

Committee Name and Date of Committee Meeting

Improving Places Select Commission – 23 June 2026

Report Title

Housing Strategy 2025-30 Progress Report Year 1 (2025-26)

Is this a Key Decision and has it been included on the Forward Plan?

No

Executive Director Approving Submission of the Report

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Ward(s) Affected

Borough-Wide

Report Summary

The Housing Strategy 2025-30 was approved by Cabinet in September 2025 and published in December 2025.

The Strategy recognises the key issues affecting housing in Rotherham, and the impact these have on residents. It sets out priorities for how the Council will work in partnership to address the issues identified and maximise opportunities to meet the housing needs of our borough.

This report is presented for information and provides an update on progress in delivering the Housing Strategy during year one (from April 2025 to March 2026).

Recommendations

That the Improving Places Select Commission:

1. Note the progress made in delivering the priorities and actions set out in Rotherham's Housing Strategy.
2. Agree to continue to receive annual 'Housing Strategy Progress Reports'.
3. Agree that future 'Housing Strategy Progress Reports' will be reported to the Improving Places Select Commission in September each year, to ensure that all data is available (for the reasons set out in Section 1.5).

List of Appendices Included

Appendix 1 - Housing Strategy Action Plan

Appendix 2 – Key Performance Indicators Scorecard

Background Papers

[Rotherham Housing Strategy 2025-30](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel

No

Council Approval Required

No

Exempt from the Press and Public

No

Housing Strategy 2025-30 Progress Report Year 1

1. Background

1.1 Rotherham's 30-year vision for housing was established in 2013, and the Housing Strategy is refreshed periodically to ensure priorities reflect current views.

1.2 The aim of the 30-year strategy is to see;

- People living in high quality homes, whether in the social rented, private rented or home ownership sector
- Rotherham Council playing its part by being the best housing provider in the country, delivering high quality services and support, and peaceful and well-managed neighbourhoods
- A smaller gap between the most and least disadvantaged neighbourhoods, so that all of Rotherham's people can live in safe, healthy and vibrant communities
- No households living in homes that are poor in terms of energy efficiency

And the fifth aim was introduced in 2015 following consultation;

- to create a revitalised town centre with a new urban community.

1.3 The Housing Strategy 2025-30 is the fifth chapter of the 30-year strategy. It was approved by Cabinet in September 2025 and published in December 2025.

1.4 The current Strategy recognises the key issues affecting housing in Rotherham and the impact these have on residents, setting out how the Council will work in partnership to address the issues identified and best maximise opportunities to address the housing needs of the borough.

The four priorities for 2025-30 are:

- Building high quality, sustainable and affordable new homes
- Improving the safety, quality and energy efficiency of our homes
- Supporting our residents to live independently, including through prevention of homelessness
- Ensuring that our neighbourhoods are safe, happy, and thriving

1.5 To date, Housing Strategy Progress Reports have been presented to the Improving Places Select Commission annually in June. However, due to the introduction of Tenant Satisfaction Measures in 2023, which form a key part of the monitoring of the Housing Strategy, it is recommended that the annual monitoring cycle be moved to September to ensure a full picture can be provided in advance of each meeting.

2. Progress 2025/26:

The Housing Strategy Action Plan (Appendix 1) lists the aims for the next five years, and the sixteen key performance indicators (KPIs) that will be used to measure success. The progress against the KPIs is monitored in

Appendix 2 – Key Performance Indicators Scorecard and the following report adds detail to this, describing how the Council and its partners have made progress in Year One of the Action Plan against all sixteen KPIs. This will be broken down into each of the four priorities below.

2.1 **Priority 1: Building high quality, sustainable and affordable new homes**

The three aims linked to this priority are:

- We will work with partners to enable the delivery of new homes to meet local need.
- We will lead by example by building and acquiring hundreds of new council homes.
- We will ensure new homes are high quality and sustainable.

2.1.1 **KPI: Increase the number of new homes built in the Borough (See Appendix 2)**

How will we achieve this:

- Provide a high quality, efficient planning service to help accelerate delivery, including pre-application advice for housing developments
- Achieve the government's National Planning Policy Framework target of 1,080 new homes in Rotherham every year
- Work with housing developers and builders to enable key strategic housing sites identified in the Local Plan to meet housing targets

Progress:

- The National Planning Policy Framework (NPPF) target for Rotherham has now been revised to 1,111 new homes every year. 778 homes were completed during 2025/26. This is 12 less than in 24/25 (790).
- A total of 656 new homes were granted planning permission. This included permission for 269 homes in Wath-upon-Deerne, 185 homes in Maltby and 32 homes in Thrybergh by private developers.
- Planning permission has also been granted for 28 new-build council homes in Wath-upon-Deerne and 20 council homes in Thornhill, as part of the Council Homes Delivery Programme.
- 34 homes were enabled with the support of Council officers. This includes homes delivered at the site of the Former Oaks Day Centre Oak Road, Wath-upon-Deerne, at the site of the Former Sports and Social Club Rockcliffe Road, Rawmarsh, and the

conversion of a former care home on Goodwin Crescent into residential units.

- £240k was secured from the Government's Council Housebuilding Support Fund (CHSF), with an additional HRA contribution of £80k for feasibility work across potential sites for affordable housing. This was alongside support from the Council Housebuilding Support Service (CHoSS), which offers Local Authorities free, tailored support with housebuilding. Combined, this has created a strong evidence base and clear foundations for the next stage of the Housing Development Programme are in place.
- Alongside this work, the Council is developing a Housing Growth Framework to set out how it works collaboratively (internally and externally) to pro-actively support a strategic delivery approach across the Rotherham borough. The framework will aim to ensure housing growth meets the needs of residents across all tenures and is key to the Council achieving the overall Government target of 1,111 new homes a year.

2.1.2 **KPI: Ensure a minimum 25% of new homes are affordable housing (See Appendix 2)**

How will we achieve this:

- Continue to diversify the housing offer in the Borough, including affordable home ownership options such as Shared Ownership, more joint working with SMEs and housing associations, supported by partnership working with SYMCA and Homes England to maximise funding opportunities for housing schemes.
- Adopt the Bassingthorpe Farm Supplementary Planning Document and work with partners to shape delivery of this and other key strategic housing sites.

Progress:

- The Council has sold its final remaining Shared Ownership home in Broom Valley, bringing the total number to 138. Shared Ownership provides an important role in affordable housing delivery, many Registered Providers continue to develop this affordable housing product, and the Council will continue to work with them to understand supply and demand.
- A Supplementary Planning Document for Bassingthorpe was approved by Cabinet in 2025. This sets out the masterplan framework for the development of this important strategic site. A project team is in place to progress discussions with landowners.

- Funding has also been secured to progress the potential for a new mainline station in Rotherham, a project which is strategically important to the development of the Bassingthorpe Farm site. Work has continued alongside the South Yorkshire Mayoral Combined Authority (SYMCA) to bring forward sites in the Town Centre for housing.

2.1.3 **KPI: Increase the number of council homes available, including through new build and acquisitions (See Appendix 2)**

How will we achieve this:

- Deliver more council and affordable homes through our Council build, acquisitions and small sites homebuilding initiative programmes on sites across the Borough
- We will achieve our 1,000 Council homes target by Summer 2027 and build a pipeline of future affordable housing projects
- Use our Place and Quality Panel to ensure schemes are delivered with input from cross-council services and that we learn from outcomes of recent delivery

Progress:

- The Council continues to work with small and medium sized developers (SME's). There are 15 homes currently in contract to be delivered in 26/27 (strategy year 2).
- The Council delivered a further 114 homes (111 for council rent and three for Shared Ownership) in 2025/26 to take the total since 2018 to 788. 29 of these homes were delivered through the Council build programme and acquired 44 new build homes through Section 106 planning agreements with developers. These homes were delivered across the Borough, in Canklow, Dinnington, Maltby, Ravenfield, Swinton, Waverley and West Melton. 41 homes were acquired under the Housing Acquisitions Policy.
- The Council is on track to deliver a further 212 homes by the summer of 2027, to take the total to 1,000.
- Over £12m secured in external grant funding to support the Housing Delivery Programme. This represents a 100% success rate and exceeds the Business Plan Assumption for non-HRA funding by more than £2m.

2.1.4 **KPI: Ensure all council new build and acquisitions are a minimum EPC C when let (See Appendix 2)**

How will we achieve this:

- Meet and where possible, exceed minimum nationally described space standards when building new council homes, and build new homes with renewable energy systems to ensure that they are zero carbon ready to meet the Future Homes Standard.
- We will also ensure all Council acquisitions are a minimum of EPC rating C.

Progress:

- The Council has met and exceeded minimum nationally described space standards when building new Council homes. The Council has used renewable energy systems, such as air source heat pumps and mechanical ventilation with heat recovery systems, solar panels and electric vehicle charge points in new build schemes in Canklow, Swinton and West Melton.

2.2 **Priority 2: Improving the safety, quality and energy efficiency of our homes**

The three aims linked to this priority are:

- We will work towards ensuring that no household is living in fuel poverty.
- We will ensure that our residents live in safe, decent, high-quality homes.
- We will work towards ensuring that all landlords, including the Council, operate to the highest standard.

2.2.1 **KPI: Increasing the percentage of satisfied tenants in all of the Regulator of Social Housing's Tenant Satisfaction Measures (See Appendix 2)**

How will we achieve this:

- Ensure all repairs, risk assessments, inspections and safety checks are carried out to target timescales; and improving how we manage our homes and work with our tenants to meet the consumer standards

This data is derived from the Council's Tenant Satisfaction Measures (TSMs), which are currently undergoing validation. The data will be published on 22nd of June as part of the TSM report to Cabinet on 6th July. This information will be included in the presentation to IPSC at the meeting on 23rd June.

2.2.2 KPI: Increasing the proportion of our council homes that meet the Decent Homes Standard and continue to improve our repairs and health and safety compliance performance (See Appendix 2)

How will we achieve this:

- Meet or exceed minimum council housing standards to ensure our tenants are safe in their homes. We will focus on improving our performance against the Decent Homes Standard.
- £37m expansion in our housing improvements capital programme.
- Stock Condition Surveys

Progress:

- The proportion of council homes that meet the Decent Homes Standard data is unavailable at time of reporting – see 2.2.1. To help achieve this KPI, the Council has spent £35.7 million to improve around 584 council homes during 2025/26, including
 - 261 new kitchens and bathrooms
 - 1,638 central heating systems
 - 492 loft insulations
 - 460 empty homes improved before re-letting
- 6,490 stock condition surveys have been completed

2.2.3 KPI: Increasing the number of private sector landlord actions addressing Category 1 and 2 hazards following Council intervention (See Appendix 2)

How will we achieve this:

- Hold landlords in Selective Licensing areas responsible for the condition and management of their properties and, subject to review of recent consultation, continue to review the case to expand Selective Licensing to other areas of the borough.
- Implement new powers granted by the Renters Rights Act.

Progress:

- As part of the requirements of the Renter's Rights Act, which came into force 1st May 2026, the Council will monitor the above KPI from 2026/27. For this year, the following data is available: The Council's Regulation & Enforcement Service carried out Housing Health & Safety Rating System (HHSRS) inspections, due to

reactive enquiries or Selective Licensing specific inspections, and resolved:

- 249 Category 1 hazards, which is a severe and immediate risk to health or safety.
 - 1,981 Category 2 hazards, which are a housing defect or risk identified under the HHSRS.
 - Formal or informal action was taken to address hazards, standards or defects at 2,366 privately rented properties
- The Council issued 186 Community Protection Notices (CPN) for anti-social behaviour, waste and noise.
 - The Council introduced a communication plan that ensured that all stakeholders were informed of the impending reforms and how to prepare for them.
 - The Council introduced a new Selective Licensing scheme in February 2026 which aims to improve the living conditions of approx. 4,000 private sector tenants, and other residents, of six disadvantaged areas across the borough.

2.2.4 **KPI: Reducing the percentage of households living in (Low Income Low Energy Efficiency) fuel poverty in Rotherham (see Appendix 2)**

How will we achieve this:

- Support qualifying residents with our Energy Crisis Support Scheme.
- Healthy Homes Plan will provide help and advice to residents to increase energy efficiency in their homes.
- ECO4 and ECO5 grants for our most vulnerable residents and/or homes with the lowest energy efficiency.

Progress:

The percentage of households living in fuel poverty in Rotherham is published by the Department for Energy Security and Net Zero annually, however the data is published two years behind, and is not yet available for 2024. In 2023, it was estimated that the proportion of households living in fuel poverty in Rotherham is 14.5%.

- The Council's Energy Crisis Support Scheme provided funding to 1,657 residents between November 2025 and March 2026, totalling £414,250 to help qualifying residents pay for their energy bills.

- The Council's Healthy Homes Plan (HHP), which is a Public Health and Housing Services joint plan, was adopted by the Health & Wellbeing Board.
- The Council were able to take advantage of the Warm Homes Scheme, for council housing improvements, and have received £8.8m in external funding, which will be match funded with Housing Revenue Account capital funding utilising the decarbonisation budget.
- The Council received 213 ECO applications that resulted in over 200 private sector homes receiving measures that will improve thermal efficiency and contribute towards reduced energy costs.

2.2.5 **KPI: Increasing energy efficiency in existing homes, including ensuring all council homes achieve an EPC certificate minimum rating C by 2030 (See Appendix 2)**

How will we achieve this:

- Develop our council housing decarbonisation plan, aiming to meet legal requirements to achieve EPC C by 2030, and then a roadmap to net zero emissions.
- We will maximise opportunities to invest in the Borough by bidding for funding that becomes available through Department for Energy Security and Net Zero.

Progress:

- The Council's Housing Property Service (HPS) have commissioned a stock condition survey, of all council properties, to assess the condition of council homes. This includes an EPC survey, where one is required. The survey will inform future maintenance and improvement works to homes. The survey is expected to be complete during 2027 (Strategy Year 2).

2.3 **Priority 3: Preventing homelessness and supporting our residents to live independently**

The three aims linked to this priority are:

- We will end rough sleeping in Rotherham and work to prevent our residents from becoming homeless.
- We will work with partners to help our most vulnerable residents live independently.
- We will provide a range of housing to suit the needs of individual households.

2.3.1 **KPI: An increase in the proportion of households approaching us for help who are prevented or relieved from homelessness, rather than requiring longer term support (See Appendix 2).**

How will we achieve this:

- Update the Homelessness Prevention and Rough Sleeper Strategy and the Housing Allocations Policy
- Improve our understanding of the diverse needs of our tenants, including vulnerabilities, so we can get better at early intervention and tailoring our services.
- Ensure financial support is made available to those facing homelessness, including issuing discretionary housing payments
- Work more closely with families and landlords to keep people in their homes for longer.

Progress:

- The Homelessness Prevention and Rough Sleeper Strategy 2026-31 was approved by Cabinet in May 2025.
- A total of 477 applicants were successful in claiming discretionary housing support.
- A Call Before You Serve service has been introduced to provide early support and mediation between private tenants and landlords to help prevent people from the risk of homelessness.

2.3.2 **KPI: Further reductions in the use of hotels as emergency accommodation (See Appendix 2)**

How will we achieve this:

- Increase the provision of suitable temporary and move-on accommodation
- We will improve the quality and service standards of temporary accommodation and deliver further reductions in the usage of emergency hotel accommodation
- We will work with private landlords and housing associations to improve the range of permanent accommodation available.

Progress:

- The Council increased its RMBC owned temporary accommodation portfolio by an additional 30 units, taking the total to a maximum of 173.
- The Councils Temporary Accommodation Policy was approved in January 2025.
- 3,509 people approached the Homeless Service for advice and assistance and from this 1,933 were owed a homeless duty.
- Hotel placements reduced to 525 during 2025/26; a reduction of 37% on the previous year.
- The Council accommodation officers have been successful in referring 36 cases to housing associations for rehousing, outside of the standard nomination agreement. A further 19 have been assisted into private rent through our work with local landlords.

2.3.3 **KPI: An increase in the number of affordable homes built in Rotherham that meet a specialist need (See Appendix 2)**

How will we achieve this:

- Continue to build and acquire a range of house types, to meet the needs of older residents, residents with disabilities, vulnerable adults and families, looked after children and care leavers to rent from the council or housing associations.
- Developing our understanding of different housing needs e.g. armed forces, learning disability and autism, physical disability, mental health, and gypsies and travellers.

Progress:

- Four one-bedroomed bungalows have been delivered in Swinton for residents aged 55 or over.
- The Council's Housing and Adult Care services worked together on a development at Canklow, which includes;
 - The Castle View Day Centre for adults with complex need
 - 12 two-bedroomed apartments for older people, designed to support ageing in place.
 - Two, two-bedroomed DPU apartments M43-compliant to meet the needs of residents with accessibility, acute or complex health conditions.

2.3.4 **KPI: More residents able to benefit from adaptations to their homes, within smaller waiting times (See Appendix 2)**

How will we achieve this:

- Fully implement our new approach to aids and adaptations
- Use of discretionary grants, with an aim to reduce the average length of time waiting for major adaptations.

Progress:

- 72 Discretionary Grants have been authorised to assist with people who would not have otherwise qualified to receive grant assistance. Out of these discretionary grants:
 - 9 were Top Up Grants which assist people with a disability in cases where the Disabled Facilities Grant limit of £30,000 is exceeded.
 - 63 were Rapid Home Adaptations Grants.

2.4 **Priority 4: Ensuring that our neighbourhoods are safe, happy, and thriving**

The three aims linked to this priority are:

- We will bring empty homes back into use.
- We will invest in our communities to ensure they are inclusive and safe.
- We will ensure that new and improved homes support regeneration.

2.4.1 **KPI: Reduce the number of long-term empty homes (See Appendix 2)**

How will we achieve this:

- Deliver our Empty Homes Plan
- We will provide advice to owners and landlords of empty homes to help bring homes back into use, use enforcement powers to tackle empty homes where necessary
- Ensure that empty council homes (voids) are brought back into use as soon as possible.

Progress:

- 121 empty property reports were received across the year
- 135 existing cases closed, with 15 properties identified as being acquired by new owners.

- The average year end relet time for council homes was 30.81 days.

2.4.2 **KPI: Increase the percentage of council tenants satisfied we make a positive contribution to neighbourhoods (See Appendix 2)**

How will we achieve this:

- Continue to invest in and improve our tenant and resident engagement, including through creating a new Tenant Engagement Framework with our council tenants
- Work to retain our TPAS exemplar status for demonstrating long-term commitment to community engagement
- Work with Rother Fed and our tenants to strengthen tenant voice and influence.
- Deliver improvements to our council estate communal and shared areas, through introducing new estate caretaking teams and increasing our investment in environmental schemes around our housing blocks.
- Make £216,000 in funding available annually to be allocated to projects and environmental improvements that directly benefit council tenants via our Ward Housing Budget.

Progress:

Satisfaction data is unavailable at time of reporting – see 2.2.1.

- £126,000 of additional funding was invested in estate caretaking services to increase delivery capacity.

2.4.3 **KPI: Increase the percentage of tenants satisfied with our approach to handling anti-social behaviour (See Appendix 2)**

How will we achieve this:

- Improve our approach to tackling anti-social behaviour in our communities, including by making more use of enforcement powers such as civil penalty notices
- Strengthening the approach our housing officers take when dealing with incidents.
- Find new purposes for areas of land currently attracting anti-social behaviour and fly-tipping.
- Implement the Council's Banning Order Policy to tackle landlords who are in breach of one or more of the sections of the Housing Act 2004.

Progress:

Satisfaction data is unavailable at time of reporting – see 2.2.1.

- There were 186 community protection notices issued for anti-social behaviour, waste and noise.
- An externally commissioned training and development programme for Housing Officers commenced in February 2026. The training focuses upon good practice in case management, and the full range of tools and powers that can be employed to deal with ASB.
- The service is currently implementing the NEC housing management system ASB case management module. This will enable casework to be more effectively tracked and monitored, including enhanced performance management reporting. The new system is due to go live in July 2026.
- As part of the Housing Service Transformation Programme, the service will review the current operating model for ASB case management.

3. The targets for Year 2 (2026/27)

Targets for the second year of the Housing Strategy are listed below.

Priority 1: Building high quality, sustainable and affordable new homes

- Deliver 150 new Council homes via the Housing Delivery Programme
- Homes completed or contracts secured for the delivery of 1,000 Council homes by Summer 2027, as part of the Housing Delivery Programme.

- Develop and approve the Housing Growth Framework for Rotherham, including the identification of a pipeline of sites/ projects which will contribute to the delivery of a further c500 Council Homes by 2037/38.

Priority 2: Improving the safety, quality and energy efficiency of our homes

- Undertake a Private Sector Stock Condition Survey for Rotherham (alongside SYMCA partners)
- Complete full stock condition surveys of 6,000 more council homes
- Undertake an options appraisal for the future delivery of the Repairs and Maintenance service.

Priority 3: Preventing homelessness and supporting our residents to live independently

- Implement a new accommodation pathway for temporary accommodation
- Complete the Housing Needs Assessment and receive Cabinet approval for the Supported Housing Strategy, ensuring that investment in new homes meets the needs of a wide range of residents
- Launch the Crisis Resilience Fund

Priority 4: Ensuring that our neighbourhoods are safe, happy and thriving

- Develop a new operating model for tenancy management and ASB case management.
- Develop and approve the Town Centre Residential Statement/ Strategy
- Secure TPAS (Formerly the Tenant Participation Advisory Service) exemplar status

4. Options considered and recommended proposal

4.1 The report is presented for information.

5. Consultation on proposal

5.1 The report is presented for information.

6. Timetable and Accountability for Implementing this Decision

6.1 The report is presented for information

7. Financial and Procurement Advice and Implications

7.1 There are no direct financial implications resulting from the recommendations detailed in the report. The planned actions as part of the Housing Strategy are funded via existing budgets. These are included within the HRA Business Plan, which provides a financial assessment of the proposals within the Strategy over 30 years, and its impact on the management and financing of the Council's housing stock.

8. Legal Advice and Implications

8.1 There are no substantive legal issues arising from the content of this report.

9. Human Resources Advice and Implications

9.1 There are no human resource implications specific to this report.

10. Implications for Children and Young People and Vulnerable Adults

10.1 The Children and Young Peoples Service, and Adult Care and Public Health have been consulted and have had an input into the Housing Strategy. By ensuring a range of affordable homes are delivered to meet a wide range of different needs, the Housing Strategy will help to provide safe, high-quality homes for children and young people, and vulnerable adults, allowing them to live safely and independently.

11. Equalities and Human Rights Advice and Implications

11.1 Having access to good quality and affordable homes is important for all the borough's diverse communities, and the Housing Strategy seeks to remove barriers people can face in accessing a home to meet their needs. Data and consultation are used to understand Rotherham's communities, and through all the priorities within the Housing Strategy will deliver homes that meet the needs of older people, people with disabilities, larger families, single people and couples. The Council will continue to engage with communities and make sure the homes provided and enabled, meet their changing needs.

12. Implications for CO₂ Emissions and Climate Change

12.1 Climate change poses a significant threat to environments, individuals, communities, and economies on local, national, and international scales. In recognition of this the Council has aimed to be net carbon neutral as an organisation by 2030, and for Rotherham as a whole to achieve the same position by 2040.

12.2 Through its own delivery programme, the Council has the ability to ensure that the new homes are high quality and energy efficient, which will contribute to reducing domestic carbon emissions.

13. Implications for Partners

13.1 The aims set out in this Strategy will only be achieved by working in partnership with a range of local and regional stakeholders. The Council works strategically with partners through the Rotherham Strategic Housing Forum and with preferred Housing Association partners to help meet the wide range of housing need across the borough. Working with Homes England and the South Yorkshire Mayoral Combined Authority to

access funding opportunities is vital to make housing delivery schemes viable.

- 13.2 The Housing Strategy has been developed in collaboration with and will be regularly reviewed by Rotherham's Strategic Housing Forum, which includes representation at a senior level from voluntary sector organisations, social housing providers, landlords and developers.

14. Risks and Mitigation

- 14.1 The risk of failing to deliver the commitments set out in the Housing Strategy and action plan will be mitigated by ensuring the correct staff resources and processes are in place, and through regular and robust progress monitoring including an annual report to the Improving Places Select Commission.
- 14.2 The risk of the Housing Strategy becoming out of date due to policy and context changes at the national and local level, is mitigated by ongoing monitoring and refreshing the Housing Strategy every five years.

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This report is published on the Council's [website](#).