



2014/15 Revenue and Capital Budget Housing Revenue Account (HRA)

Welsh Government – Final Determinations

- All Wales average guideline rent uplift 4.2% is based on September CPI (2.7%) plus 1.5% (in support of rent convergence).
- Flintshire proposed increase an average of £3.32 per week (52wk collection basis). This is 4.63%.
- Management and Maintenance allowance projected to increase to £2,769. An additional £159 per dwelling on 2013-14

Housing Revenue Account subsidy system

- **Latest timescale for exit is April 2015, so for 2014-15 year, no change**
 - New rent policy for Local Authorities from April 2015
 - Current subsidy payment is £6.0m- this will be replaced with a buy out payment to Welsh Government.
 - All stock retaining councils expect to be better off supporting delivery of WHQS and new build/stock redesign etc in the long term



Approach to Housing Revenue Account budget setting

- » **Maximise efficiencies and income to deliver the WHQS investment programme**
- » **Consistency with Council Fund approach**
- » **Continue to deliver the Choices document promises to tenants**



2014-15 Housing Revenue Account Efficiencies

- Reduction in Support costs - £0.107m
- Bad Debt provision reduced from 2013-14 forecast - £0.208m
- Tenants garden works contract tendered - £0.129m
- Recharge of Garden service to tenants - £0.126m
- Review of Capital Financing charges - £0.135m
- Cleaning of Walks/Leas cancelled - £0.029m
- Fleet review - £0.050m
- Software costs reduced - £0.155m
- Reduction in Subcontractor spend - £0.050m
- Reduced number of Void properties - £0.032m
- Admin review savings - £0.072m
- Back to Basics and general VFM savings - £0.080m

- **Total Efficiencies - £1.144m**

2014-15 Housing Revenue Account Service Improvements/Pressures

Key areas

- Increase in garage voids - £0.016m
- Handy Person Service - £0.037m
- Total Mobile IT Support - £0.026m
- 2 x Financial Inclusion posts as agreed in Choices Document - £0.053m
- Increase anti social behaviour posts to 12mth costs - £0.016m
- Spend to Save agile working - £0.018m
- Increase in materials for Repairs and Maintenance - £0.300m

Total - £0.536m

Funding for Housing Revenue Account Capital Programme 2014-15

- » **Total Proposed Capital Funding 2014-15 - £12.106m**
- » **Including:-**
 - » Major Repairs Allowance - £5.200m
 - » Revenue Contribution to Capital Expenditure (CERA) - £6.581m an increase of £0.789m on 2013-14 budget provision
 - » Potential HRA land receipts - £0.325m (These works will only commence when the funds are available).

Housing Revenue Account Capital Programme 2014-15

HRA Capital programme	2014/15	HRA Capital programme	2014/15
WHQS	£'m		£'m
Smoke Alarm Installations	0.100	Non WHQS	
Planned urgent works	0.150	Planned urgent works	0.150
Bathroom replacements	0.500	Vacant Properties	0.300
Heating Replacement - Programme and survey	2.000	Maisonettes	0.585
Kitchen Replacements - Programme	4.000	Disabled Facility Grants (DFG) - Mandatory/ Minor Adaps	1.000
DDA Audits	0.100	Total Non - WHQS	2.035
Fire Risk Assessments Work	0.400	RingFenced Work	
Off Gas Programme	0.400		-
Environmental Works (footpaths and fences)	0.300	Vacant Properties	0.100
UPVC	0.200	Eco Funding	0.150
Asbestos Survey and Removal (Ongoing Programme)	0.150	Maisonettes	0.075
Envelope Works - Roofs, Fascias, Rendering	0.250	Total Ring Fenced Work	0.325
Electrical periodicals and rewires	0.150	Total Spend	12.116
Capitalised Salaries	0.478		
Eco Funding	0.428		
Welfare Reform - Remodelling	0.150		
Total WHQS	9.756		
Non WHQS			
Planned urgent works	0.150		

Housing Revenue Account 30 Year Business Plan

All stock owned local authorities have to produce a business plan to show they will meet WHQS by 2020.

- » **Shortfall projected in 2013-14 plan - £14.500m**
- » **Shortfall projected in 2014-15 plan - £8.005m**
- » **C£6.5m closer to achieving the target without borrowing**