

OVERVIEW & SCRUTINY

Housing Revenue Account - Initial Budget Proposals for Revenue and Capital 2014/15

No.	Comments and Questions:	Responses:
1.0	<p><u>Housing Revenue Account (Revenue) - Comments / Issues</u></p> <p><u>General Comments/Issues</u></p>	
1.1	<ul style="list-style-type: none"> • What will we get back by exiting the subsidy system? 	<ul style="list-style-type: none"> • The working figure is approx.£1m per annum. An exit from the HM Treasury subsidy system will benefit the HRA. It will be during next year financial year that we will be better placed to talk through the figures and report on the amounts as the work to exit the subsidy system progresses. With regards to the borrowing, this is still under review about whether the terms of the exit is fixed term or repayment term as with a mortgage. • The borrowing cap may allow potential building of new homes in the future. • M&M allowance – WG guidelines were always conservative in terms of what could be included within the Council’s Business Plan, but, year on year, the Council has received more than was allowed to be reported in the business plans. The previously reported gap for achieving WHQS by 2020 was £14m now. This has halved to £7m as a result of these budget proposals and it is hoped this will be a future trend.
1.2	<ul style="list-style-type: none"> • How does agile working work? 	<ul style="list-style-type: none"> • Rather than staff being based at a desk in a specific area,

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1.3	<ul style="list-style-type: none"> • Communications was an issue with repairs and maintenance, has it been resolved? 	<p>they are able to work more flexibly. This reduces mileage and office costs and allows the service to be more flexible with the aim to get better value from staff for customers.</p> <ul style="list-style-type: none"> • A new phone system has been installed and calls are now answered quicker and we also have the facility to monitor all calls.
1.4	<ul style="list-style-type: none"> • What is being done with the old Canton depot? 	<ul style="list-style-type: none"> • This is being marketed but it is not owned by HRA. Any capital receipt from its sale will be General Fund resource
1.5	<ul style="list-style-type: none"> • Gardening service, will the rate be reduced for disabled tenants? 	<ul style="list-style-type: none"> • The gardening service will come into effect on April 1st. There will be a lower rate for disabled tenants claiming benefits.
1.6	<ul style="list-style-type: none"> • Eco energy – what is the criteria on which houses are “cased”, does the Council have any input? 	<ul style="list-style-type: none"> • Areas of deprivation are targeted, although the criteria has just changed. Further details to be sent to Cllr Curtis on the selection process, work to be carried out etc
1.7	<ul style="list-style-type: none"> • Handy person service – can you please clarify? 	<ul style="list-style-type: none"> • This will involve a multi skilled person and vehicle. Costs are being looked at on whether this is delivered in house or externally. Firm proposals will be presented to members before implementation

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No.	Comments and Questions:	Responses:
2.0	<u>Housing Revenue Account (Capital) - Comments / Issues</u>	
	<u>General Comments/Issues</u>	
2.1	<ul style="list-style-type: none">• UPVC, we would like to see more budget spent on this work due to cold weather, will this happen?	<ul style="list-style-type: none">• Housing would like to increase the budget on UPVC. The Repairs Service are receiving more complaints and are aware that there is a problem. £200k was allocated to the budget to carry out repairs until they are replaced. In the new 2016/17 Programme there is significant budget for the replacement of UPVC.
2.2	Potential land receipts, would the money raised from a specific site stay within that area?	<ul style="list-style-type: none">• No. The money that is raised from land receipts is put back into the HRA Capital Programme all HRA properties benefit from the proceeds according to the priorities agreed to address need across the whole Council.