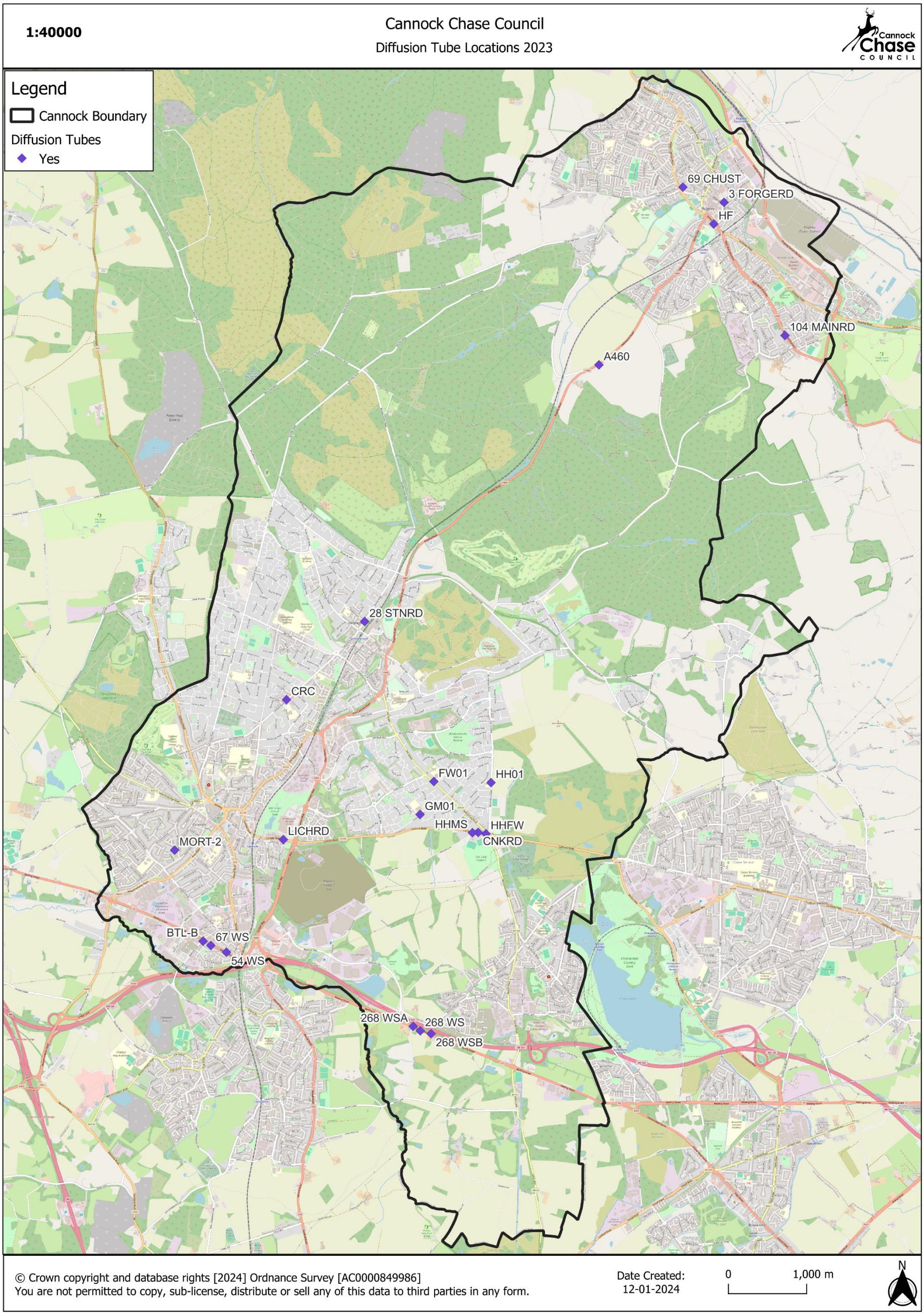


Figure D.2 – Map of District, Air Quality Monitoring Locations and AQMAs

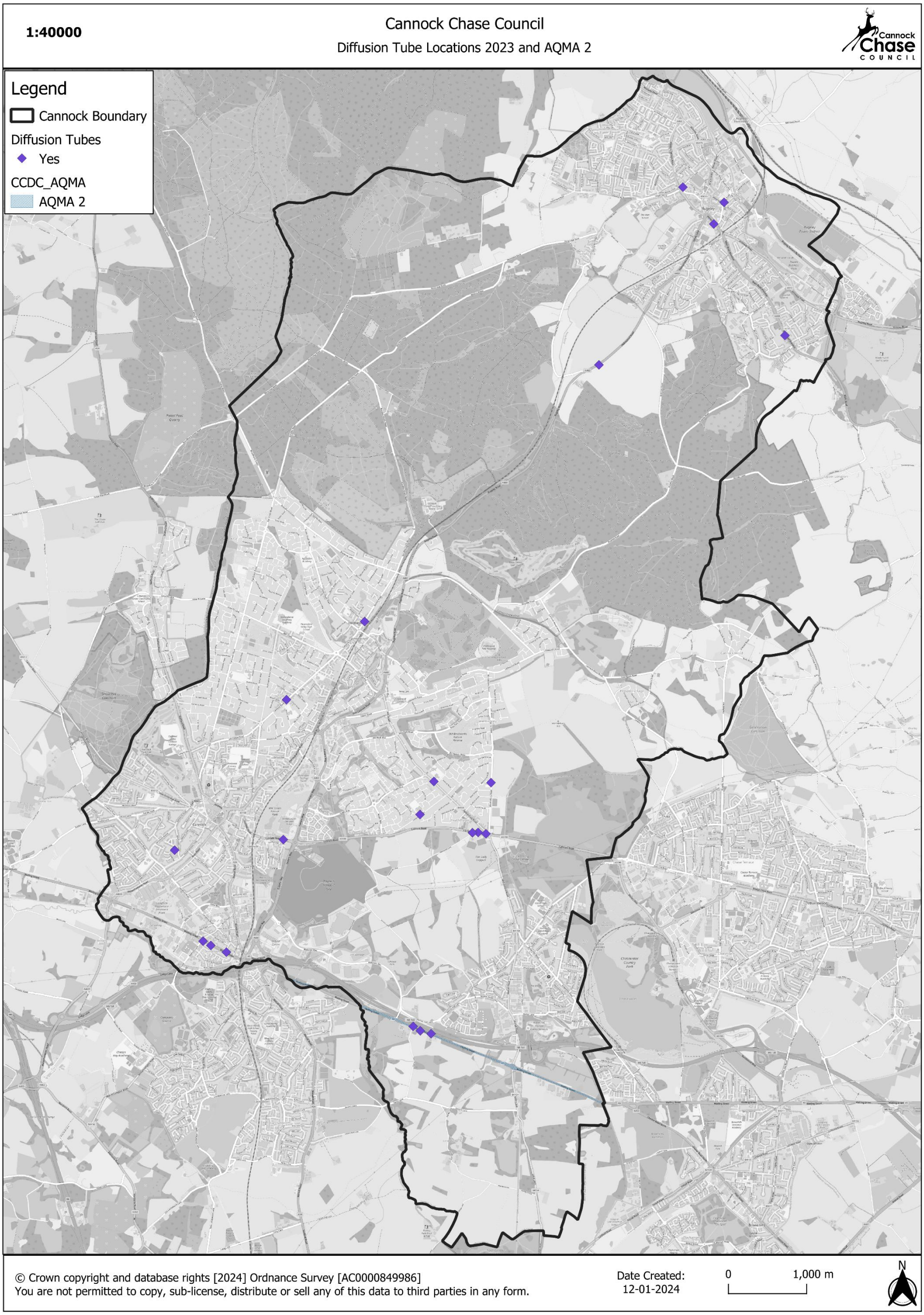


Figure D.3 – Former AQMA 1 Overview

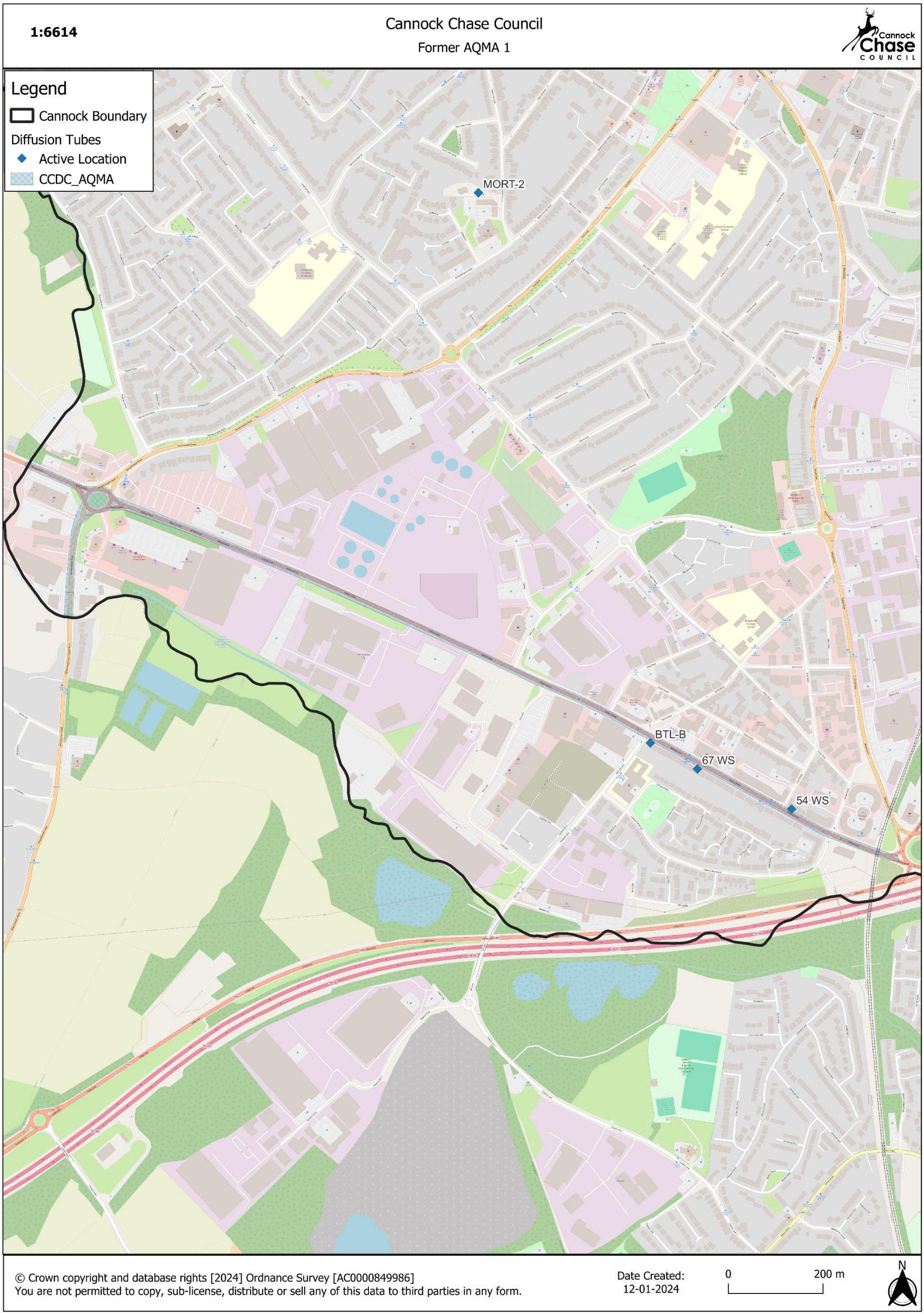


Figure D.4 – AQMA 2 Overview

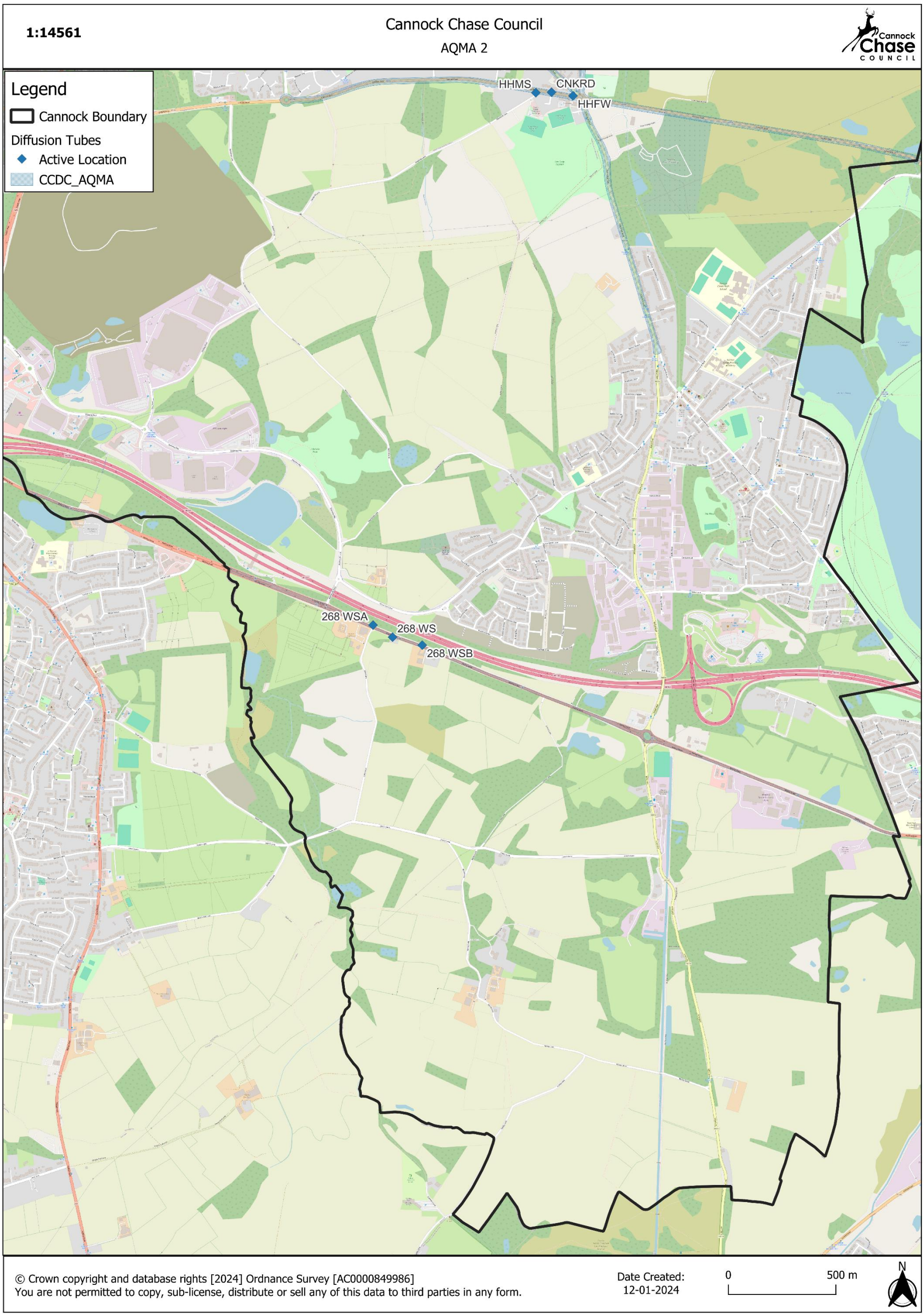
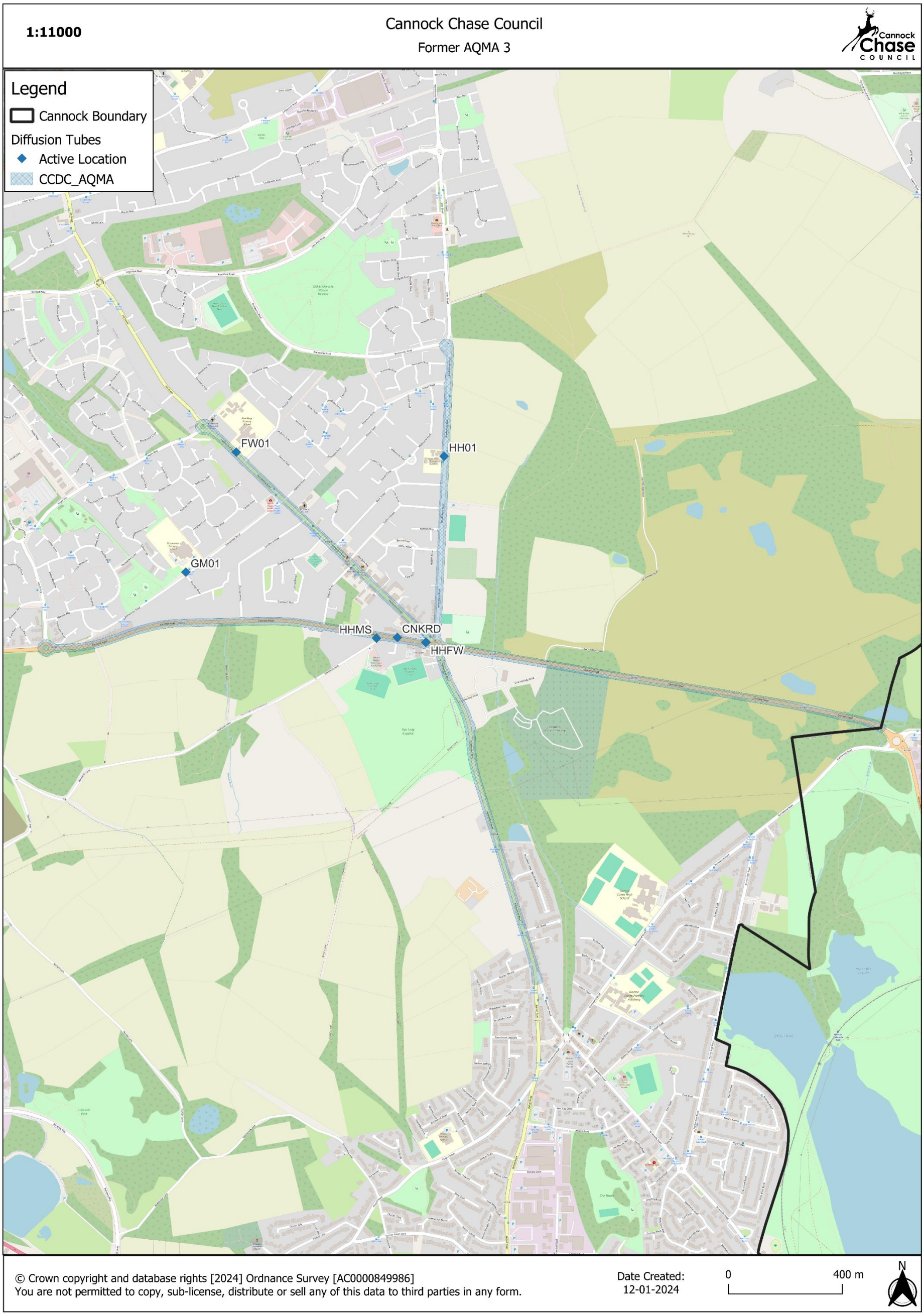


Figure D.5 – AQMA 2 Monitoring Locations

Figure D.6 – Former AQMA 3 Overview



Appendix E: Summary of Air Quality Objectives in England

Table E.1 – Air Quality Objectives in England[2]

Pollutant	Air Quality Objective: Concentration	Air Quality Objective: Measured as
Nitrogen Dioxide (NO_2)	200 µg/m^3 not to be exceeded more than 18 times a year	1-hour mean
Nitrogen Dioxide (NO_2)	40µg/m^3	Annual mean
Particulate Matter (PM_{10})	50 µg/m^3, not to be exceeded more than 35 times a year	24-hour mean
Particulate Matter (PM_{10})	40 µg/m^3	Annual mean
Sulphur Dioxide (SO_2)	350 µg/m^3, not to be exceeded more than 24 times a year	1-hour mean
Sulphur Dioxide (SO_2)	125 µg/m^3, not to be exceeded more than 3 times a year	24-hour mean
Sulphur Dioxide (SO_2)	266 µg/m^3, not to be exceeded more than 35 times a year	15-minute mean

[2] The units are in microgrammes of pollutant per cubic metre of air (µg/m^3).

Glossary of Terms

Abbreviation	Description
AQAP	Air Quality Action Plan - A detailed description of measures, outcomes, achievement dates and implementation methods, showing how the local authority intends to achieve air quality limit values'
AQMA	Air Quality Management Area – An area where air pollutant concentrations exceed / are likely to exceed the relevant air quality objectives. AQMAs are declared for specific pollutants and objectives
AURN	Automatic and Urban Rural Network - The AURN is the UK's largest automatic monitoring network and is the main network used for compliance reporting against the Ambient Air Quality Directives. It includes automatic air quality monitoring stations measuring oxides of nitrogen (NO_x), sulphur dioxide (SO_2), ozone (O_3), carbon monoxide (CO) and particles (PM_{10}, $PM_{2.5}$). These sites provide high resolution hourly information which is communicated rapidly to the public using a wide range of electronic, media and web platforms.
ASR	Annual Status Report
Defra	Department for Environment, Food and Rural Affairs
DMRB	Design Manual for Roads and Bridges – Air quality screening tool produced by National Highways
EU	European Union
FDMS	Filter Dynamics Measurement System
LAQM	Local Air Quality Management
NO_2	Nitrogen Dioxide
NO_x	Nitrogen Oxides
PM_{10}	Airborne particulate matter with an aerodynamic diameter of 10 µm or less
$PM_{2.5}$	Airborne particulate matter with an aerodynamic diameter of 2.5 µm or less
QA/QC	Quality Assurance and Quality Control
SO_2	Sulphur Dioxide

References

- Local Air Quality Management Technical Guidance LAQM.TG22. May 2025. Published by Defra in partnership with the Scottish Government, Welsh Assembly Government and Department of the Environment Northern Ireland.
- Local Air Quality Management Policy Guidance LAQM.PG22. May 2025. Published by Defra in partnership with the Scottish Government, Welsh Assembly Government and Department of the Environment Northern Ireland.

Item No. 12.62

Appendix 2

AIR QUALITY MANAGEMENT AREA 2 REVIEW

Air Quality Management Area 2 Review

ISSUED BY:

CANNOCK CHASE COUNCIL
CIVIC CENTRE
BEECROFT ROAD
CANNOCK
STAFFORDSHIRE
WS11 1BG

DATE: MAY 2025

Prepared by	**Hal Sambrooke**	**May 2025**

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EXECUTIVE SUMMARY

The Environment Act 1995 places a duty on local authorities to undertake a periodic review and assessment of air quality within their area. Local authorities are under a duty to declare an air quality management area where assessment indicates that a relevant receptor is exposed to air quality that is not, or is not likely to, meet air quality objectives.

In 2012, Cannock Chase Council identified the area around 268 (A5) Watling Street to be an area where the air quality objective for nitrogen dioxide of 40 µg/m^3 (annual mean) was not likely to be achieved, and should therefore be declared to be an air quality management area.

On 1 September 2014, the Cannock Chase Council made the Cannock Chase Council Air Quality Management Area No 2 Order.

Air quality monitoring demonstrates that In 2016, the air quality objective was breached; there have been no further breaches, with the air quality objective being comfortably achieved since 2020.

A review of the available air quality monitoring data and anticipated future trends has been undertaken; it is recommended that Air Quality Management Area 2 be revoked.

1 INTRODUCTION

1.1 LEGAL BACKGROUND

The Environment Act 1995 places a duty on local authorities to undertake a periodic review and assessment of air quality within their area. A local authority is required to declare an air quality management area (AQMA) where the assessment indicates that an air quality objective is not, or is not likely to be, achieved.

In 2012, Cannock Chase Council (the Council) completed a detailed assessment of air quality at 268 (A5) Watling Street. The assessment found that the annual mean nitrogen dioxide (NO_2) concentration fluctuated around the air quality objective of 40 µg/m^3. On this basis, a recommendation was made to declare an AQMA, centred around 268 Watling Street.

AQMA 2 was declared in September 2014 (Appendix 1).

In 2021, the Council commissioned Air Quality Consultants to review AQMA 1 - 3 (Appendix 2). On AQMA 2, monitoring data from 2017 onwards indicated continuous compliance with the annual NO_2 objective; it was anticipated that this would continue, but further monitoring was required before revocation could be considered.

In 2024, the Council reviewed the available monitoring data, and found that the objective continues to be achieved in AQMA 2. This is reported on in the Council's 2024 annual status review (ASR), which goes on to recommend that the revocation of AQMA 2 be put to the Council. This proposal was accepted by the Department of Food and Rural Affairs (DEFRA).

This report has been prepared in support of a formal proposal to the Council to revoke AQMA 2.

1.2 NITROGEN DIOXIDE

NO_2 is a brown gas, which is generated as a result of the combustion of fuel. Thus, the main man-made source of NO_2 is from vehicle exhaust fumes, which contain nitrogen oxide (NO and NO_2, collectively NO_x)

NO_x reacts with oxygen (O_2) and ozone (O_3) in one of two ways:

1. $NO + O_3 = NO_2 + O_2$
2. $NO + NO_x + O_2 = 2\ NO_2$

NO_2 is known to have an impact on lung function; NO_2 presents a greater risk to people with impaired lung function due to a medical condition, such as asthma.

2 REVIEW OF AQMA 2

2.1 DESCRIPTION OF AQMA 2

AQMA 2 covers the A5 (Watling Street) from the roundabout where the A34, A460 and A5 meet, to the district boundary (before the roundabout with the A452) with Walsall Metropolitan Borough Council; the AQMA is not continuous, as two parts of the A5 fall within South Staffordshire Council.

Land to the north of AQMA 2 is predominantly occupied by the M6 Toll and fields; there are no relevant receptors within 35 m on this side of the A5.

Land to the south of AQMA 2 is (in Cannock District) largely agricultural, although there are some commercial land uses, including a petrol station, Watling Street Business Park, and stables associated with Norton Hall Farm.

Three residential properties have been identified to the south of the A5:

- 268 Watling Street, 2.2 m distant.
- Fleur De Lys Cottage (262 Watling Street), approximately 11 m distant.
- Fleur De Lys Farmhouse (260 Watling Street), approximately 18 m distant.

268 Watling Street is the most exposed relevant receptor to NO_2 from the A5. If the annual NO_2 objective is achieved at 268 Watling Street, it is highly likely to be the case at other properties.

2.2 MONITORING DATA

2.2.1 MONITORING LOCATIONS AND METHOD

Diffusion tubes are a common way to monitor atmospheric NO_2. A diffusion tube is about 8 cm long and is made of clear plastic. It is supplied with two silicone caps fitted at either end. One of the caps contains a gauze, which has been coated with a chemical that reacts with atmospheric nitrogen.

The tube is deployed by removing the cap which does not contain the gauze, and attaching it to a clip at the monitoring location (in this case, street furniture). 268 WS is shown as Figure 1.

The gauze, now exposed to the air, reacts with atmospheric nitrogen.

After a month, the tube is collected, and the cap at the open end is replaced; this seals the tube, preventing further exposure of the gauze.

The tube is returned to the laboratory, where it is analysed. As the length of time the gauze has been exposed and the amount of chemical that has reacted are known, the average atmospheric concentration of NO_2 over that period can be calculated.

Figure 1Diffusion tube 268 WS

2.2.2 Monitoring Locations

Monitoring locations are presented as Figure 2, with relevant information in Table 1.

Table 1 Receptor and monitoring locations

Location	Mounting position	Distance from carriageway (m)	Distance from relevant receptor (m)	Direction from relevant receptor	Position relative to carriageway
268 Watling Street (receptor)	N/A	2.2	N/A	N/A	South
268 WS	Lamp post	1.9	16	West	South
268 WSA	Road sign	5.2	107	West	North
268 WSB	Road sign	1.2	120	East	North

2.2.3 Monitoring Data Limitations

Monitoring data obtained at 268 WSA and 268 WSB has been used to assess the relationship between proximity to the A5 and NO_2(as discussed in Section 2.4.1).

The assessment of air quality at the relevant receptor is based on monitoring at 268 WS, which is representative of that at 268 Watling Street.

268 WSA and 268 WSB are not located near to a point of relevant exposure. Monitoring data from 268 WSA and 268 WSB are not directly relevant to the assessment of air quality at the relevant receptor, due to:

1. Distance from the carriageway.

   NO_2 concentrations reduce with an increase in distance from the source (the carriageway). 268 WS most closely aligns with the relevant receptor in this regard.

2. Distance from relevant receptor.

   268 WS is the closest monitoring location to the receptor. This minimises potential influences from differences in traffic speed (as traffic speed may be different along different stretches of highway).

3. Influence of traffic direction.

   268 WS is on south side of the carriageway, whilst 268 WSA and 268 WSB are on the north. There may be differences in the composition, speed, and flow of eastbound traffic and westbound traffic.

2.2.4 Results

For the purposes of this report, air quality monitoring data for the past 13 years has been collated and is presented in Table 2 and Figure 4.

Table 2 2014-2024 air quality monitoring data for AQMA 2

Site	Annual concentration of NO_2 (µg/m³)												
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
268 WS	39.5	36.2	32.5	35.9	47.4	36.9	39	37	27.6	27.1	28.9	27.4	25.3
268 WSA								41.5	28.2	29	28.2	27.1	24.2
268 WSB								57	31.6	37.6[1]	38.7	39.7	34.5

[1] A figure of 18.4 µg/m³ was reported in the 2022 ASR, was based on data which included uncorrected errors - the corrected result is reported in this table.

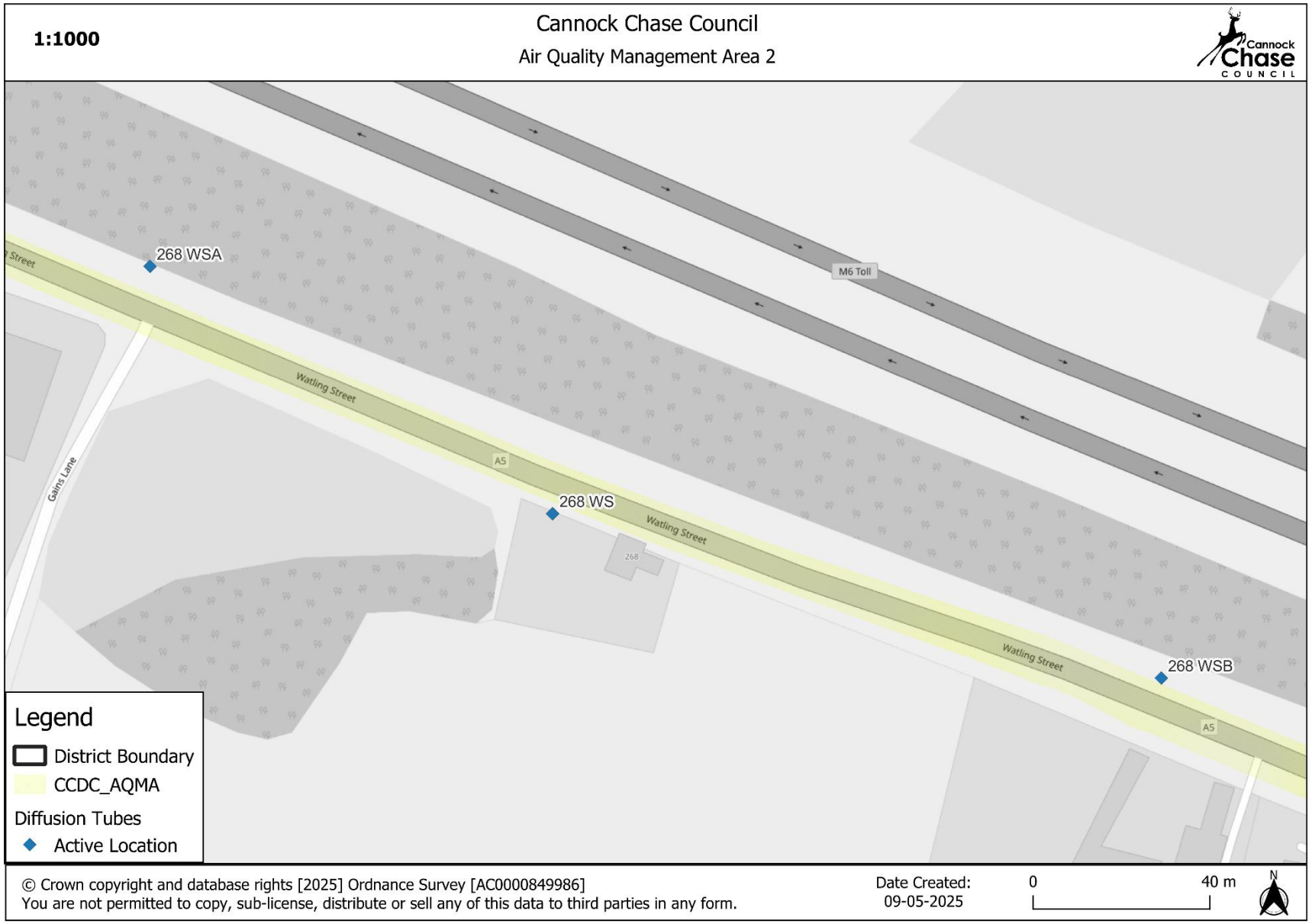

Figure 2 Monitoring locations in AQMA 2

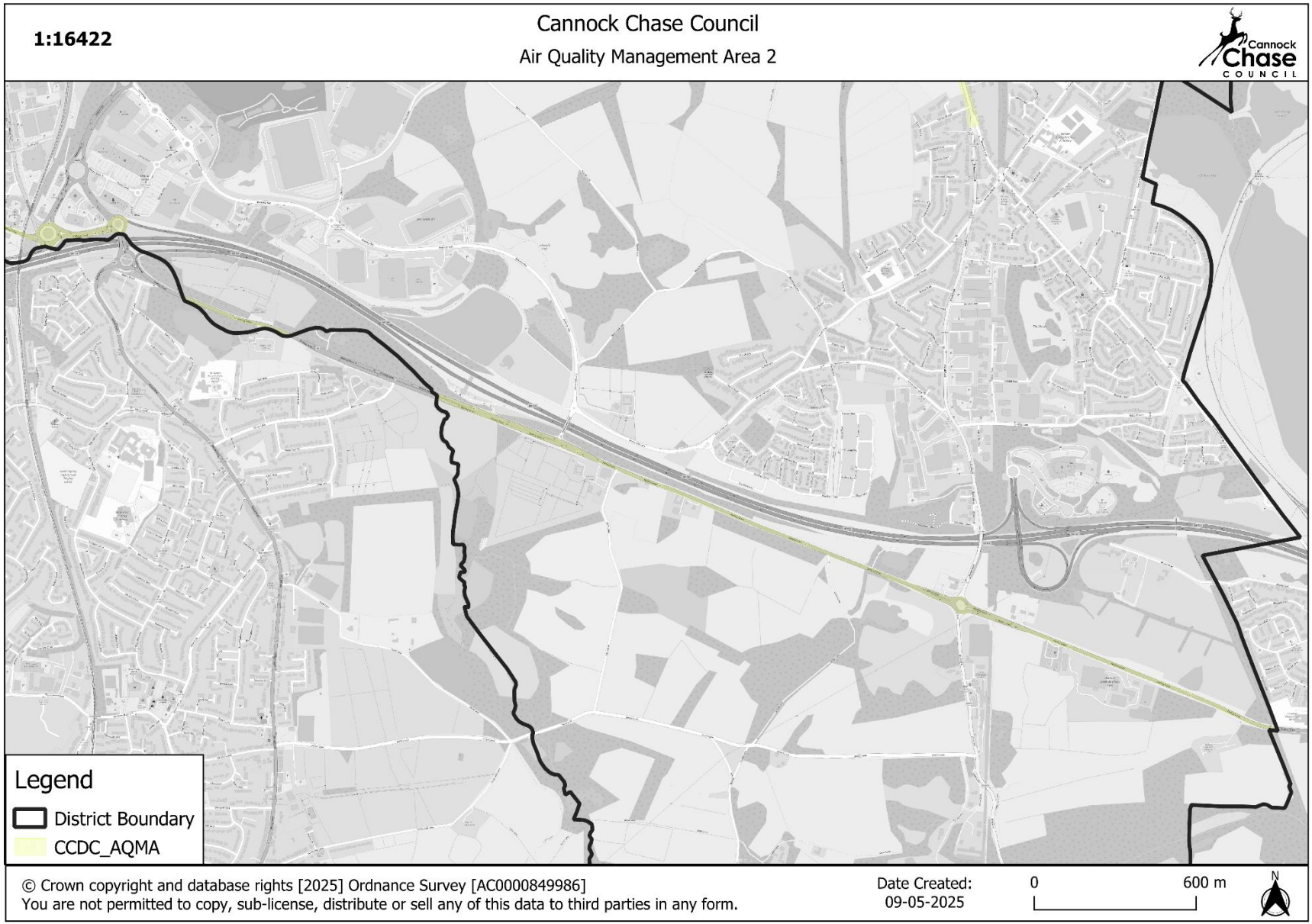

Figure 3 AQMA 2

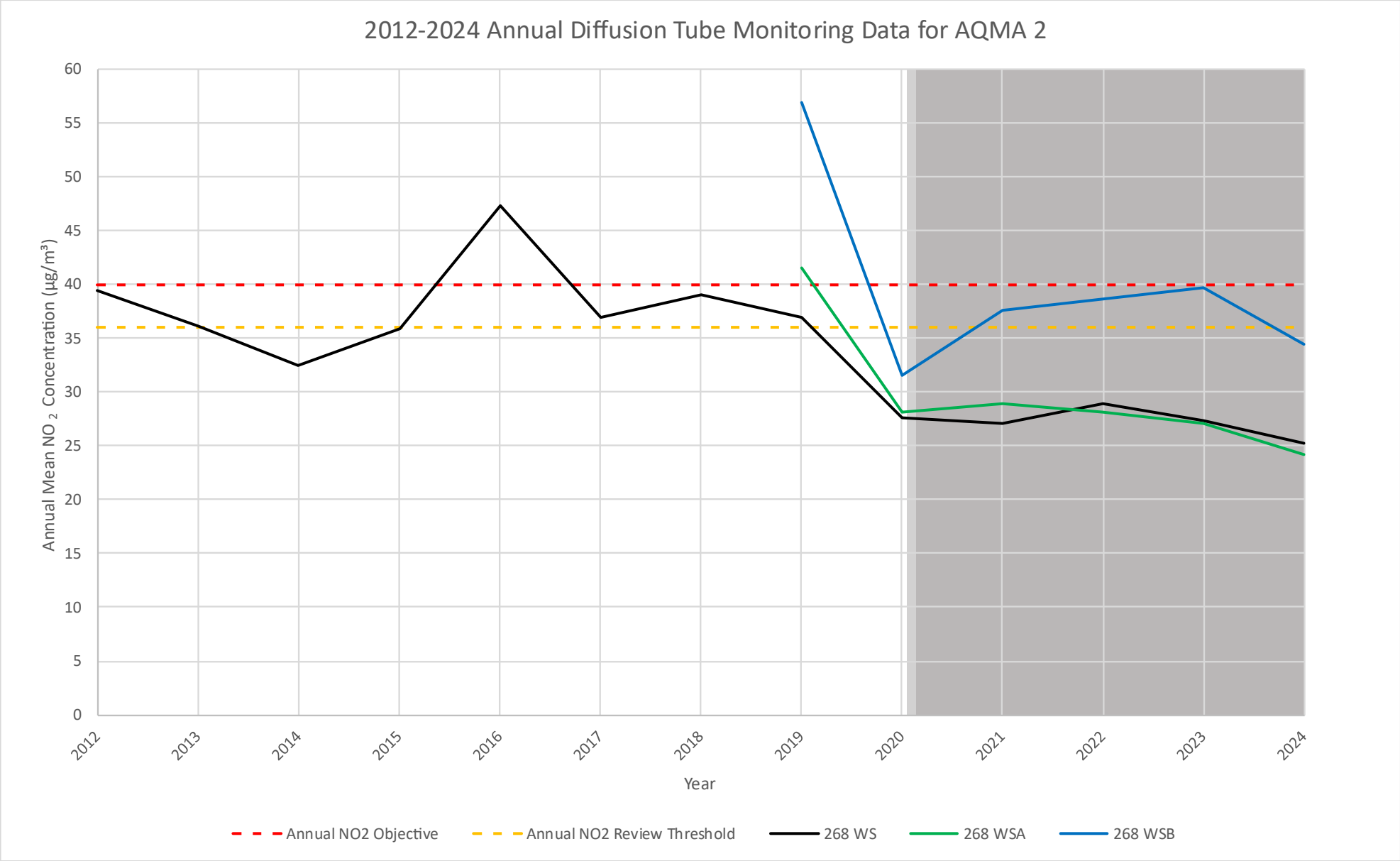

Figure 4 2012-2024 monitoring data for AQMA 2 (the shaded area represents the last 5 years of data).

2.3 2021 Review

In 2021, the Council commissioned Air Quality Consultants to prepare a review of air quality in the District. The report was completed on 16 April 2021, and relevant sections are reproduced as Appendix 2.

The report considered annual air quality monitoring data between 2014 - 2019, and found continuous compliance with the objective from 2017, with the expectation that compliance would continue. However, the margin of error inherent to diffusion tube monitoring meant that there was insufficient evidence to justify revocation of AQMA 2 at that time.

The report recommended that monitoring be continued and, if annual mean NO_2 continued to comply with the objective, then AQMA 2 should be revoked.

2.4 2025 Review

2.4.1 Dispersion of Traffic Emissions

Monitoring data shows consistently higher NO_2 at 268 WSB than at 268 WS or 268 WSA. The likely reason for this is explained below:

1. The only significant difference between the three locations are their proximities to the A5 (Table 1).

2. Monitoring data (Figure 4) shows that NO_2 at 268 WS and 268 WSA appear to be correlated; that is, NO_2 concentrations at these locations are similar.

3. NO_2 at 268 WSB is consistently higher than at 268 WS or 268 WSA.

4. The only logical reason for any difference is the relative proximity of each monitoring location to the A5.

5. Monitoring data shows that there was a reduction in NO_2 at all locations during Covid-19, when Government restrictions on travel resulted in a significant reduction in traffic.

   The reduction in NO_2 was proportionally larger at 268 WSB than it was at 268 WS or 268 WSA, which illustrates the greater influence of traffic emissions at 268 WSB than at 268 WS and 268 WSA (Table 3).

   That the concentrations of NO_2 at 268 WS and 268 WSA are similar suggests that NO_2 from traffic emissions largely dissipate between 1.2 m and 1.9 m of the highway. The façade of the relevant receptor, 268 Watling Street, is 2.2 m from the highway.

Table 3 Monitoring data analysis

Site	Annual concentration of NO_2 (µg/m³)		Proportional fall in concentration of NO_2 (%)
	2019	2020	
268 WS	37	27.6	25.4
268 WSA	41.5	28.2	32
268 WSB	57	31.6	44.6

2.4.2 Air Quality Trends at 268 WS

Air quality trends at 268 WS are described below:

2012-2016 - There is an erratic trend, but NO_2 concentrations are generally steady, usually between 36 - 40 µg/m³; there is an spike in 2016, when the NO_2 concentration reached 47.4 µg/m³.

2017-2019 - NO_2 concentrations returned to a steady trend of about 38 µg/m³.

2019-2020 - The abrupt reduction in NO_2 concentrations in 2020 is likely to be linked to the reduction in traffic associated with Government restrictions on movement during the Covid-19 pandemic (Figure 5).

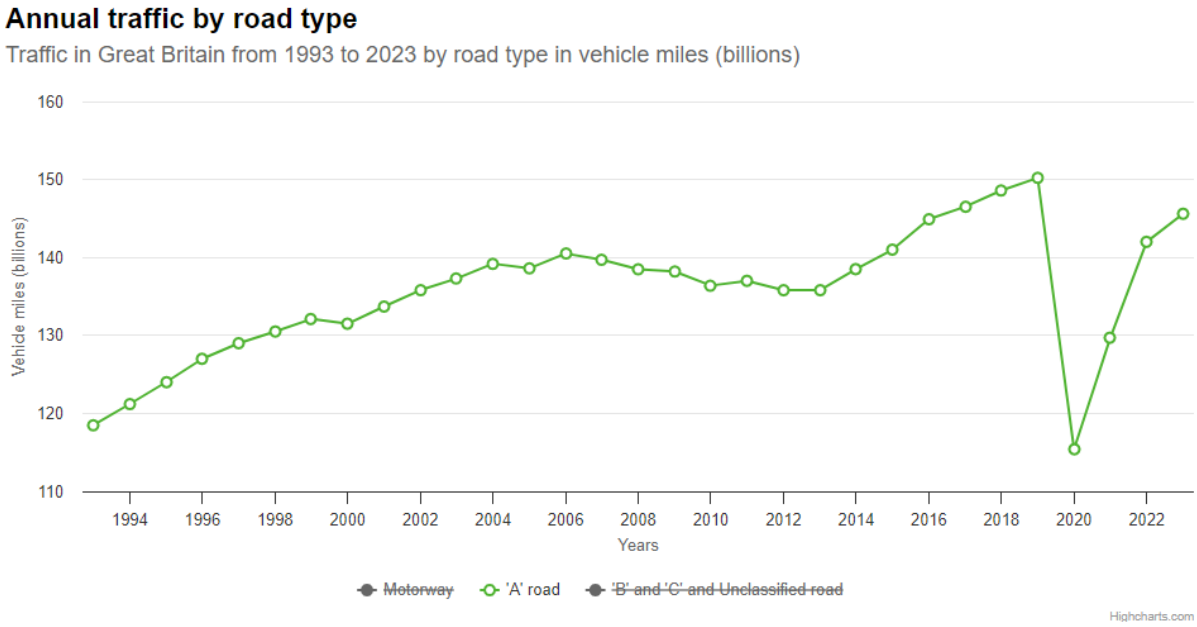

Figure 5 Annual Great Britain 'A' road traffic flow (Department for Transport, n.d.)

2020-2024 - NO_2 concentrations fell in 2020 to around 27 µg/m³, and show a steady to slightly decreasing trend.

The following factors are likely to be responsible for generally reducing NO_2 trends.

1. Tightening of vehicle emission standards.

   Vehicle emission standards were introduced in 1992, and have gradually been tightened. Whilst this has not influenced traffic flows, it has reduced the amount of NO_x from traffic emissions (Table 4).

   The average car is scrapped after 14 years, which means that few cars produced to pre-Euro 5 standards will be in use. It also means that the trend of reducing NO_x from traffic emissions should continue, especially as any Euro 4 standard vehicles will be at least 14 years old in 2025.

Table 4 Car emission standards

Euro standard	Emission limit (g/km)	
	Petrol	Diesel
Euro 1 (1/7/1992)	0.97 (NO_x and hydrocarbons)	0.97 (NO_x and hydrocarbons)
Euro 2 (1/1/1996)	0.5 (NO_x and hydrocarbons)	0.7 (NO_x and hydrocarbons)
Euro 3 (1/1/2000)	0.15 (NO_x)	0.5 (NO_x)
Euro 4 (1/1/2006)	0.08 (NO_x)	0.25 (NO_x)
Euro 5 (1/9/2011)	0.06 (NO_x)	0.18 (NO_x)
Euro 6 (1/9/2015)	0.06 (NO_x)	0.08 (NO_x)
Euro 7 (2026)	0.06 (NO_x)	0.06 (NO_x)

2. Changes to traffic composition.

   Current Government policy is to phase out the sale of new petrol and diesel cars by 2030. This has resulted in a change to public vehicle purchasing habits, as more people choose to purchase electric and hybrid vehicles (Figure 6).

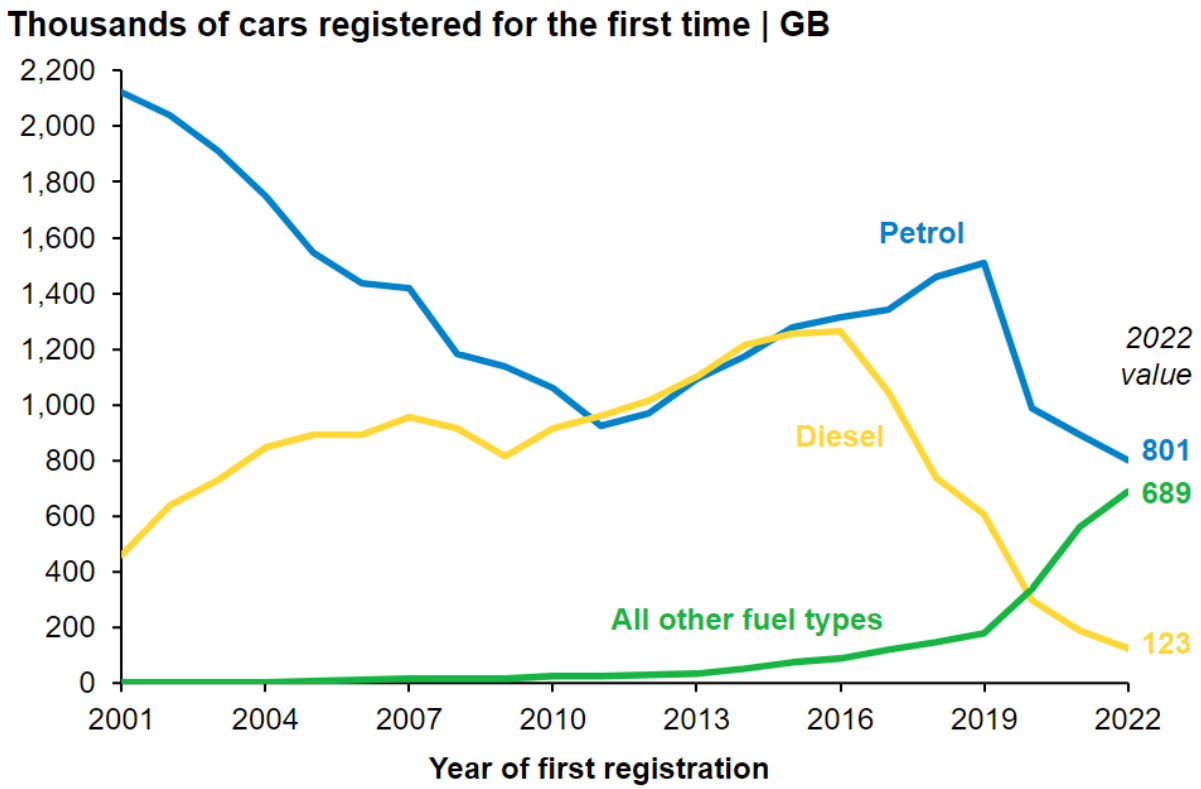

Figure 6 Cars registered for the first time by fuel type in Great Britain, 2001-2022 (DEFRA, 2023).

These trends are likely to have the following impacts:

- Electric vehicles do not produce exhaust emissions. As the proportion of electric vehicles in the general fleet increases, exhaust emissions will inevitably reduce.

- In particular, diesel registrations fell markedly in 2015; diesel vehicles emit more NO_2 than petrol vehicles. Thus, the proportion of NO_2 in residual traffic emissions should continue to fall (note that, whilst emission standards for NO_2 for diesel vehicles tightened considerably in 2015, it is still 33% higher than emission standards for petrol vehicles).

3. Changes to traffic flow.

   When Covid-19 began, the Government response was to impose restrictions on movement. Businesses had to adapt by allowing staff to work from home. In practice, the prevalence of inexpensive laptops and fast broadband speeds meant that this transition was relatively straightforward; staff could work and attend meetings online.

   What was a necessary change has been permanently adapted by many businesses, which has also led to a reduction in road traffic.

2.4.3 Comments on 268 WSA and 268 WSB

It is reiterated that there are no relevant receptors in the vicinity of 268 WSB, or (in the case of 268 WSB) at an equivalent distance from the A5.

3 Conclusions and Recommendations

In thirteen years of air quality monitoring (2012 - 2024) at 268 WS, the annual air quality objective for NO_2 of 40 µg/m^3 was not achieved on one occasion (2016); the objective has been achieved every year since, and comfortably so since 2020.

It is anticipated that the trend of reducing NO_x emissions from road traffic will continue. Consequently, air quality in AQMA 2 is likely to continue to comply with the annual objective for NO_2.

Government guidance (DEFRA, 2022) states:

> *'The revocation of an AQMA should be considered following three consecutive years of compliance with the relevant objective as evidenced through monitoring. Where NO_2 monitoring is completed using diffusion tubes, to account for the inherent uncertainty associated with the monitoring method, it is recommended that revocation of an AQMA should be considered following three consecutive years of annual mean NO_2 concentrations being lower than 36 µg/m^3 (i.e. within 10% of the annual mean NO_2 objective).'*

Air quality monitoring data at 268 WS satisfies DEFRA guidance.

It is recommended that AQMA 2 be revoked.

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[Accessed 2 September 2024].

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Available at: https://roadtraffic.dft.gov.uk/summary
[Accessed 2 September 2024].

APPENDIX 1

Air Quality Management Area Order

Environment Act 1995 Part IV Section 83(2)

Cannock Chase Council
AQMA Order

Cannock Chase Council, in exercise of the powers conferred upon it by Section 83(1) of the Environment Act 1995, hereby makes the following Order.

This Order may be cited/referred to as the Cannock Chase Council Air Quality Management Area No 2 and shall come into effect on 1st September 2014.

The area shown on the attached map in red is to be designated as an air quality management area (the designated area). The designated area incorporates stretches of the A5, Watling Street within the Cannock Chase Council area between the junction with the A34 and the district boundary with Walsall Metropolitan Borough Council at Brownhills. The map may be viewed at the Council Offices

This Area is designated in relation to a likely breach of the nitrogen dioxide annual mean objective as specified in the Air Quality Regulations 2000 This Order shall remain in force until it is varied or revoked by a subsequent order.

The Common Seal of Cannock Chase Council was hereto affixed on 1st SEPTEMBER 2014 and signed in the presence of

Authorised Signatory

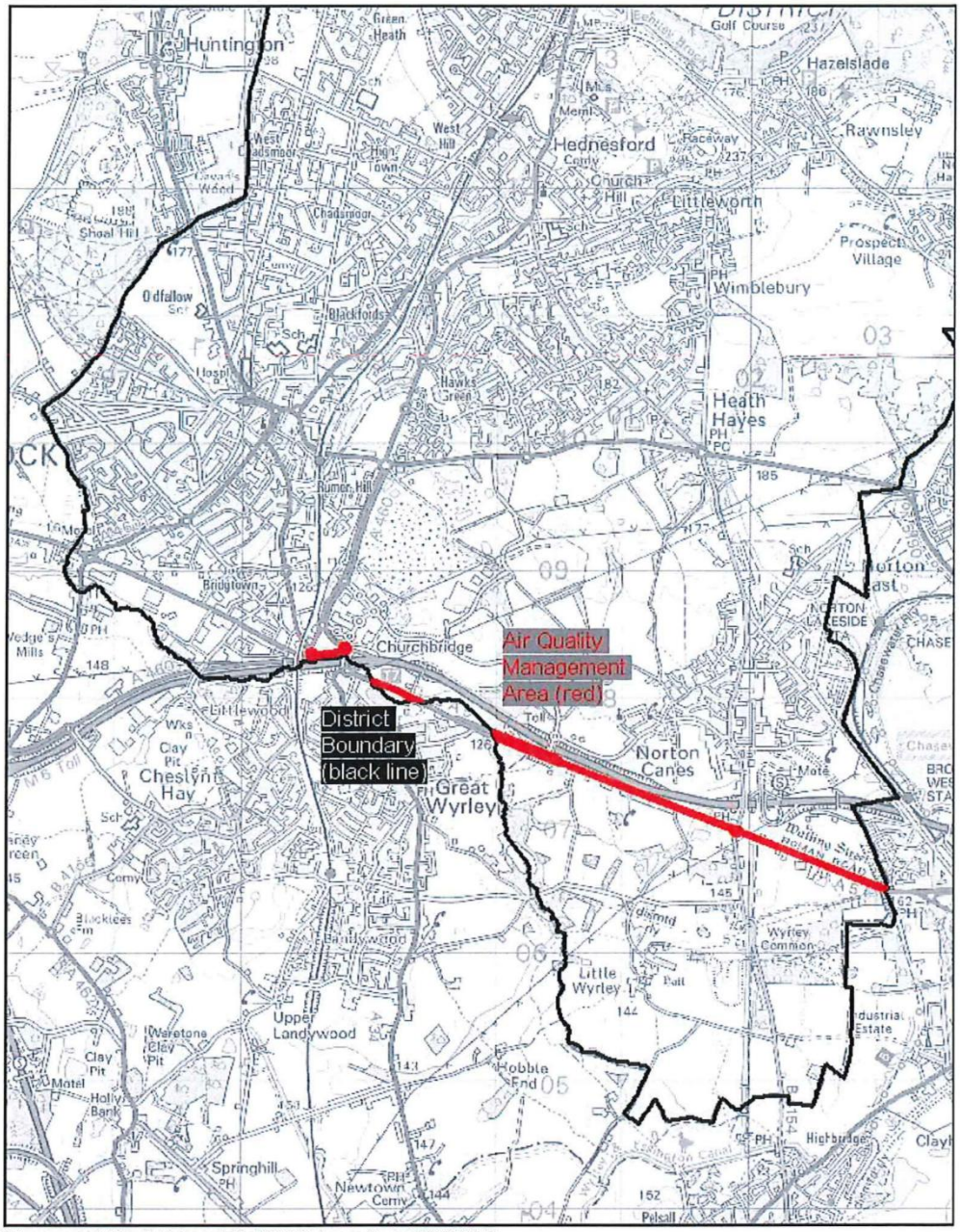
23070.

Cannock Chase Council

Cannock Chase Council
Air Quality Management Area
No.2

NOT TO SCALE | DATE

N W E S



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23070

APPENDIX 2

Document Control

Client	Cannock Chase Council	**Principal Contact**	Stephen Moore

Job Number	J4433

Report Prepared By:	Tomas Liska & Ricky Gellatly

Document Status and Review Schedule

Report No.	Date	Status	Reviewed by
J4433A/1/F1	16 April 2021	Final	Dr Clare Beattie (Associate Director)

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1 Introduction

1.1 This note sets out a review of the three Air Quality Management Areas (AQMAs) in Cannock Chase District, and includes detailed modelling of AQMA 3. It has been carried out by Air Quality Consultants Ltd on behalf of Cannock Chase District Council (CCDC) to determine whether any of the AQMAs can be amended or revoked. It has been prepared taking account of the requirements set out in LAQM.TG(16)[1] for amending or revoking AQMA orders. The professional experience of the Consultants who have undertaken the review is summarised in Appendix A1.

[1] Defra (2018) Local Air Quality Management Technical Guidance (TG16).

2 Review of AQMAs

2.1 CCDC has declared three AQMAs for exceedances of the annual mean nitrogen dioxide (NO_2) objective, as a result of emissions from traffic. AQMAs 1 and 2, declared in 2006 and 2014, respectively, encompass properties adjacent to the A5. AQMA 3 was declared in 2017, and encompasses the 'Five Ways Island' area of Heath Hayes. The AQMAs are shown in Figure 1.

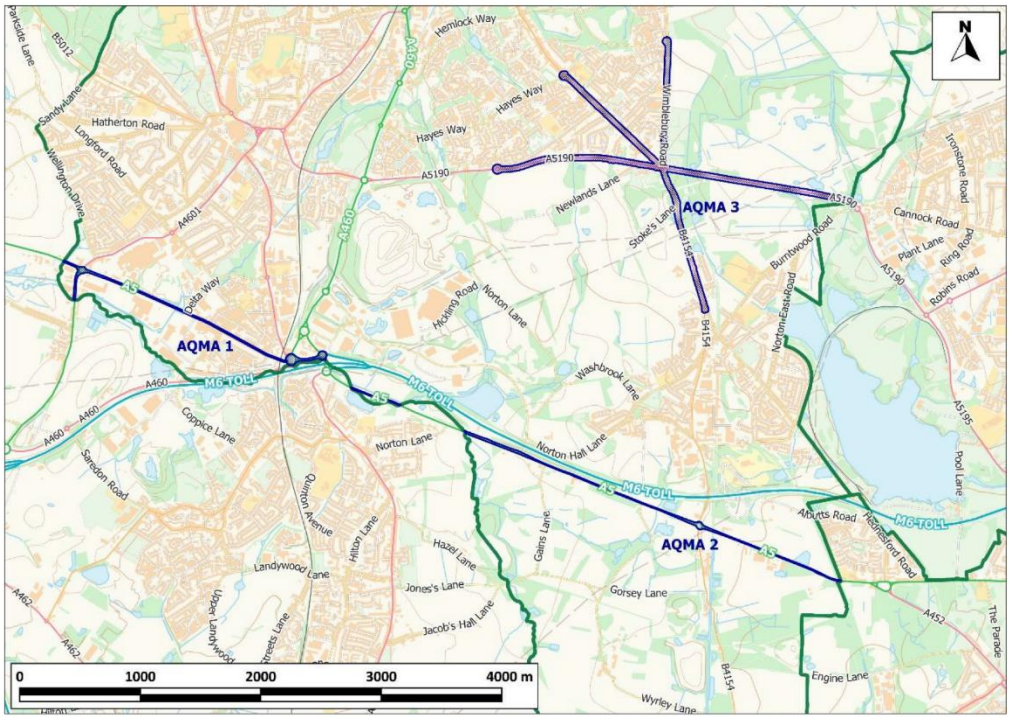

Figure 1: AQMAs in Cannock Chase District

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2.2 The following sections present monitoring data for each of the AQMAs shown in Figure 1

Cannock Chase AQMA (AQMA 1)

2.3 Monitoring is carried out using diffusion tubes at three locations within AQMA 1 (BTL-B, 67WS and 54WS); Figure 2 shows the locations of the monitors and the 2019 annual mean concentrations. The monitors are representative of worst-case exposure in the AQMA, being located at the façades of the residential properties nearest the A5.

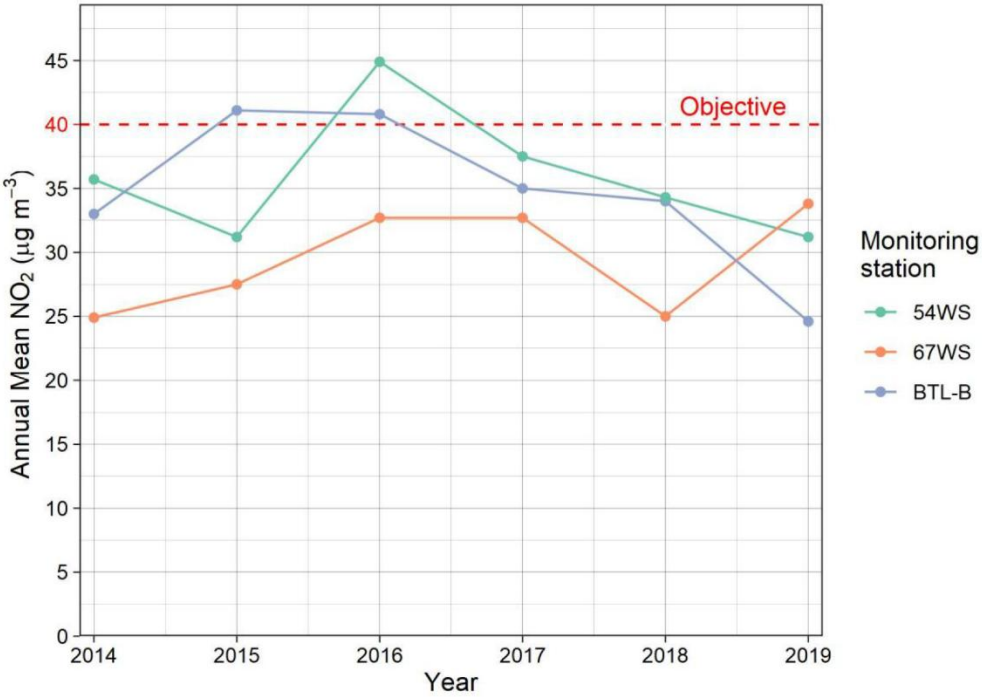

Figure 3: Annual Mean NO_2 Concentrations in Cannock Chase AQMA (AQMA 1)

Table 1: Summary of Nitrogen Dioxide Monitoring (2014-2019) in Cannock Chase AQMA (AQMA 1) (µg/m³)

Site	Site Type [b]	Location	Distance to kerb (m)	R [c]	2014	2015	2016	2017	2018	2019
BTL-B	RS	Bridgetown Traffic Lights - Bungalow	5	Yes	33.0	**41.1**	**40.8**	35.0	34.0	24.6
67WS	RS	67 Watling Street, Bridgtown	7.8	Yes	24.9	27.5	32.7	32.7	25.0	33.8
54WS	RS	54 Watling Street, Bridgtown	5.2	Yes	35.7	31.2	**44.9**	37.5	34.3	31.2

[a] Exceedances of the objective are shown in bold.

[b] RS = Roadside.

[c] Site representative of relevant exposure?

CCDC AQMA 2

2.6 Monitoring is carried out using diffusion tubes at three locations within AQMA 2 (268 WS, 268 WSA and 268 WSB), as shown in Figure 4 and Table 2. While there are three sections to this AQMA, only the section where monitors are installed has relevant exposure near to the road, and only monitoring

site 268 WS is representative of relevant exposure for the annual mean objective; the site is located on the lamppost immediately to the west of the residential property that is nearest to the A5 in the area, with the tube at approximately the same distance from the road as the building façade. Site 268 WS is also the only site with long-term measurements; the annual mean concentrations between 2014 and 2019 are shown in Figure 5.

2.7 Measured nitrogen dioxide concentrations increased between 2014 and 2016, when an exceedance of the objective was recorded. Concentrations have been below the objective in all years since, but within 10% of it (i.e. not below 36 µg/m^3). Considering the uncertainty associated with diffusion tube measurements, it is possible that the objective may have been exceeded in recent years. However, it should be expected that, with the ongoing uptake of cleaner vehicles with demonstrably lower emissions, concentrations will reduce in the near future, thus it is considered unlikely that an objective exceedance will be measured at site 268 WS in years beyond 2019.

2.8 Measurements at sites 268 WSA and 268 WSB suggest higher concentrations on the north side of the A5, which would be expected given that prevailing winds usually have a southerly element, and the sites are closer to the M6. However, there is no relevant exposure on this side of the road, thus these measurements cannot be relied upon to determine the need for an AQMA in a purely qualitative review.

2.9 It is judged that there is not enough evidence available at this time to determine whether AQMA 2 should be revoked, but it is considered that there would be little benefit to undertaking detailed dispersion modelling of concentrations here. Instead, it is recommended that monitoring is continued at site 268 WS; if the post-pandemic annual mean concentrations continue to be below the objective then at that time the AQMA should be revoked. It would also be reasonable to amend the spatial extent of the AQMA to cover only those few properties that are directly adjacent to the southern side of the road in the vicinity of the monitoring sites; properties further afield are set back considerably further from the road and will not experience objective exceedances.

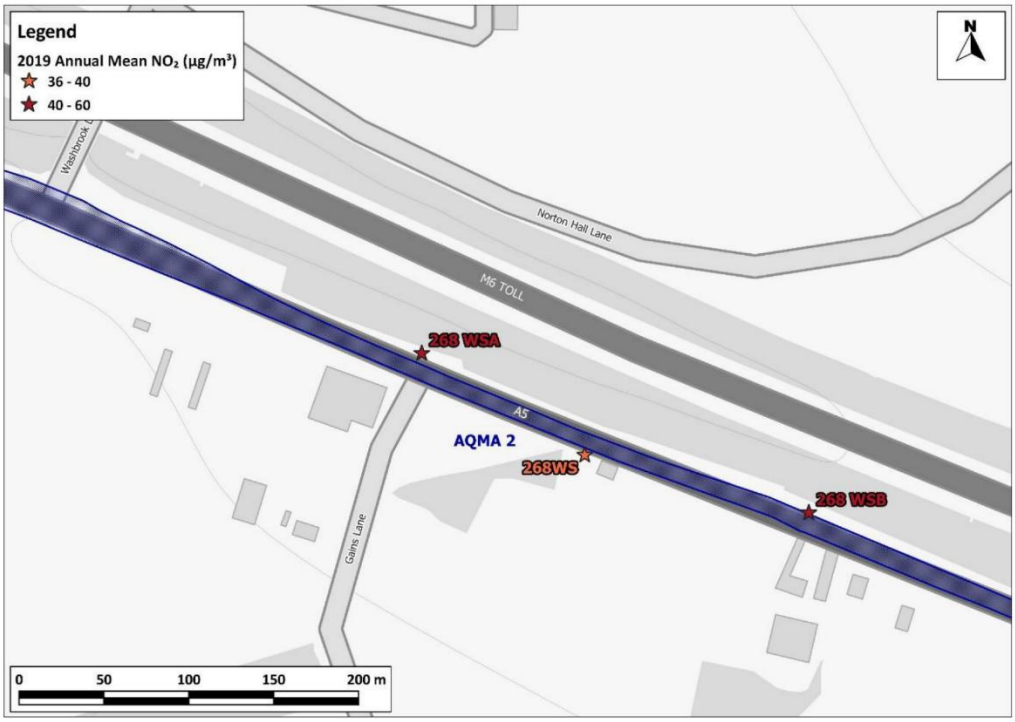

Figure 4: Air Quality Monitoring in CCDC AQMA 2

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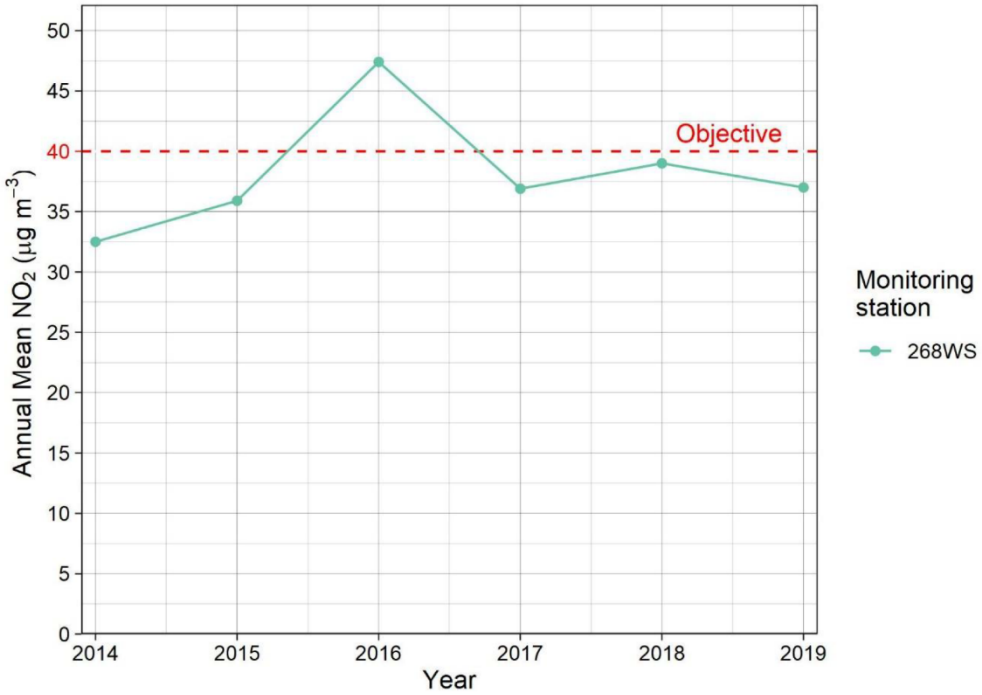


Figure 5: Annual Mean Nitrogen Dioxide Concentrations in CCDC AQMA 2

Table 2: Summary of Nitrogen Dioxide Monitoring (2014-2019) in CCDC AQMA 2 (µg/m³)

Site	Site Type [b]	Location	Distance to kerb (m)	R [c]	2014	2015	2016	2017	2018	2019
268 WS	RS	268 Watling Street	3.75	Yes	32.5	35.9	**47.4**	36.9	39.0	37.0
268 WSA	RS	268 Watling Street A	3.5	No	-	-	-	-	-	**41.5**
268 WSB	KS	268 Watling Street B	<1	No	-	-	-	-	-	**57.0**

[a] Exceedances of the objective are shown in bold.

[b] RS = Roadside, KS = Kerbside.

[c] Site representative of relevant exposure?

AQMA 3 (Five Ways Island)

2.10 Monitoring is carried out using one automatic monitoring station (HHMSAuto) and nine diffusion tubes (HHFW, CNKRD, HFRDRD, HH01, HH02, FW01, FW02, GM01 and GM02) within and around

Item No. 12.90

Appendix 3

Environment Act 1995 Part IV Section 83(2)(b)

Air Quality Management Area Revocation Order 2025

Cannock Chase District Council, in exercise of the powers conferred on it by Section 83(b) of the Environment Act 1995 hereby makes the following order:-

1. This order shall revoke the area known as **Cannock Chase Council Air Quality Management Area No 2** as shown in red on the attached map.

2. The order shall come into force on DATE.

The Common Seal of

Cannock Chase Council

Was hereunto affixed

In the presence of:

Authorised Officer

Date:

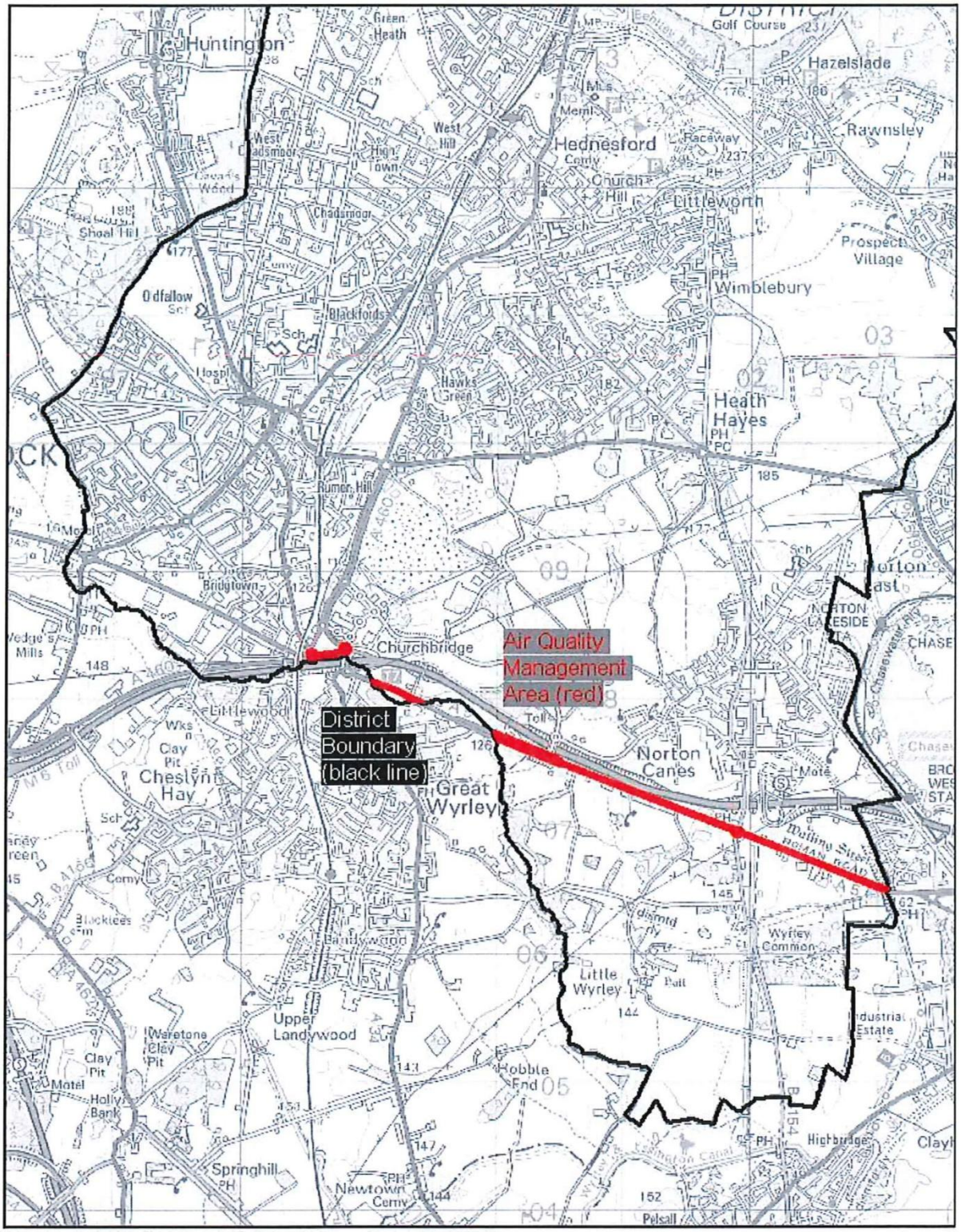
DRAFT

Cannock Chase Council

Cannock Chase Council
Air Quality Management Area
No.2

NOT TO SCALE | DATE

N W E S



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