

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **CABINET**

DATE: **TUESDAY, 18 FEBRUARY 2014**

REPORT BY: **CHIEF EXECUTIVE, HEAD OF FINANCE, DIRECTOR
OF COMMUNITY SERVICES, HEAD OF HOUSING**

SUBJECT: **HOUSING REVENUE ACCOUNT 2014/15 & CAPITAL
PROGRAMME 2014/15**

1.00 **PURPOSE OF REPORT**

- 1.01 To consider the Housing Revenue Accounts (HRA) budget as set out in 1.02 and 1.03.
- 1.02 Revenue budget proposals for the 2014/15 financial year, including proposed rent and service charge changes, key areas of income and expenditure, and the level of closing balance at the year end.
- 1.03 Budget proposals for the HRA Capital programme 2014/15, which is year three of a six year improvement programme.
- 1.04 To note the impact of the proposed revenue budget and capital programme on the HRA 30 year Business Plan.

2.00 **BACKGROUND**

- 2.01 As the Council has a stock of Council housing, it is required by the Local Government and Housing Act 1989 to keep a HRA in accordance with proper accounting practices, and to budget to avoid an end of year deficit.
- 2.02 The HRA is a "ring-fenced" account of certain defined transactions relating to Local Authority Housing. The ring-fenced nature of the account means that funding cannot be transferred between the Council Fund and HRA or vice versa, other than in certain prescribed circumstances.
- 2.03 Although there is a legal requirement to avoid an end of year deficit, it is also considered to be good practice to budget for a closing balance of at least 3% of total expenditure of the HRA.
- 2.04 Prior to the start of each financial year, the Welsh Government (WG) consults with Local Authorities on the draft HRA subsidy and Item 8 determinations. These are the key financial determinations set each year by WG which influence Local Authority rent increases, and also the amount of HRA subsidy payable by the council. The two main

elements of the consultation are the “guideline rent increase” and the Management and Maintenance (M&M) element of the HRA subsidy.

- 2.05 The management and maintenance allowance element of HRA subsidy is the amount which WG considers each Local Authority requires per HRA dwelling to manage and maintain the housing stock held within the HRA.
- 2.06 Initial budget proposals for 2014/15 were approved by Cabinet on 21 January 2014 and considered by the Housing Overview and Scrutiny Committee later the same day. The revenue budget and capital programme proposals were welcomed by scrutiny and no changes were requested to the initial budget proposals set out by the Cabinet. A summary of the questions raised at the scrutiny meeting and responses provided is included as Appendix 6.

New Rent Policy for Wales and exit from the HRA subsidy system

- 2.07 The new rent policy will be introduced in April 2015 and will allow for the convergence of rents for both local authority and registered social landlords. The rent policy sets a target rent band for each landlord and landlords will be required to operate with average weekly rent levels that fall within the scope of those bands. The banding is 5% above or below the target rent.
- 2.08 Where a landlord’s weekly rent is higher than the target rent band, the landlord will be expected to increase its rents more slowly e.g. at 0.5% less than the rate of rent increases for the sector as a whole until the average weekly rent falls within the target rent band.
- 2.09 Where a landlord’s weekly rent is lower than the target rent band, transitional protection will apply to tenants. In any year a landlord will not be permitted to increase the rent for any individual tenant by more than £2 per week in addition to the agreed average annual rate of rent increases for the sector as a whole.
- 2.10 The introduction of the new rents policy will also mark the end of the current subsidy system where the HRA returns an element of its rents back to WG (Currently £6.0m for Flintshire) each year. Stock owning local authorities will ‘buy out’ of the system via a one off payment to HM Treasury funded from HRA prudential borrowing. It is anticipated that the change will be advantageous for Councils. WG agreed the principle of the exit from the subsidy system in June 2013 and the details of how this will be brought into place across Wales are being developed. Further reports will be brought to Members, when the details are known.

3.00 CONSIDERATIONS

REVENUE BUDGET 2014/15

3.01 The final Housing Revenue Account subsidy and Item 8 determinations were received from WG on the 3rd February 2014. There was one minor adjustment to the proposed guideline rent for Flintshire to the Draft determinations that were received 20th December 2013, with all other aspects of the determinations unchanged.

Guideline Rent Increase

3.02 The final determinations from WG are to increase the all-Wales average weekly guideline rent by 4.2%.

- using the previous September CPI inflation figure of 2.7% and
- and apply a 1.5% real increase to the average local authority guideline rent for 2014-15.

The guideline rent increase is the amount by which WG considers each Authority should increase weekly rents in order to make progress towards achievement of the key WG objective of "benchmark" rents, where Local Authority and Registered Social Landlords (RSL) rents for similar properties in similar areas are broadly the same.

3.03 The final guideline weekly rent increase for Flintshire 2014/15 is £3.32 per week, (on a 52 week collection basis). This is a percentage increase of 4.63% (4.60% at provisional stage) to rents compared to the all Wales average of 4.2%. The difference mainly due to a factor that is applied to all councils for economic value of the stock, this is however a reduced increase compared to the 2013/14 budget which saw an increase in rents of 5.0%. Currently 9% of Flintshire social rents are at the benchmark level.

3.04 The current levels of benefit claimants amongst Flintshire housing tenants are illustrated in the table below :-

Flintshire Tenants - Housing Benefit Claimants		
Benefit Status	Tenants	
	Number	%
Full/Partial Benefit	4985	67.1%
Full Rent	2441	32.9%
Total	7426	100.0%

- 3.05 As illustrated above, approximately 67.1% of the Councils 7,426 tenants would face no additional hardship as a consequence of the proposed rent increase. This will be met by housing benefit subject to claimants personal circumstances remaining the same and their households being unaffected by Welfare Reform. Those tenants who are not currently in receipt of benefit will naturally have to meet the full increase in rent, unless they become eligible for housing benefit.
- 3.06 It is proposed to reduce the bad debt provision which will create savings of £0.208m. Welfare reform has not impacted on arrears as severely as anticipated in 2013/14 and this has been reflected in the 2014/15 budget proposals.
- 3.07 **Management and Maintenance allowance**
The Management and Maintenance allowance element of Housing Revenue Account Subsidy increases to £2,769 per dwelling for each local authority, reflecting an increase of £159 per dwelling (6.1%) on 2013/14.
- 3.08 **Rent Increase – Garages**
The 2014/15 increased rent level for all HRA garages is £5.75 per week, an increase of £0.25 per week (4.63%) compared to 2013/14 (and in line with rent increases for homes).
- 3.09 **General Income**
The HRA budget has been realigned for 2014 to follow the same format of the 30 year business plan which is submitted to WG. This includes showing all areas of income under one heading.
- 3.10 £0.734m general income has been included in the plan reflecting £0.531m for water bill collection and other smaller items of general income. It also includes increased income of £0.126m following a new charging policy for the tenants gardening service.
- 3.11 **HRA – Key areas of expenditure**
Appendix 1 sets out a summary of the proposed HRA budget for 2014/15 and compares it to the 2013/14 budget.
Appendix 2 shows the assumptions which have been made in calculating the figures.
Appendix 3 shows the detail of proposed savings and efficiencies, and investment for service improvements.
- 3.12 The approach to developing the draft budget has been to maximise the efficiencies which could be made and to invest in service improvements as set out in the Choices document. Overall the proposed budget provides £0.536m of additional investment in services and £0.789m of additional funding for the capital programme over the levels in 2013/14 and makes savings of £1.144m. The total savings figure equates to 6.9% of total operating costs.

3.13 **Estate Management**

Estate management has identified efficiencies of £0.021m against the 2013/14 budget following VFM and back to basic reviews.

The funding for 2 full year Anti Social Behaviour (ASB) posts is proposed as agreed in the Choices Document and also opening of the ASB out of hours service to direct referrals is proposed. This will be at a cost of £0.017m.

Service improvements totalling £0.038m are proposed to introduce a Handy Person Service in Flintshire which is designed to aid tenants with minor property repairs.

The funding for 2 posts to support tenants at risk of financial exclusion is proposed at a cost of £0.052m as agreed in the Choices Document.

3.14 **Landlord Services**

The Landlord service is reflecting an increased spend of £0.336m compared to 2013/14.

£0.324m is a realignment of the garden service including communal land which is now reflected under landlord services rather than Estate management. The gardening service has also created a saving of £0.125m on 2013/14 costs following a review of the contract.

WG expects landlords to introduce charging for services that are only available to specific tenants to maximise income through the HRA and enable improvements to stock. As agreed at Cabinet, on 17th December 2013, it is the intention to provide a chargeable service for grass and hedge cutting from 1st April 2014. The new contract costs of £0.126m will be recovered via a chargeable service to the tenant creating additional income in the HRA.

3.15 **Repairs and Maintenance**

The housing repairs service is continuing its drive to develop into a modern and efficient customer focused service. Repairs and Maintenance is the largest element of expenditure within the HRA at £8.467m. It is proposed to spend an additional £0.074m compared to 2013/14 a unit cost of £1,170 per property in 2014/15, compared to £1,138 in 2013/14.

Repairs and maintenance have created savings of £0.070m following value for money reviews on fleet and back to basics. The budget on subcontractors has also been reduced by £0.050m.

An increased cost of £0.300m has been anticipated on materials. This budget has been adjusted to reflect an increase of approximately 2,000 repairs per year and the requirement for subcontractors to utilise the stores to enable greater control over material costs charged via subcontractors.

3.16 **Capital Expenditure financed from Revenue Account**

Capital expenditure financed from the revenue account (CERA) enables additional investment in the HRA Capital Programme. The use of this additional source of financing for capital improvements helps to progress the work to achieve the requirements of the Welsh Housing Quality Standard (WHQS). An investment of £6,581m has been included in the 2014/15 budget which is an increase of £0.789m on the 2013/14 budget.

3.17 **Finance and Support Services**

Finance and Support have identified an efficiency of £0.102m against the 2013/14 budget. These savings have been identified through the reduction of support recharges, one year temporary staff efficiencies and a review of the admin service.

3.18 **Closing Balance**

A closing balance of 3.20% is recommended for 2014/15 as per 2013/14. This enables the Council to maximise investment in WHQS.

3.19 **CAPITAL PROGRAMME 2014/15**

Executive approved a 6 year capital improvement programme commencing in 2012/13, on 19th July 2011.

At the end of the programme all council homes will have:-

- A WHQS standard kitchen
- A WHQS heating system
- Smoke detectors
- 1300 homes will have WHQS standard bathrooms

This is year 3 of the original 6 year programme and Appendix 4 sets out the proposed capital expenditure for 2014/15. The total proposed capital funding for 2014/15 is £12.106m as set out below. This figure is reduced marginally by £0.275m from the initial proposals in the January report to Cabinet and Scrutiny. A further assessment of the likely level of capital receipts in 2014/15 has been made which takes account on market conditions. As a result the estimate for capital receipts has been reduced from £0.600m to £0.325m. Should further land receipts materialise in 2014/15 then further work can be undertaken as agreed at scrutiny.

A revised Asset Management strategy is under development and will be implemented from April 2015, subject to approval. This revised strategy will ensure that all stock achieves the WHQS by 2020, and will therefore involve the introduction of a number of new work streams to address all investment needs both internal, external and estate based environmental improvements.

3.20 **Home Ownership**

Zero sales have been assumed for Right to Buy in 2014/15 for budget purposes.

3.21 **30 YEAR BUSINESS PLAN**

It is a requirement of WG for all stock owning local authorities to produce a robust business plan showing how they will meet WHQS by the target of 2020.

3.22 Appendix 5 sets out the most up to date estimate of Flintshire's 30 year HRA business plan, based on the proposed 2014/15 revenue budget and capital programme as set out in this report. The plan shows a projected funding shortfall of £8.005m to meet WHQS by 2020 a reduction of £6.520m on the funding shortfall projected in the 2013/14 business plan submitted to WG.

3.23 This is a slight change from initial proposals in the January report to Cabinet and Scrutiny which reflects the reduced level of capital receipts. A draft business plan was submitted on 17th January 2014 as required to access the MRA and a revised Business Plan and a slightly revised capital programme will be submitted following Council approval.

3.24 The Council's preference in relation to achieving WHQS is to seek to avoid borrowing for this purpose, but the Council has indicated to WG that should this be necessary in order to achieve WHQS by 2020 then it would do so. It can be seen that the gap has reduced significantly because of the efficiencies within the HRA and additional revenue income. The shortfall could potentially be met by prudential borrowing if the gap is not closed over the next three years from savings anticipated following rent reform and the exit from the subsidy system along with driving through ingoing efficiencies to create more resources for investment.

4.00 **RECOMMENDATIONS**

4.01 Members are asked to approve and recommend to Council :

- i. The proposed HRA budget for 2014/15 as set out in Appendix 1, incorporating the financial assumptions in Appendix 2 and the service Improvements and Efficiencies in Appendix 3.
- ii. The level of rent and service charges for 2014/15 as set out in paragraphs 3.01 to 3.07
- iii. The level of projected balances at 31st March 2015 at 3.20% of total expenditure.
- iv. The proposed HRA Capital Programme as set out in Appendix 4.

4.02 Members are asked to note the impact of the proposed revenue budget and capital programme on the 30 year Business Plan.

5.00 FINANCIAL IMPLICATIONS

5.01 The Council has a statutory duty to review the income and expenditure of the HRA, and to set a budget for the forthcoming financial year which avoids a deficit closing balance position. This report sets out how this can be achieved for the Council in 2014/15. The key financial assumptions on which this is proposed are set out in Appendix 2. The proposed budget estimates a closing balance of 3.20% to total expenditure.

6.00 ANTI POVERTY IMPACT

6.01 HRA activity helps alleviate poverty by providing safe and secure homes that are energy efficient and economical to run. The ongoing programme maintains the impetus to upgrade heating etc., to minimise fuel use and thereby boost disposable income.

7.00 ENVIRONMENTAL IMPACT

7.01 There are no direct environmental impacts arising from the HRA budget as outlined in the report.

8.00 EQUALITIES IMPACT

8.01 There are no direct equalities impacts arising from this report.

9.00 PERSONNEL IMPLICATIONS

9.01 There are no direct personnel implications arising from the report.

10.00 CONSULTATION REQUIRED

10.01 Consultation with all tenants over any rent increase must take place and must be at least 28 days before any rent increase is due to come into effect.

11.00 CONSULTATION UNDERTAKEN

11.01 Consultation with tenants on the draft budget and proposed rent increase was undertaken at the tenants' conference on 3rd February 2014. The Housing Scrutiny committee considered the draft budget proposals at their meeting on 21st January 2014 and fully supported the proposals.

12.00 APPENDICES

Appendix 1 – HRA budget 2014/15 Summary

Appendix 2 – HRA financial assumptions

Appendix 3 – HRA budget pressures, savings & service improvements.

Appendix 4 – HRA capital budget 2014/15

Appendix 5 – HRA 30 year business plan summary

Appendix 6 – Summary of Questions and Responses

**LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT) 1985
BACKGROUND DOCUMENTS**

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HRA BUDGET 2014/15

	2013/14 Budget	2014/15 Budget	Variance £ to 2013/14	Variance % to 2013/14
INCOME	£	£	£	
Rents (Council Dwellings & Garages)	-26,918,901	-27,712,804	-793,903	3%
Capitalised Salaries	-1,138,661	-1,111,523	27,138	-2%
General Income	-590,756	-734,242	-143,486	24%
	-28,648,318	-29,558,570	-910,252	3%
EXPENDITURE	£	£	£	
HRA Subsidy (Negative/Deficit)	6,166,805	6,403,697	236,892	4%
Capital Financing - Loan Charges	2,044,557	1,909,344	-135,213	-7%
Estate Management	2,318,001	1,887,596	-430,405	-18.6%
Landlord Services	500,632	836,225	335,593	67%
Repairs and Maintenance	8,392,993	8,466,870	73,877	1%
Welsh Housing Quality Standard - CERA	5,792,000	6,580,997	788,997	14%
Finance and Support	2,791,460	2,689,804	-101,656	-3.6%
Capitalised Salaries	1,138,661	1,111,523	-27,138	-2%
	29,145,108	29,886,056	740,948	3%
(Surplus) / Deficit for the year	496,790	327,486	-169,304	
Opening Balance	-1,930,630	-1,283,840	646,790	
HRA Closing Balance	-1,433,840	-956,353	477,486	
% of Total Expenditure (Guideline 3%)	4.92%	3.20%		

HRA FINANCIAL ASSUMPTIONS - Appendix 2

No	Description	2014/15
1	Guideline Rent av. Rent based on 50 weeks	£ 74.96
2	Guideline Rent applied, this level assumed for future years	104.6%
3	Empty Properties rent loss	1.70%
4	M and M allowance average per property	£ 2,769
5	M and M allowance	106.1%
6	Increase applied to Garage Rents. Charge per week.	£ 0.25
7	Empty Garages rent loss	21.2%
8	CERA contribution to Capital	£6.581m

	2014/15 %	2015/16 %	2016/17 %	
	1.000	1.000	1.000	Prices
	1.000	1.000	1.000	Pay
	1.030	1.030	1.030	Income
	1.080	1.080	1.080	Energy
	1.030	1.030	1.030	Insurance
	1.046	1.042	1.042	Garage Rents
	1.061	1.055	1.055	M and M Allowance
	0.020	0.020	0.020	Empty Property
	1.000	1.000	1.000	Bad Debt Provison
	1.112	1.112	1.112	Fuel
	1.000	1.000	1.000	Price non Inflation
	1.050	1.050	1.050	Aerial Systems
	1.023	1.023	1.023	Rates

HRA BUDGET PRESSURES, SAVINGS & INVESTMENT OPTIONS- Appendix 3

ADDITIONAL CAPITAL INVESTMENT					
Code	Bid Ref		Notes		
HRP/HRR		CERA	788,997	Increased contribution to the Capital programme	
Increase in Rents					
HRP/HRR		4.63% Rental Increase as per Welsh Government Guidance	2014/15	-342,622	Notes
EFFICIENCY SAVING OPTIONS					
Code	Bid Ref		2014/15	Notes	
HRX	1S	Support Recharges	-106,702	Reduction in support recharges to the HRA following a review of costs and agile working	
HRM/HRX	2S/4P	Salary savings	-14,954	Finance review implemented. Vacant posts reflected at Single Status grades.	
HRE/HRM/HRX	7S/12S/2P	Consolidation of general costs	-16,015	Realignment of general costs under "Back to Basics"	
HRX/HRM	13S/20S	Software review	-155,448	Review of software costs and licences, reversal of one off expenditure.	
HRR/HRP	21S	Capital Financing costs	-135,213	Review of costs	
HRE	8S/6P	Tenant Garden works	-129,147	Contract tendered	
HRE	9S	Cleaning of Walks/Leas	-28,560	Contract cancelled due to demolition	
HRE	10S	Strand House	-2,793	Property handed back to HRA	
HRE	11S	Housing News printing	-7,305	Printing costs lower than previous years	
HRM	16S	Subscriptions	-3,368	Review of costs	
HRM	15S	Subcontractors	-50,000	Less sub contractor spend	
HRM	17S	Call out monitoring	-3,000	Saving in the contract costs	
HRM	25S	Fleet Review	-50,000	Savings as a result of the corporate fleet review	
HRX/HRM	26S	Admin Review	-71,941	Review of Admin service	
HRD/HRL	4S/5S	Void properties	-31,306	Savings due to a decrease in number of void properties.	
HRL	22S	Right to Buy fees	-3,275	Reduction in RTB fees	
HRD	24S	Income from Garden Service recharges	-126,000	Charging of service to tenants	
HRD	18S	Bad Debt Provision - Welfare Reform	-208,216	Calculated on P8 arrears figures, impact not as severe as expected.	
Total Savings			-1,143,242	6.8% of Total Operating Costs	
Budget Realignment/One off pressures reversed					
Code	Bid Ref		2014/15	Notes	
HRL	6S	Adhoc aerial costs	-8,500	Reversal of 1yr budget	
Total Savings			-8,500	0.1% of Total Operating Costs	

Code	Bid Ref	BUDGET PRESSURES/SERVICE IMPROVEMENTS	2014/15	Notes
HRD	14P	Garage Voids	16,276	Increase in garage voids and removal of Castle Hgts
HRX	1P	Maisonette Decants	7,442	Council Tax and Utility costs
HRX	3P	Handy person service as per Choices Document	37,360	Agreement for handy person services.
HRX	4P	Total Mobile IT Support post	26,271	1 yr additional IT post to implement Total Mobile
HRX	4P	2 posts to support tenants at risk of financial exclusion - Choices Document	52,542	Currently have 2 people short term funded, this funding is ending.
HRE	10P	Court Costs	6,000	Increase in court action taken by Rents and ASB
HRE	13P	ASB posts as per Choices document	16,200	Salary 13/14 part year only
HRL	5P	Launderette Machine Rental	18,798	Contract reviewed for 5yrs
HRE	9P/11P	Agile working	17,525	Costs to implement agile working
HRM	16P	Materials	300,000	More repairs completed and more expenditure through stores
ALL		Inflation	37,648	Average %
Service Improvements			536,062	2.0% of Rental Income

Appendix 4
Draft HRA Capital Programme 2014/15

HRA Capital programme	2014/15
WHQS	£'m
Smoke Alarm Installations	0.100
Planned urgent works	0.150
Bathroom replacements	0.500
Heating Replacement - Programme and survey	2.000
Kitchen Replacements - Programme	4.000
DDA Audits	0.100
Fire Risk Assessments Work	0.400
Off Gas Programme	0.400
Environmental Works (footpaths and fences)	0.300
UPVC	0.200
Asbestos Survey and Removal (Ongoing Programme)	0.150
Envelope Works - Roofs, Fascias, Rendering	0.250
Electrical periodicals and rewires	0.150
Capitalised Salaries	0.478
Eco Funding	0.428
Welfare Reform - Remodelling	0.150
Total WHQS	9.756
Non WHQS	
Planned urgent works	0.150
Vacant Properties	0.300
Maisonettes	0.575
Disabled Facility Grants (DFG) - Mandatory/ Minor Adaps	1.000
Total Non - WHQS	2.025
RingFenced Work	
Envelope Works - Roofs, Fascias, Rendering	-
Vacant Properties	0.100
Eco Funding	0.150
Maisonettes	0.075
Total Ring Fenced Work	0.325
Total Spend	12.106

Funding - Base Programme	
M.R.A	5.200
CERA	6.581
Total Base funding	11.781
Capital Receipts	
RTB's 13/14	0.000
Land Receipts	0.325
Capital receipts	0.325
HRA Capital Funding 2014/15 Programme	12.106
Unallocated Funds	-

Flintshire Housing Capital Operating Account

Year No	Year	Capital Expenditure	Funding B/fwd	Major Repairs Allowance	Usable Capital Receipts	HRAS Supported Borrowing	Prudential Borrowing	CERA	Funding C/FWD	Shortfall	Cumulative Shortfall	Shortfall Exc Inflation
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
1	2014.15	12,379	0	5,200	600	0	0	6,581	0	-2	-2	-2
2	2015.16	15,901	0	5,200	0	0	0	7,550	0	3,151	3,149	3,102
3	2016.17	15,461	0	5,200	0	0	0	8,121	0	2,139	5,288	5,133
4	2017.18	15,693	0	5,200	0	0	0	8,884	0	1,609	6,897	6,596
5	2018.19	15,928	0	5,200	0	0	0	9,674	0	1,054	7,951	7,492
6	2019.2	16,167	0	5,200	0	0	0	11,095	0	-128	7,823	7,262
7	2020.21	16,409	0	5,200	0	0	0	11,344	0	-135	7,689	7,032
8	2021.22	7,073	0	5,200	0	0	0	14,068	0	-12,195	-4,507	-4,061
9	2022.23	4,319	0	5,200	0	0	0	14,951	0	-15,832	-20,339	-18,055
10	2023.24	11,315	0	5,200	0	0	0	15,760	0	-9,644	-29,983	-26,223
11	2024.25	7,396	0	5,200	0	0	0	16,593	0	-14,397	-44,380	-38,241
12	2025.26	7,507	0	5,200	0	0	0	18,179	0	-15,873	-60,253	-51,150
13	2026.27	11,883	0	5,200	0	0	0	18,338	0	-11,654	-71,907	-60,142
14	2027.28	12,062	0	5,200	0	0	0	19,251	0	-12,390	-84,297	-69,463
15	2028.29	12,242	0	5,200	0	0	0	20,192	0	-13,150	-97,447	-79,112
16	2029.3	12,426	0	5,200	0	0	0	21,163	0	-13,937	-111,383	-89,090
17	2030.31	12,612	0	5,200	0	0	0	22,163	0	-14,751	-126,134	-99,398
18	2031.32	11,971	0	5,200	0	0	0	24,063	0	-17,291	-143,426	-111,354
19	2032.33	12,151	0	5,200	0	0	0	24,259	0	-17,308	-160,733	-122,947
20	2033.34	12,333	0	5,200	0	0	0	25,355	0	-18,222	-178,955	-134,862
21	2034.35	12,518	0	5,200	0	0	0	26,486	0	-19,168	-198,123	-147,101
22	2035.36	12,706	0	5,200	0	0	0	27,653	0	-20,147	-218,270	-159,664
23	2036.37	10,515	0	5,200	0	0	0	28,856	0	-18,222	-241,811	-174,270
24	2037.38	10,673	0	5,200	0	0	0	31,133	0	-20,147	-267,471	-189,914
25	2038.39	10,833	0	5,200	0	0	0	31,375	0	-23,541	-293,214	-205,116
26	2039.4	10,995	0	5,200	0	0	0	32,695	0	-25,660	-320,113	-220,624
27	2040.41	11,160	0	5,200	0	0	0	34,056	0	-25,743	-348,209	-236,441
28	2041.42	8,495	0	5,200	0	0	0	35,459	0	-26,900	-380,373	-254,464
29	2042.43	8,622	0	5,200	0	0	0	36,907	0	-28,095	-413,857	-272,773
30	2043.44	8,752	0	5,200	0	0	0	39,637	0	-32,164	-449,942	-292,174

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,

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

No.	Comments and Questions:	Responses:
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

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

No.	Comments and Questions:	Responses:
2.0	<p><u>Housing Revenue Account (Capital) - Comments / Issues</u></p> <p><u>General Comments/Issues</u></p>	
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	<p>Potential land receipts, would the money raised from a specific site stay within that area?</p>	<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.

