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## **Council Workshop**

### **AGENDA**

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#### **Notice of Workshop Te Pānui o te Hui:**

A Council Workshop will be held on:

**Date:** **Tuesday 16 June 2026**  
**Time:** **9.30 am – Public Excluded**  
**11.30 am – Open to the Public**  
**Venue:** **Camellia Chambers, Civic Offices,**  
**53 Hereford Street, Christchurch**

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#### **Membership Ngā Mema**

Chairperson	Mayor Phil Mauger
Deputy Chairperson	Deputy Mayor Victoria Henstock
Members	Councillor Kelly Barber
	Councillor David Cartwright
	Councillor Melanie Coker
	Councillor Pauline Cotter
	Councillor Celeste Donovan
	Councillor Tyrone Fields
	Councillor Tyla Harrison-Hunt
	Councillor Nathaniel Herz Jardine
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett

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#### **Principal Advisor**

Bede Carran  
Interim Chief Executive  
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[bede.carran@ccc.govt.nz](mailto:bede.carran@ccc.govt.nz)

**12 June 2026**

#### **Meeting Advisor**

Ruth Close  
Democratic Services Advisor  
Tel: 941 5561  
[Ruth.Close@ccc.govt.nz](mailto:Ruth.Close@ccc.govt.nz)

**Note:** This forum has no decision-making powers and is purely for information sharing.

To find upcoming meetings, watch a recording after the meeting date, or view copies of meeting Agendas and Notes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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Scheduled time – 11.30 am

*[Presenter: Tom Parsons, Surface Water Engineer  
Gavin Hutchinson, Head of Three Waters ]*

3. Transitional Housing Feasibility Study ..... 23

Scheduled time – 12 noon

*[Presenter: Bruce Rendall, Head of Facilities and Property; Lisa Washington, Community Housing  
Liaison ]*

4. 274a Main Road, Clifton ..... 39

Scheduled time – 12.30 pm

*[Presenter: Nigel Collings, Property Consultant; Angus Smith, Manager Property Consultancy]*

5. Items Closed to the Public ..... 56

## 1. Apologies Ngā Whakapāha

Apologies for absence were received from Councillor McLellan and Mayor Mauger.



## 2. Ōtākaro Avon River Corridor Multi Hazard Study Findings

Reference Te Tohutoro: 26/794563

Presenter(s) Te Kaipāhō: Tom Parsons, Surface Water Engineer  
Gavin Hutchinson, Head of Tree Waters





### 1. Detail Te Whakamahuki

<p><b>Purpose and Origin</b></p>	<ul style="list-style-type: none"> <li>The purpose of this briefing is to inform Council about the findings of the “Multi-Hazard Study”, which has considered the potential for a range of hazards to impact on the benefits of the proposed 30-year interim flood defence scheme in the Ōtākaro Avon River Corridor (OARC).</li> <li>Development of the study was approved by Council (CNCL/2017/00175) via a report to the Infrastructure Transport and Environment Committee (26 July 2017 see link below).</li> <li>The report will be used to support the upcoming ‘fast-track’ consent application for the OARC.</li> </ul>
<p><b>Timing</b></p>	<p>This workshop is expected to last for 30 minutes.</p>
<p><b>Outcome Sought</b></p>	<p>Council is made aware of the findings of the report and how it aligns with other Council processes and programmes, including the:</p> <ol style="list-style-type: none"> <li>Benefits and risks associated with the proposed flood defence scheme</li> <li>What might undermine the benefits of the scheme, including future climate change, earthquakes, tsunami, groundwater rise and increasing stormwater flood risk</li> <li>Proposed staged approach to delivery of the flood defences</li> <li>Alignment with the Coastal Hazards Adaptation Planning (CHAP) Programme, the wider OARC programme, and district plan changes</li> <li>Recommendations of the independent peer review panel</li> </ol> <p>The workshop is for information only.</p>
<p><b>ELT Consideration</b></p>	<p>The report was considered by ELT on 28 May 2026. ELT supported the release of the report.</p>
<p><b>Next Steps</b></p>	<p>The technical report, summary report and peer review findings will be published on the Council website. A Newsline story will be circulated to raise community awareness of the report.</p> <p>The publication of the report will be the final step in the study. The recommendations of the study will be picked up in other Council programmes, projects and processes.</p>

<p><b>Key points / Background</b></p>	<ul style="list-style-type: none"> <li>• The “Multi-Hazard Study” is a long running investigation into the impacts of co-located and coincidental hazards on flood risk and proposed floodplain management infrastructure. The broad original scope of the study was reduced as Council initiated the CHAP programme which will develop and seek approval for long-term adaptation plans.</li> <li>• The study found that flood risk in the lower Ōtākaro Avon River catchment will significantly increase with time if not managed appropriately. Some of these risks can be managed through provision of interim flood defences, which are considered economically viable over the medium and long term, noting that:             <ul style="list-style-type: none"> <li>○ There are significant residual risks in adopting a flood defence approach, not all of which have been quantified</li> <li>○ The benefits of a flood defence approach could be undermined by rising groundwater, stormwater network flood risk, tsunami and other hazards</li> <li>○ It is entirely appropriate to manage flood risk through development controls and other options in parallel with flood defences</li> <li>○ There are considerable uncertainties looking into the future, which could lead to poor outcomes</li> <li>○ Potential costs associated with managing other hazards reduces the economic viability of the proposed flood defences</li> <li>○ It is important to progress the CHAP programme in parallel with ongoing work in the OARC so that future flood defence decisions can be well informed in the 2030 – 2040 LTP and LTPs beyond</li> </ul> </li> <li>• The study supported the current interim flood defence strategy of building a system to manage the next 30 years of risk and be adaptable to meet future requirements, although the peer review identified some issues that need resolution:             <ul style="list-style-type: none"> <li>○ Shallow groundwater management may not be effective and could have high operational and capital costs</li> <li>○ The proposed scheme effectiveness reduces with time – future proofing needs option development now as alternative options have a long lead time</li> <li>○ Effective land use planning is essential to managing overall risk</li> <li>○ The review findings should be made available, particularly to those considering development in earthquake prone areas of the OARC</li> </ul> </li> <li>• Staff are assessing what information from this report needs to be included in LIMs, in accordance with statutory requirements</li> </ul>
<p><b>Useful Links</b></p>	<ul style="list-style-type: none"> <li>• <a href="#">Agenda of Infrastructure, Transport and Environment Committee - 26 July 2017</a> (item 6).</li> <li>• <a href="#">What are coastal hazards?: Christchurch City Council</a> (the full technical report, peer review findings and the plain language summary will be published under the ‘Technical reports’ section of the ‘Learn more’ dropdown)</li> </ul>

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### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	OARC Multi-Hazard Study Presentation	26/1218022	8
B 	Ōtākaro Avon River Corridor Multi Hazard Study Findings Report Summary <i>(Under Separate Cover)</i>	26/1218169	
C 	Ōtākaro Avon River Corridor Multi Hazard Study - Multi-hazards Stage 3 Report (with appendices) - May 2026 <i>(Under Separate Cover)</i>	26/1218247	
D 	Ōtākaro Avon River Corridor Multi Hazard Study Findings - Multi-hazard Analysis Final Peer Review Letter - May 2026 <i>(Under Separate Cover)</i>	26/1218297	

### Signatories Ngā Kaiwaitohu

<b>Authors</b>	Tom Parsons - Surface Water Engineer Sylvia MacLaren - Programme Manager Martin Densham - Project Manager
<b>Approved By</b>	Kevin McDonnell - Team Leader Asset Planning Water & Wastewater Gavin Hutchison - Head of Three Waters Brent Smith - General Manager City Infrastructure

# OARC Multi-Hazard Study – Key Findings

Council Workshop – 16 June 2026

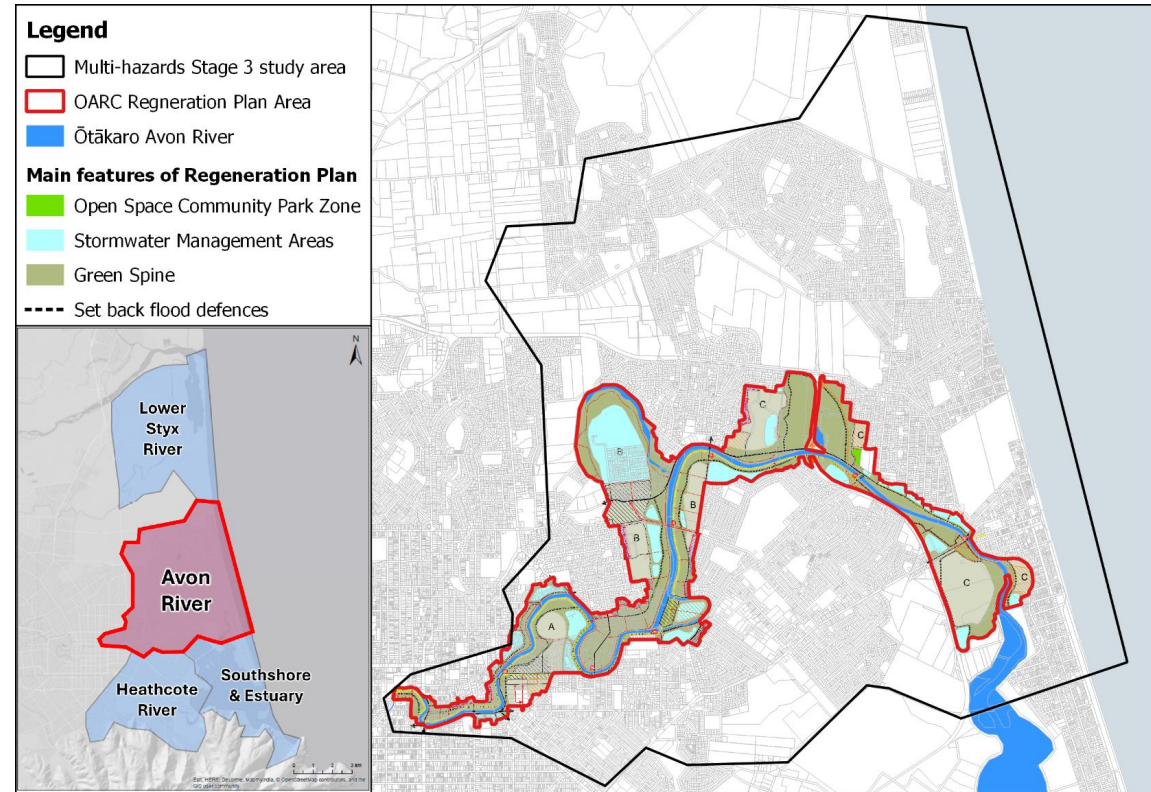
Presenters:

Tom Parsons

Gavin Hutchison

# Why this study exists and background

- ‘Due diligence’ on the Regeneration Plan proposed flood defences
- Long-running investigation since 2017
- Originally four areas but reduced when CHAP started
- Focus now on flood risk in the Ōtākaro Avon River Corridor (OARC), proposed flood defences to replace existing and impacts from other natural hazards
- Will inform FTAA consent

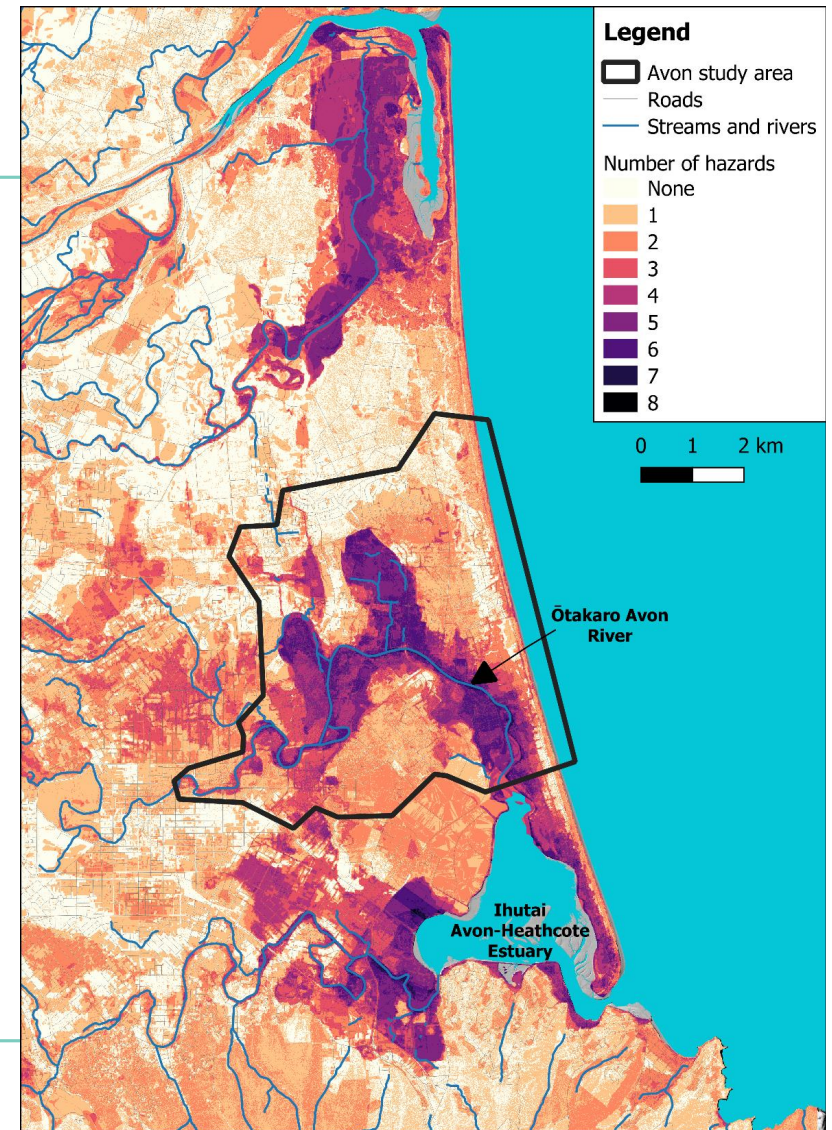


## Overlapping hazards

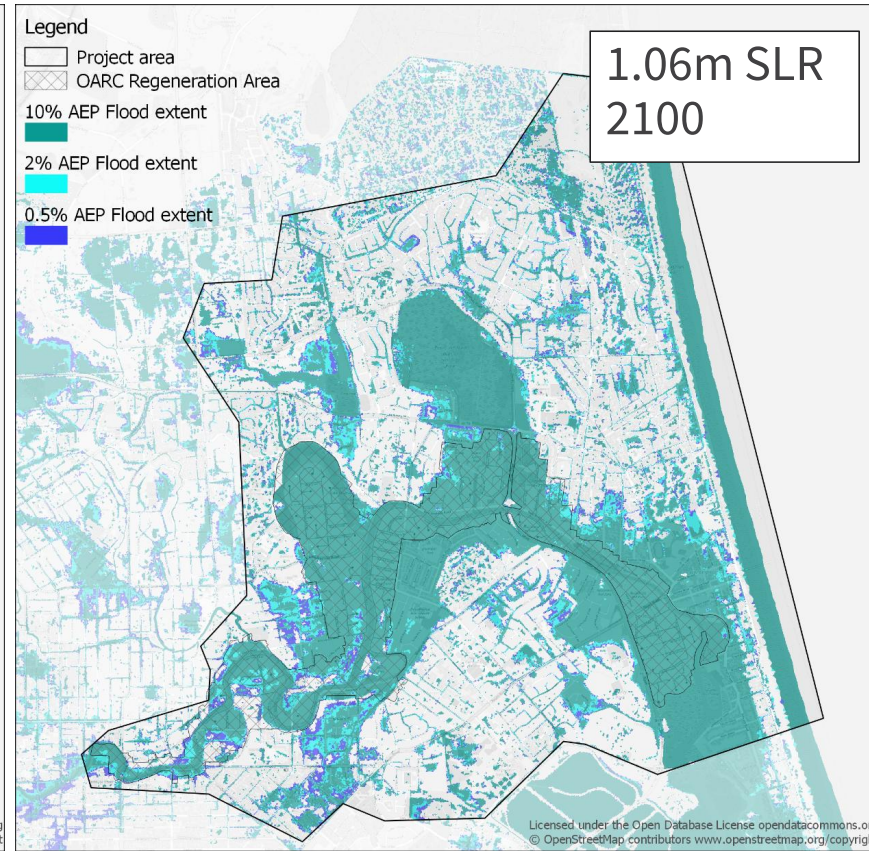
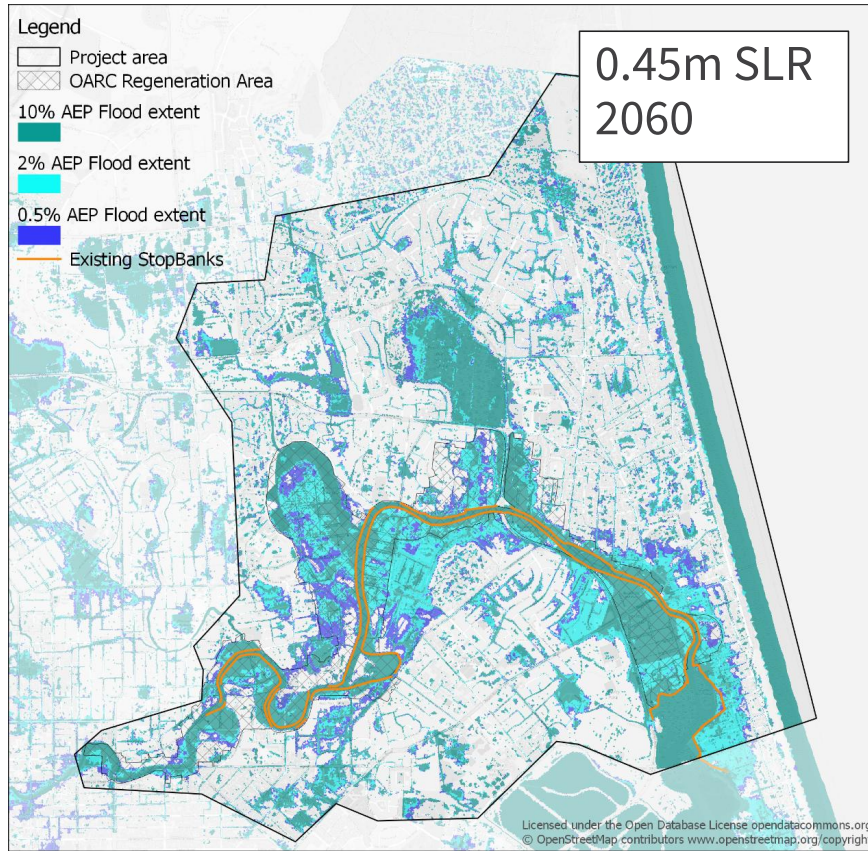
- Study considers:
  - River flooding
  - Stormwater flooding
  - Coastal flooding
  - Groundwater
  - Coastal erosion
  - Tsunami
  - Vertical land movement
  - Earthquake liquefaction
- A range of different future scenarios
- Infrastructure decision making purpose

OARC Multi-Hazard Study – Key Findings

16 June 2026



# Flood risk increases over time



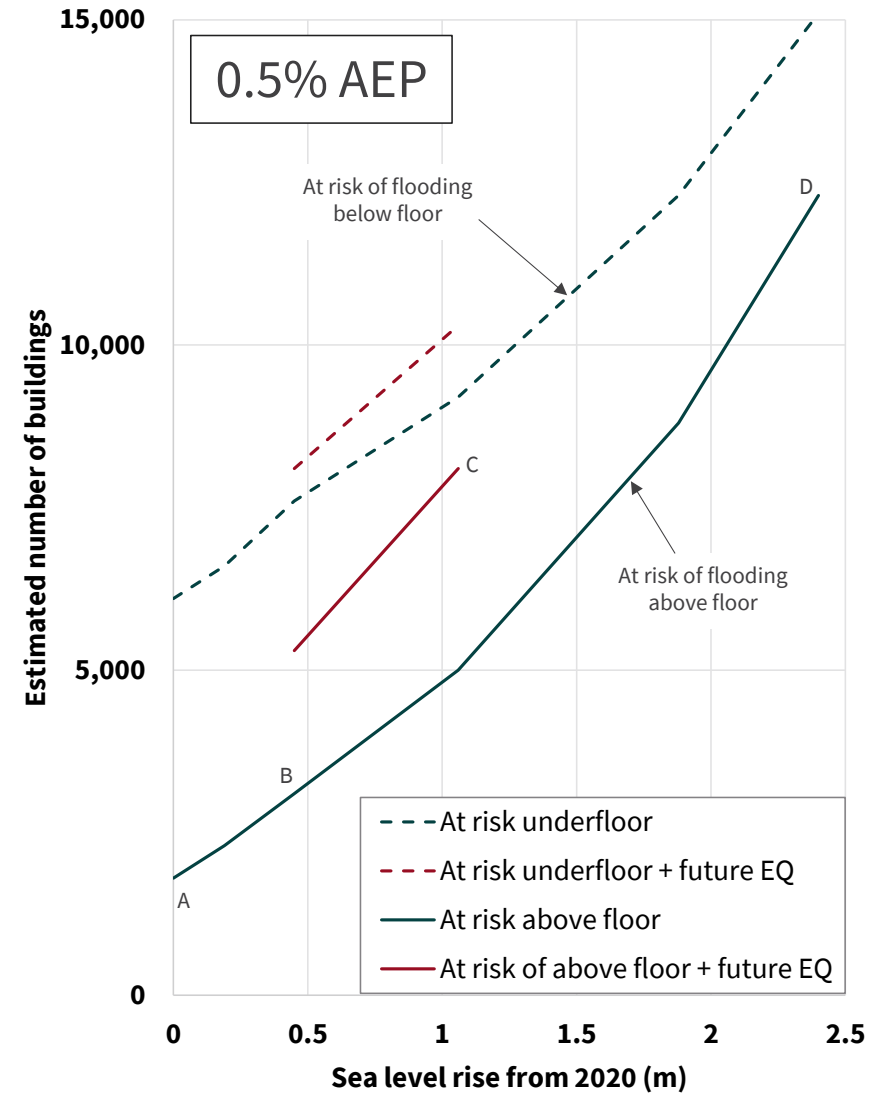
AEP is annual exceedance probability. It is the probability as a percentage of getting a flood equal to or greater than mapped

# Flood risk increases over time

## 0.5% AEP flood risk over time

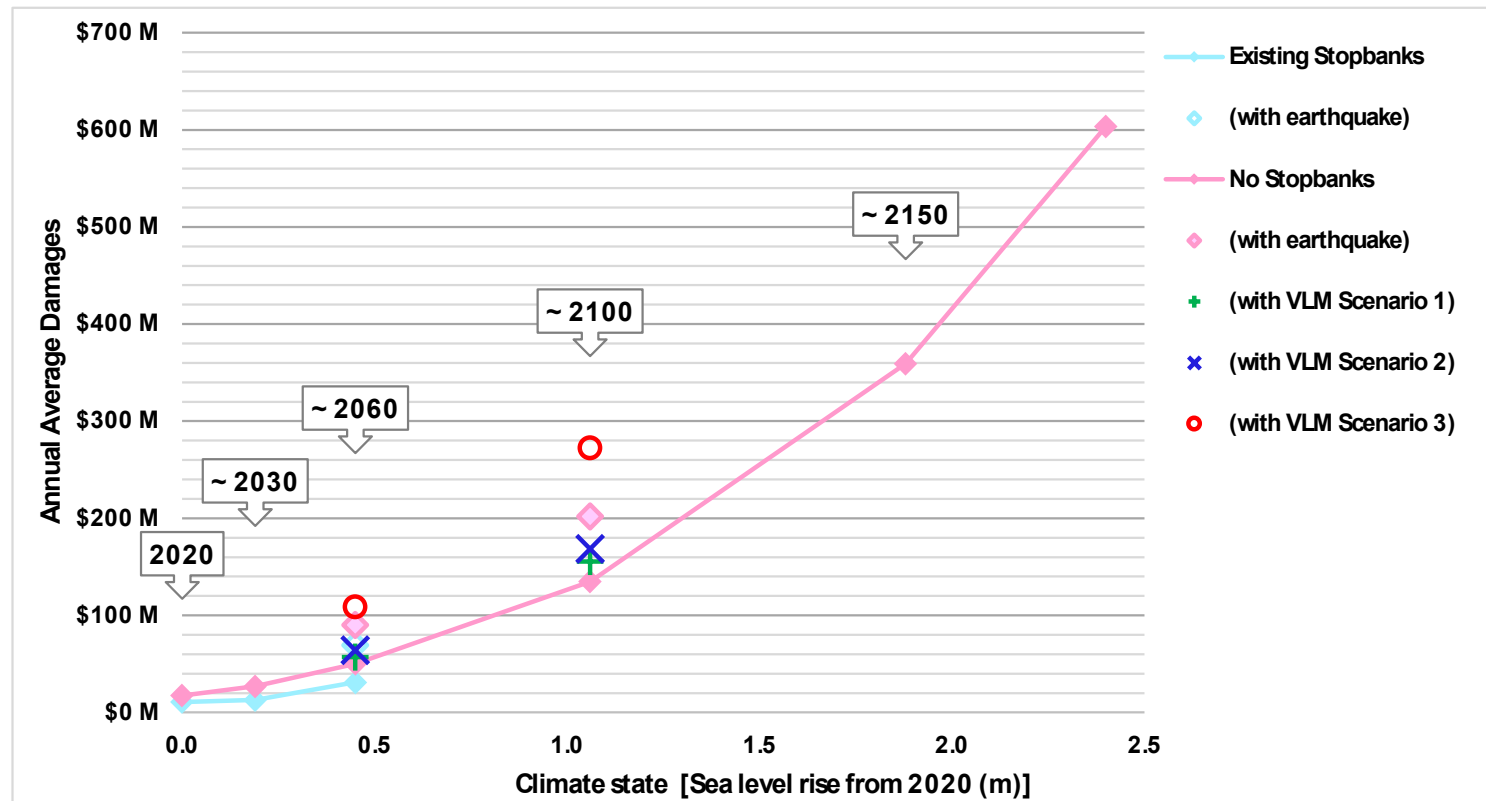
Sea level rise (SLR) and indicative timing	Land settlement from earthquake + Vertical Land Movement (VLM)	Estimated buildings with underfloor flooding	Estimated buildings with risk of above floor flooding
0 m SLR (2020)	no	6100	1800 <sup>A</sup>
0.19 m SLR (~2030)	no	6600	2300
0.45 m SLR (~2060)	no	7600	3100 <sup>B</sup>
0.45 m SLR (~2060)	yes	8100	5300
1.06 m SLR (~2100)	no	9200	5000
1.06 m SLR (~2100)	yes	10300	8100 <sup>C</sup>
1.88 m SLR (~2150)	no	12300	8800
2.4 m SLR (>2150)	no	15100	12300 <sup>D</sup>

As the floor levels of most buildings are assumed these data should be considered indicative only



# Flood damage increases over time

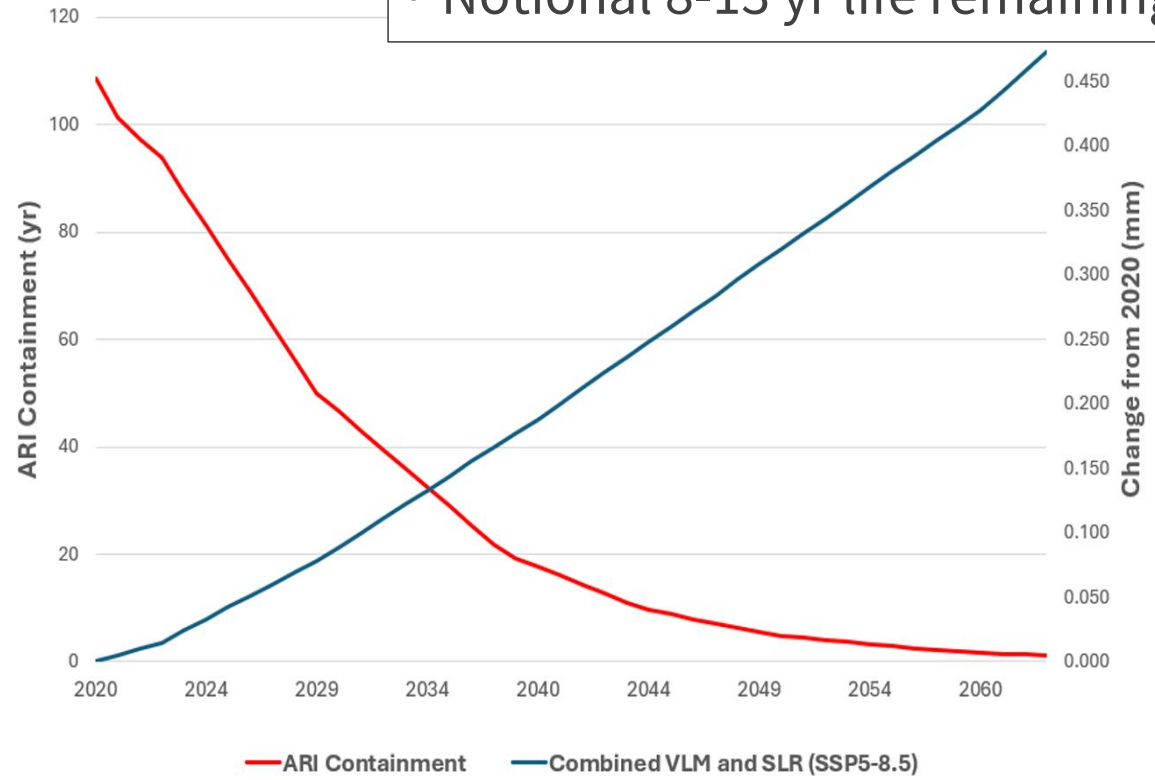
- ~\$1B total flood damages (2020–2060)
- ~\$3B total flood damages by 2100
- Earthquakes amplify exposure



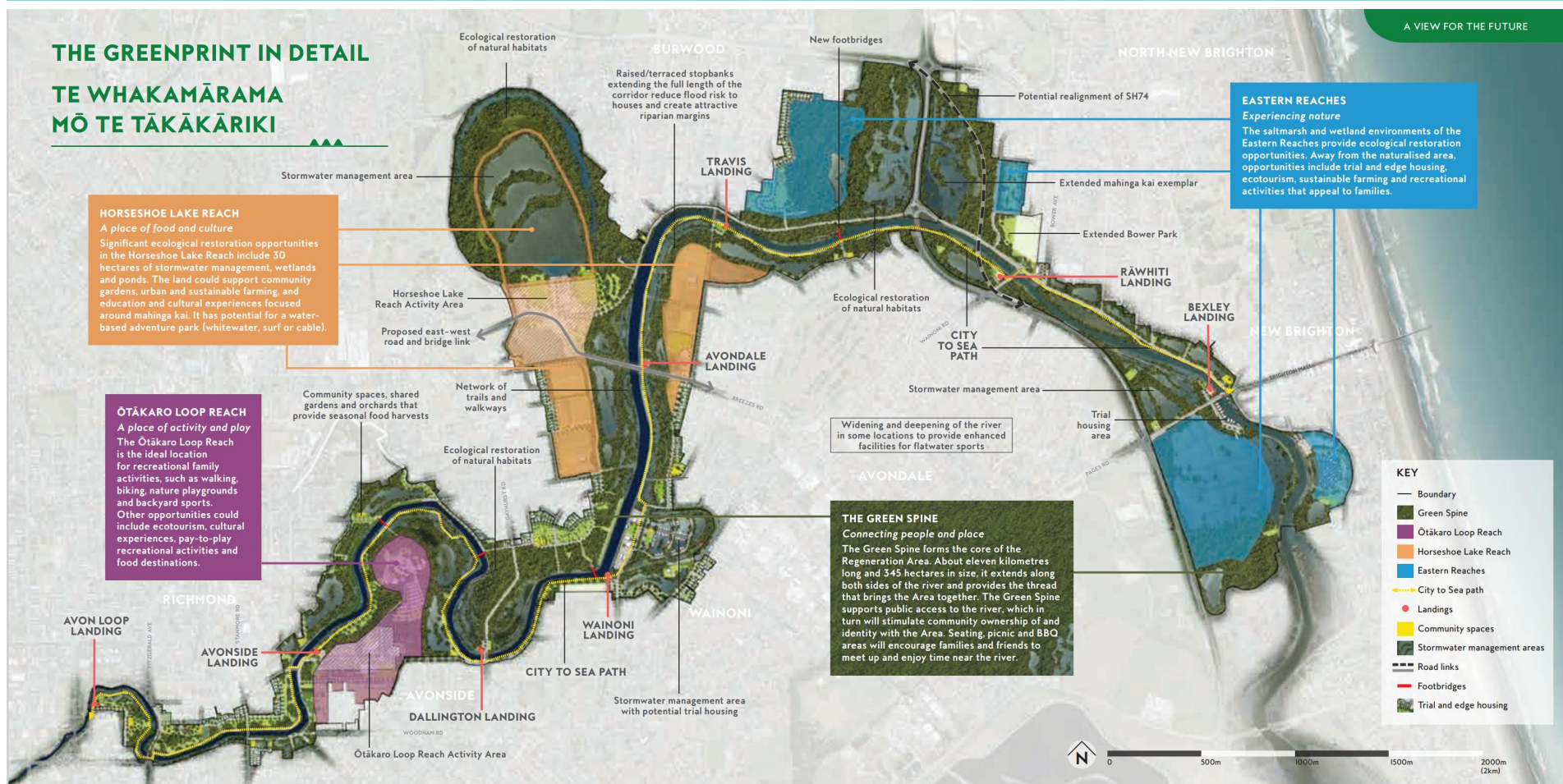
# Existing defences



- Post-EQ rapid response
- LDRP strengthening
- Notional 8-13 yr life remaining



# Proposed scheme

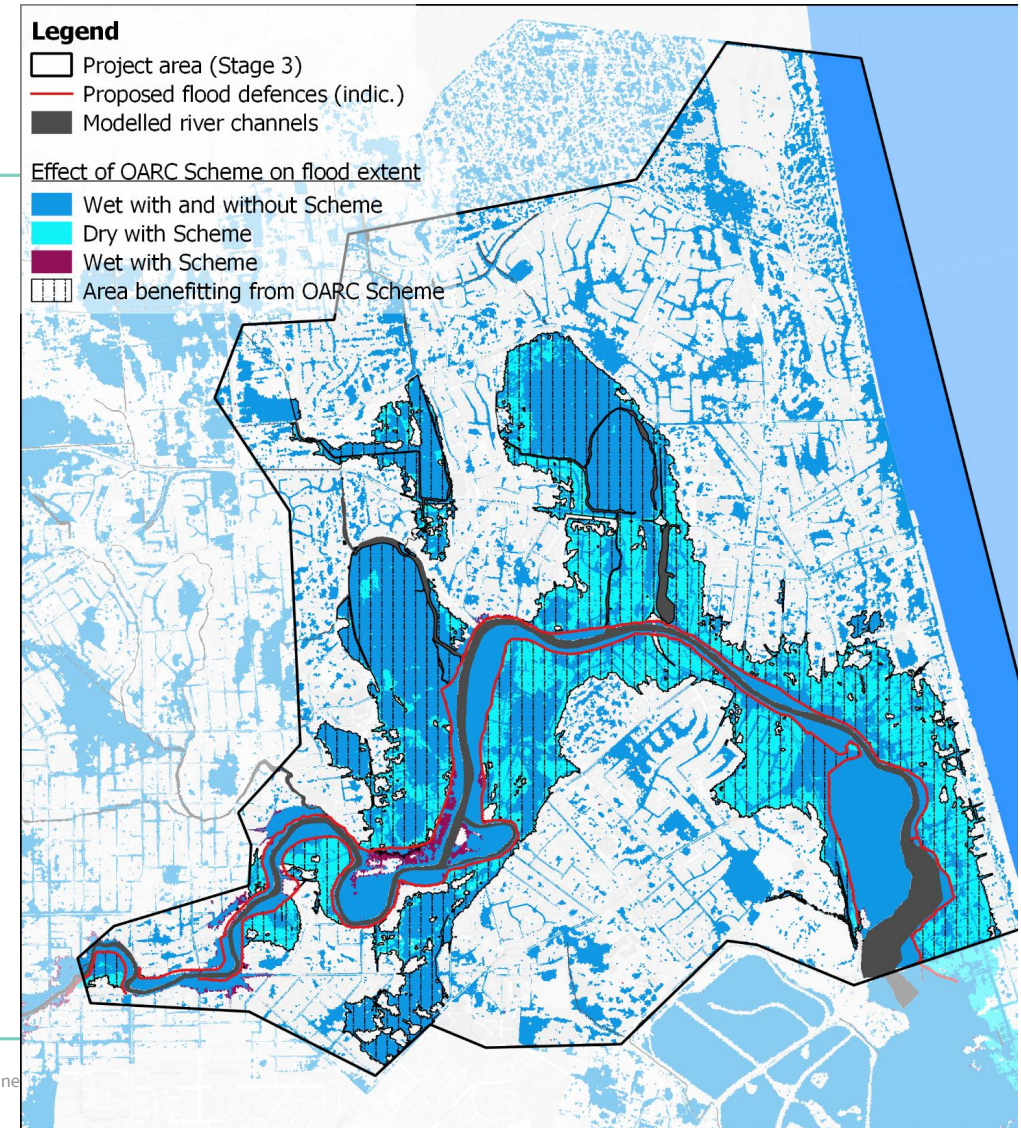


## Benefit of the scheme

- Effect of OARC Scheme on 0.5% AEP flood extent in approximately 2060 (0.45m sea level rise from 2020)
- ~2,200 fewer flooded buildings by 2060
- ~3,700 fewer flooded buildings by 2100 is scheme extended

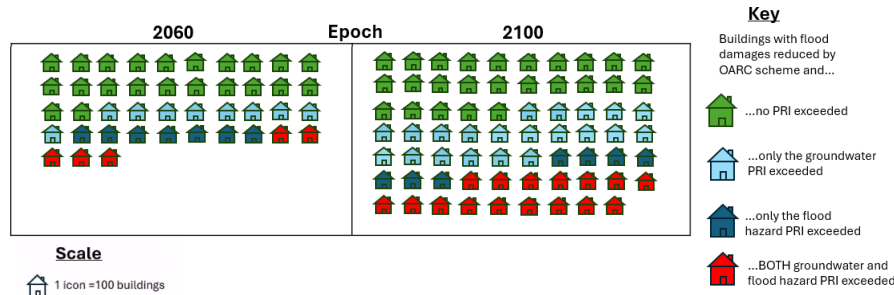
OARC Multi-Hazard Study – Key Findings

16 June



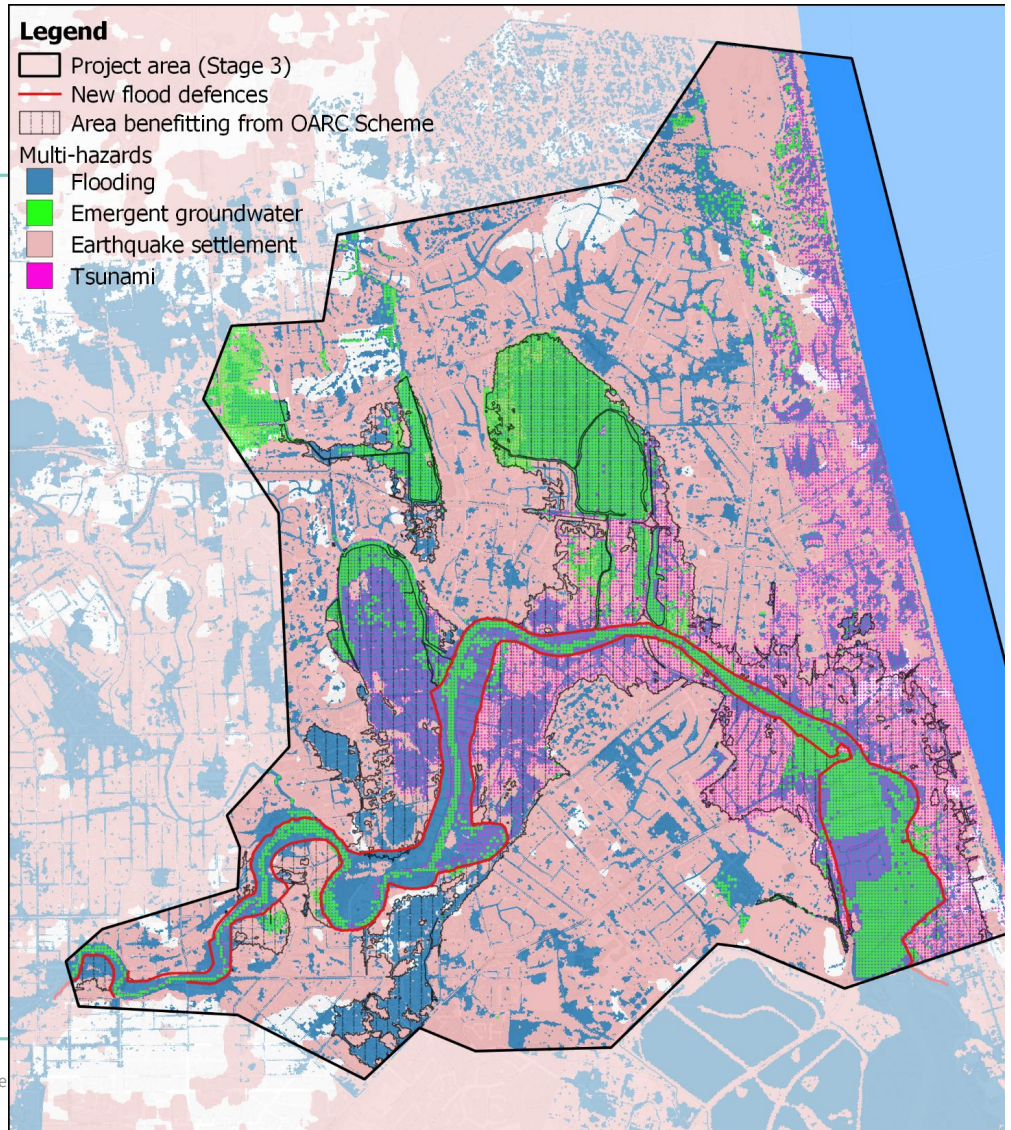
# Residual risk remains

- Flood defence breach
- Other hazards not controlled by defences and also may undermine benefits of Interim Defences
- Larger floods
- **Development controls essential**
- Significant future uncertainties
- Groundwater controls uncertain



OARC Multi-Hazard Study - Key Findings

16 June



# Viability

Cumulative Present Values \$ Million	To 2060	To 2100
Flood damages without OARC Scheme	990	2850
Flood damages with OARC Scheme	360	660
Damages avoided	<b>630</b>	<b>2190</b>
Costs of flood defences and pumpstations (~+/-50%)	<b>380</b>	<b>420</b>

- Costs for managing other hazards in area benefited could be significant (\$300m - \$600m for GW alone) or at worst, not viable long term (benefits drop)
- Future earthquake could require significant repair cost

## Current flood defence strategy

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- As per ELT decision 1 Jan 2023 as confirmed in Council briefing 13 August 2024
- Investment in flood defences with 1% AEP containment for 30 years
- Allows time for CHAP to define approach and for Council to implement first steps sufficient to replace or increase performance of Interim Flood Defences
- Design to meet needs for 30 years with future adaptation in mind
- Lowers risk of maladaptation
- Avoids predetermination of CHAP

## Peer review and alignment with other Council work

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- Peer review findings:
  - Strategy broadly supported
  - Key issues
    - Shallow groundwater management effectiveness and costs
    - Effectiveness reduces with time – future proofing needs option development
    - Effective land use planning is essential
    - Review findings should be made available, particularly to those considering development in EQ prone areas
- CHAP programme
  - Essential to understand long term pathway
- Risk assessment
  - Wider geography
  - Council assets focus
- LIM comment under assessment

**Questions?**



### 3. Transitional Housing Feasibility Study

Reference Te Tohutoro: 26/1031125


Presenter(s) Te Kaipāhō: Bruce Rendall, Head of Facilities and Property; Lisa Washington, Community Housing Liaison

#### 1. Detail Te Whakamahuki

<p><b>Purpose and Origin of the Workshop</b></p>	<ul style="list-style-type: none"> <li>On 17 September 2025, Council requested advice on the potential redevelopment of Council-owned land on Hereford Street as a supportive transitional housing hub, including feasibility and next steps.</li> <li>We have completed the feasibility study. This workshop summarises the findings and sets out the path forward.</li> </ul>
<p><b>Timing</b></p>	<p>This workshop is expected to last for 30 minutes.</p>
<p><b>Outcome Sought</b></p>	<ul style="list-style-type: none"> <li>Build a shared understanding of the feasibility findings</li> <li>Present the next steps</li> <li>Receive elected member feedback to modify the next steps, which staff will progress under delegation</li> </ul>
<p><b>ELT Consideration</b></p>	<p>As the approach is aligned to current policy and does not involve the expenditure of funds (over and above existing staff time), this matter has not been considered by ELT.</p> <p>A more significant discussion on community housing is in preparation for August 2026 as part of the long-term planning process.</p>
<p><b>Next Steps</b></p>	<ul style="list-style-type: none"> <li>Undertake targeted market engagement to test a mixed-tenure redevelopment approach</li> <li>Present results to Council to support a “stop/go” decision</li> </ul>
<p><b>Key points / Background</b></p>	<ul style="list-style-type: none"> <li>There is a clear and ongoing need for transitional housing, particularly for women and children</li> <li>The existing facility is no longer fit-for-purpose. Redevelopment is required</li> <li>A standalone transitional housing redevelopment is not currently viable. It would require significant subsidy, access to capital, and ongoing operational funding. The primary constraint is funding - Transitional housing relies on short-term government contracts (1–2 years). This does not provide sufficient certainty to support debt-funded redevelopment</li> <li>Maintaining the status quo or disposal does not respond to need and risks deferring or displacing the issue</li> <li>Relocation may enable redevelopment elsewhere, through capital recycling, but does not resolve the underlying operating funding challenge</li> </ul>

	<ul style="list-style-type: none"> <li>• Officer’s initial idea, a “supportive hub” model (integrating services), is strategically sound but:             <ul style="list-style-type: none"> <li>○ Capital intensive</li> <li>○ Operationally complex</li> <li>○ Still exposed to revenue uncertainty</li> </ul> </li> <li>• A mixed-tenure redevelopment model provides the most credible pathway             <ul style="list-style-type: none"> <li>○ Enables revenue diversification</li> <li>○ Improves overall feasibility</li> <li>○ Introduces complexity and retains some operational risk, but is more achievable under current conditions</li> </ul> </li> <li>• Council’s current role is facilitator, not funder or operator             <ul style="list-style-type: none"> <li>○ We own an ageing asset but do not have the mandate or funding to redevelop or operate specialist services</li> <li>○ Delivery would require external partners</li> </ul> </li> <li>• Next steps: Officers undertake targeted market engagement with Community Housing Providers, developers, and funders to test appetite and delivery models for a mixed-tenure redevelopment.</li> </ul>
<b>Useful Links</b>	

### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Transitional Housing Workshop Presentation	26/1200852	25
B	Feasibility Study CCC Transitional Housing Hub ( <i>Under Separate Cover</i> ) - <b>CONFIDENTIAL</b>	26/1173782	

### Signatories Ngā Kaiwaitohu

<b>Author</b>	Bruce Rendall - Head of Facilities & Property
<b>Approved By</b>	Anne Columbus - General Manager Corporate Services/Chief People Officer

# Transitional Housing Feasibility Study

Bruce Rendall  
May 2026

## Background



- Advice on support for the provision of emergency and community housing (17 September 2025)
- Options presented included exploring a transitional housing hub.
- Approved further investigation and feasibility work before any decisions.

## Study Objective / Decision Pathway

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To develop a robust feasibility study that enables Christchurch City Council to make an informed decision on whether to proceed with the development of a detailed business case for a transitional housing hub at an end of economic life complex.



Establish shared understanding of what was found and to describe the next steps

## Context



**Rising Deprivation:** Severe housing deprivation in Christchurch rising



**System Pressures:** The transitional housing system is congested.



**Role Clarity:** Under current policy, Council is a facilitator, not an operator of funder

# The Complex



- 2,036sqm central city site
- Converted 1960s-era motel
- 10 self-contained units
- Transitional housing for women and children
- Leased to Compass Charitable Trust (YWCA)
- Challenges:
  - End of Economic Life: ~ 65 years old
  - Maintenance Liability: Significant costs coming
  - Compliance & Layout: 40% NBS / outdated layout / lacks spaces / limited accessibility

## Feasibility Study Findings

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**Demand:** Christchurch's social housing register remains structurally elevated at ~1,500 households.

**Vulnerable Cohort:** Stakeholder engagement confirms a critical, unmet need for women with children. These groups are disproportionately represented in housing stress data.

**Specialist Niche:** The Hereford Street service is unique locally.

## Feasibility Study Findings



Clear need for transitional housing, particularly for women and children; existing facility is no longer fit-for-purpose.



Our starting position was an integrated "Supportive Hub". This idea is conceptually strong but capital-intensive, operationally complex and faces funding challenges.



Neither a standalone transitional housing redevelopment nor a supportive hub are currently financially viable for a third party without a significant land subsidy and / or philanthropic capital.



Any redevelopment would require external financing. Short-term funding does not provide enough certainty to support debt-funded redevelopment by private or community partners.

## Short list Options

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**Option 0 - Status Quo:** Keep the current building



**Option 1 - Like-for-Like Redevelopment:** Build new transitional units only



**Option 2 - Integrated Hub:** Large-scale facility with health/social services.



**Option 3 - Mixed-Tenure Redevelopment:** Combine transitional housing with other tenures (social, affordable, or market rentals).



**Option 4/5 - Relocation or Disposal:** Exit the site.

## Feasibility Study Options Analysis



Status quo, relocation and disposal options do not respond to the need and would defer or displace the issue.



Transitional-only redevelopment is not financially viable under current funding settings due to limited revenue certainty.



Mixed-tenure redevelopment provides the most credible pathway, enabling revenue diversification and improved feasibility, albeit with increased complexity.

# Council Decision Criteria



**Strategic Alignment:** Aligns with Council strategies and facilitator role; reflects appropriate use of Council land.



**System Impact:** Improves housing throughput and supports transitions into long-term, stable housing.



**Financial Viability:** Secures credible development funding and operates with minimal ongoing Council subsidy.



**Delivery Capability:** Involves experienced partners with the capacity and track record to deliver and operate effectively.


















**Funding & Operating Fit:** Aligns delivery model, partners, and funding settings, with sufficient certainty of long-term revenue.



**Sustainable Over Time:** Remains viable under changing policy and funding conditions, without creating future dependency.

# Council Option Analysis

Option	Strategic Alignment	System Impact	Financial Viability	Delivery Capability	Funding & Operating Fit	Long-Term Sustainability
Option 0: Status Quo						
Option 1: Like-for-Like						
Option 2: Integrated Hub						
Option 3: Mixed-Tenure						
Option 4: Relocation						
Option 5: Disposal						

## Recommend Option – Mixed-Tenure Redevelopment

1

**Rationale:** By including more stable revenue streams (like social housing or market-rent units), we make the transitional housing component "bankable" for a partner.

2

**Council's Role:** We act as an Enabler. We provide the land (via long-term lease or sale with covenants) to a third-party developer or Community Housing Provider (CHP).

3

**Outcome:** This preserves the specialist service for women and children while modernizing the asset and removing Council's direct maintenance liability.

## Next Steps

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- Skip the Business Case for Now.
- Targeted Market (CHPs and developers)  
Engagement through a Closed RFI.
- We want to know:
  - What "would need to be true" for them to take over the site?
  - What level of land contribution is required?
  - Are there partners willing to bridge the capital gap?
- Report Back: Present the results of this market testing to Council to inform a "Stop/Go" decision.



# Questions

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## 4. 274a Main Road, Clifton

Reference Te Tohutoro: 26/1211432



Presenter(s) Te Kaipāhō: Nigel Collings, Property Consultant; Angus Smith, Manager  
Property Consultancy

### 1. Detail Te Whakamahuki

<p><b>Purpose and Origin of the Workshop</b></p>	<ul style="list-style-type: none"> <li>Following the Annual Plan submission, Council directed staff to prepare a report on the potential disposal of 274a Main Road, Clifton. Staff have completed this work, and the report is scheduled for consideration by the Finance and Performance Committee on 24 June 2026.</li> <li>This report includes discussion on several site-specific issues and constraints. To support good governance, we have arranged this workshop to brief Councillors ahead of formal decision-making.</li> <li>This workshop will provide Councillors with a clear, evidence-based overview of the site, including its issues, risks, and complexities. We will ensure Councillors have all relevant information and context needed to consider the upcoming report and make a fully informed, robust decision.</li> </ul>
<p><b>Timing</b></p>	<p>This workshop is expected to last for 30 minutes.</p>
<p><b>Outcome Sought</b></p>	<p>Councillor understanding of the issues.</p>
<p><b>ELT Consideration</b></p>	<p>This matter has not been considered by ELT.</p>
<p><b>Next Steps</b></p>	<p>The Finance and Performance Committee will consider this matter at its meeting of 24 June 2026.</p>
<p><b>Key points / Background</b></p>	<ul style="list-style-type: none"> <li>Council has asked that 274a Main Road, Clifton be reconsidered for potential disposal following an Annual Plan.</li> <li>The site was previously assessed and did not meet the threshold for disposal; this review confirms no material change in circumstances or staff advice.</li> <li>The property is subject to significant and enduring geotechnical risk, including cliff instability and rockfall hazard, which materially constrain any future use.</li> <li>The site has limited development potential due to constrained topography, hazard overlay status, and the likely need for substantial engineering intervention.</li> <li>Informal but critical pedestrian access and bin storage arrangements for neighbouring properties rely on the land, with no formal easements in place.</li> </ul>

	<ul style="list-style-type: none"> <li>• Transport and access constraints, including lack of safe vehicle access from an arterial route, further limit the site’s practical utility.</li> <li>• Disposal would reintroduce private ownership into a known hazard environment, creating reputational risk and potential misalignment with Council’s stewardship responsibilities.</li> <li>• On balance, staff recommend retaining the land to manage risk, maintain access for neighbours, and support a consistent, cautious, and defensible approach to red zone land.</li> </ul>
<b>Useful Links</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	274a Main Road, Clifton Presentation	26/1235590	41

### Signatories Ngā Kaiwaitohu

<b>Author</b>	Bruce Rendall - Head of Facilities & Property
<b>Approved By</b>	Anne Columbus - General Manager Corporate Services/Chief People Officer

# 274a Main Road Clifton

Prepared by Nigel Collings  
11 June 2026



Site plan with title boundaries



Aerial image approx. 2011-2014



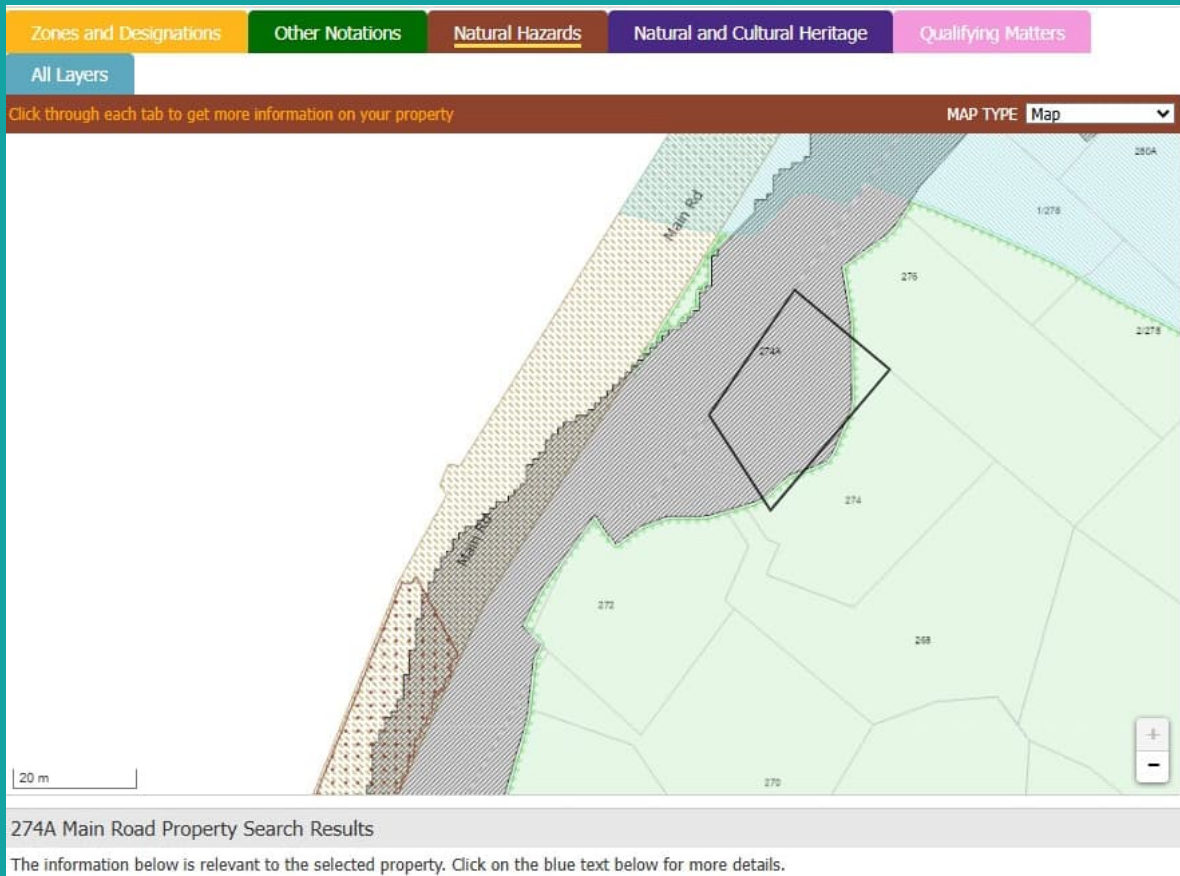
Aerial image 2027 with title boundaries



View from Main Road July 2012



View from Main Road June 2026



District plan showing Cliff Collapse Management Area 2



274a Main Road showing cliff at rear of site



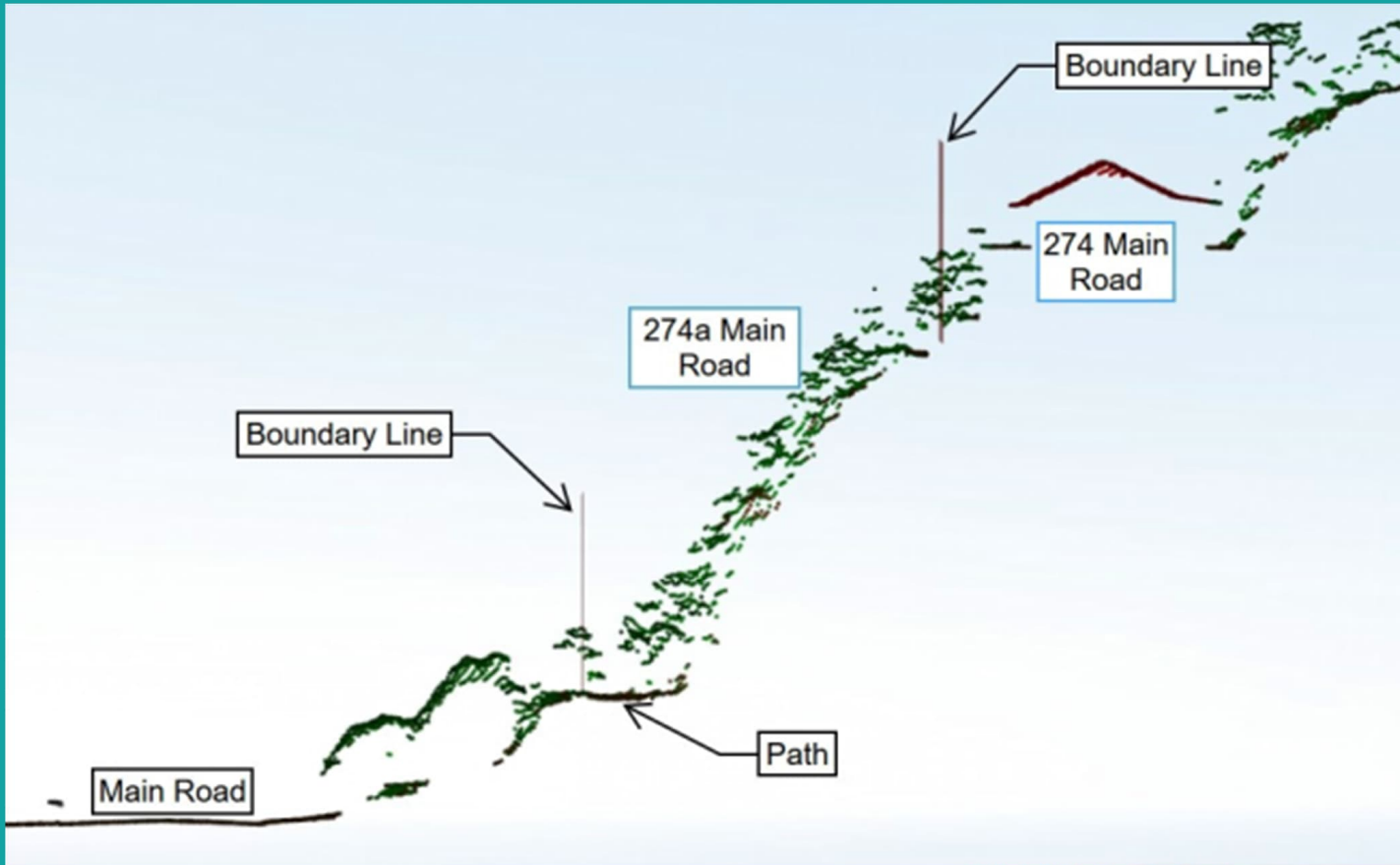
Mail boxes for adjacent properties located in road corridor



Access way located in road corridor



Adjacent residents' bin's located within 274a Main Road



274a Main Road site topography



Site photo



Site photo



Site photo

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## 5. Items Closed to the Public

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The information session/workshop items noted from the next page will not be open to the public under the sections of the Local Government Official Information and Meetings Act 1987 (LGOIMA) outlined in the table on the following page. The full wording of the noted LGOIMA sections is found in [section 6](#) or [section 7](#) of the Act.

In the Council's view, these reasons for exclusion are not outweighed by public interest considerations in section 7(1) favouring their release.

The public can ask the Ombudsman to review this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PUBLIC INTEREST CONSIDERATION	POTENTIAL RELEASE REVIEW DATE AND CONDITIONS
3.	TRANSITIONAL HOUSING FEASIBILITY STUDY				
	ATTACHMENT B - FEASIBILITY STUDY CCC TRANSITIONAL HOUSING HUB	S 7(2)(F)(I), S 7(2)(B)(II)	FREE AND FRANK DISCUSSION, PREJUDICE COMMERCIAL POSITION	<p>WE ARE PROVIDING THIS REPORT TO COUNCILLORS IN CONFIDENCE AT THIS STAGE, AND WE REQUEST THAT IT IS NOT SHARED EXTERNALLY.</p> <p>WE HAVE NOT YET HAD THE OPPORTUNITY TO BRIEF ALL COUNCILLORS ON THE CONTENTS. IT IS IMPORTANT THAT COUNCILLORS CAN FIRST CONSIDER THE MATERIAL, EXPRESS THEIR VIEWS, AND RECEIVE FREE AND FRANK ADVICE BEFORE THE REPORT ENTERS THE PUBLIC DOMAIN. EARLY RELEASE WOULD LIMIT THAT PROCESS AND MAY PREJUDICE INFORMED DISCUSSION.</p> <p>IN ADDITION, THE COMMISSIONING CONTRACT WITH THE REPORT'S AUTHORS REQUIRES THAT WE CONSULT WITH THEM PRIOR TO ANY PUBLIC RELEASE. THAT ENGAGEMENT IS UNDERWAY BUT IS NOT YET COMPLETE.</p>	<p>26 JUNE 2026 OR FOLLOWING THE COUNCILLOR WORKSHOP AND CONFIRMATION OF RELEASE FROM THE AUTHORS</p>

				ON THAT BASIS, WE CONSIDER THERE IS A STRONG PUBLIC INTEREST IN MAINTAINING CONFIDENTIALITY FOR NOW, TO SUPPORT EFFECTIVE COUNCIL DECISION-MAKING AND TO MEET OUR CONTRACTUAL OBLIGATIONS.	
6.	GOVERNMENT REFORM UPDATE	S 7(2)(F)(I)	FREE AND FRANK DISCUSSION	THIS AGENDA ITEM IS BEING HELD IN PUBLIC EXCLUDED SO THAT COUNCILLORS MAY OPENLY EXPLORE, DISCUSS AND SEEK ADVICE ON STRATEGIC AND SENSITIVE ISSUES RELATING TO THE HEAD START PROCESS. THIS REASONABLY OUTWEIGHS THE PUBLIC INTEREST IN CONSIDERING THIS MATTER IN PUBLIC.	30 JUNE 2027 ONCE CABINET HAS TAKEN DECISIONS ON THE HEAD START PATHWAY.
7.	DIRECTOR DUTIES (PART 2) AND CONFLICTS OF INTEREST	S7(2)(G)	MAINTAIN LEGAL PROFESSIONAL PRIVILEGE	THERE IS PUBLIC INTEREST IN PRESERVING THE CONFIDENTIALITY OF PRIVILEGED LEGAL ADVICE TO ENSURE EFFECTIVE GOVERNANCE.	9 JUNE 2027 WHEN IN THE VIEW OF THE GENERAL COUNSEL/DIRECTOR OF LEGAL & DEMOCRATIC SERVICES, THE WITHHOLDING GROUNDS NO LONGER APPLY.