
Meeting	Executive
Date	15 November 2017
Present	Councillors Carr (Chair), Gillies, Lisle, Orrell, Rawlings, Reid, Runciman and Waller
In Attendance	Cllrs D'Agorne and Looker

PART B - MATTERS REFERRED TO COUNCIL

86. Refresh of Housing Revenue Account Business Plan 2017 to 2047

[See also under Part A Minutes]

The Assistant Director for Housing & Community Safety presented a report which provided an overview of the revised Housing Revenue Account (HRA) Business Plan for the next 30 years and details of the key priorities for the next five years.

The Plan was essentially a financial document, drawing upon information and analysis used in formulating the Council's HRA Asset Management Strategy for 2015/16 to 2044/45. It had been fundamentally revised to take account of the local impact changes announced after the 2015 general election, and subsequent events and legislation, including the Homeless Reduction Act 2017 and recent White and Green papers relating to housing.

Key areas within the Plan, which was attached in full at Annex A, were highlighted in paragraphs 20 to 54 of the report. They included: new build to address growing housing demand; repairs and maintenance, Housing Management, supported housing, adaptations, tenant involvement and information systems. Members were invited either to adopt the Plan (Option 1) or to ask Officers to revise it further (Option 2). It was noted that the Plan built upon the previous business plan and replenished the housing development fund, a key council priority. Any significant changes would require forecasts to be remodelled and so delay approval.

In response to Members' questions, Officers confirmed that:

- Money saved by not requiring a stock options appraisal would be used to conduct a stock condition survey;
- The definition of 'affordable rent' was variable but for new properties the 'social rent' definition had been retained, i.e. 60% of market rent;
- Quality on repairs and maintenance would be ensured by procuring contracts through the tender process, and using HouseMark guidance to improve efficiencies in-house.

The Executive Member for Housing & Safer Neighbourhoods commended the Plan and expressed the hope that it would receive cross-party support.

Recommended: That Council approve the creation of a new capital budget of £20m to fund the building of additional affordable homes over the period 2018/19 to 2022/23.

Reason: In order to support the adoption of the HRA Business Plan, which sets out priorities for the housing revenue account for the next five years and gives clear messages as to the commitment to continue to invest in the council's existing stock and local communities and to build much needed social rented housing.

87. Capital Programme - Monitor 2 2017/18

[See also under Part A Minutes]

The Deputy Chief Executive & Director of Customer & Corporate Services presented a report which set out the projected outturn position for 2017/18 including any under or over spends and adjustments, along with requests to re-profile budgets to and from current and future years.

The last update to the programme, in July, had resulted in an approved capital budget of £111.638m. Since then there had been a decrease of £3.728m in total, due to the re-profiling of budgets to future years and the addition of the Extension to Marjorie Waite Court scheme to the Housing Revenue Account (HRA) funded programme. These changes had resulted in a revised capital programme of £107.910m.

Details of the variations within each portfolio area were set out in paragraphs 8 to 35 of the report.

Recommended: That Council approve:

- (i) the adjustments resulting in a decrease of £3.728m in the 2017/18 budget, as detailed in the report and contained in Annex A and
- (ii) the amended financing of earmarked schemes from capital receipts, as set out in paragraphs 42 to 43 of the report and in Table 4.

Reason: To enable the effective management and monitoring of the council's capital programme.

Cllr D Carr, Chair

[The meeting started at 5.30 pm and finished at 7.21 pm].