

Agenda



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Resources Overview and Scrutiny Committee

Wednesday, 10 December 2025 at 4.00 pm,
Queen Elizabeth Room, Scaitcliffe House, Ormerod Street, Accrington

Membership

Chair: Councillor Noordad Aziz (in the Chair)

Councillors Paul Cox, Andrew Clegg, Heather Anderson, Mike Booth, David Heap, Judith Addison and Steven Smithson

Co-optees: Christine Heys, Tim O'Kane and Richard Downie

A G E N D A

1. Apologies for absence, Substitutions, Declarations of Interest and Dispensations

2. Minutes of Last Meeting - 11th November 2025 (Pages 5 - 12)

The Minutes of the Resources Overview & Scrutiny Committee, held on 11th November 2025, are submitted for approval as a correct record.

Recommended

- That the Minutes of the meeting be approved as a correct record

3. Chair's Update

The Chair will update the Committee on any items relating to the last meeting.

4. Budget Monitoring (Pages 13 - 48)



To receive and consider the following reports as an overview of the Council's financial position:

- Capital Programme Monitoring 2025/26 – 2027/28 - Quarter 2 Update to 30th September 2025
- Revenue Budget Monitoring 2025/26 – Quarter 2 to end of September 2025
- Prudential Indicators Monitoring and Treasury Management Strategy Update – Quarter 2 2025/26

Recommended **- That the report be noted.**

5. To Review the Number of Empty Homes in the Borough (Pages 49 - 56)

To consider the number of empty residential and commercial properties within the borough, the current service demands which relate to these premises and the challenges in returning these properties to use, including the limitations of the Council's legislative powers and work in default options.

Recommended **- That the report and comments be noted and actioned, as required.**

6. An Update on the Impact of Houses of Multiple Occupation (HMOs) in the Borough (Pages 57 - 64)

The report provides the Committee with an update on the impacts of Houses in Multiple Occupation (HMOs) in the Borough and progress on implementing the Article 4 Direction scheduled to take effect in March 2026 ("the March 2026 Article 4 Direction"). This Direction removes permitted development rights for small HMOs in specified areas of the Borough. The report also sets out further recommendations regarding the investigation of extending Article 4 Direction coverage to those electoral wards not currently included.

Recommended **- That the Resources Overview & Scrutiny Committee note the content of the report and supports further work to explore the potential extension of HMO Article 4 Direction coverage across the remainder of the Borough.**

7. Planning Enforcement (Pages 65 - 68)

The report provides the Resources, Overview & Scrutiny Committee with an update on the resources, performance, and current workload of the Council's planning enforcement service.

Recommended **- That the Resources Overview & Scrutiny Committee note the content of the report.**