

Please ask for:

Lisa Young

Direct dial:

(023) 9254 5340

Fax: **(023) 9254 5587**

E-mail: **lisa.young@gosport.gov.uk**

16 January 2018

S U M M O N S

MEETING: Community Board
DATE: 24 January 2018
TIME: 6pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Lisa Young

MICHAEL LAWThER
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

The Mayor (Councillor Mrs Batty) (ex-officio)
Chairman of the Policy and Organisation Board (Councillor Hook) (ex-officio)

Councillor Burgess (Chairman)
Councillor Murphy (Vice Chairman)

Councillor Bateman
Councillor Earle
Councillor Hammond
Councillor Mrs Hook
Councillor Mrs Huggins
Councillor Hylands

Councillor Mrs Jones
Councillor Miss Kelly
Councillor Mrs Morgan
Councillor Ronayne
Councillor Scard
Councillor Wright

FIRE PRECAUTIONS

(To be read by the Chairman if members of the public are present)

In the event of the fire alarm sounding, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, follow any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.

IMPORTANT NOTICE:

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

NOTE:

- i. Councillors are requested to note that, if any Councillor who is not a Member of the Board wishes to speak at the Board meeting, then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off or switched to silent for the duration of the meeting.
- iii. This meeting may be filmed or otherwise recorded. By attending this meeting, you are consenting to any broadcast of your image and being recorded.

AGENDA

1. APOLOGIES FOR NON-ATTENDANCE
2. DECLARATIONS OF INTEREST
All Members are required to disclose, at this point in the meeting or as soon as possible thereafter, any disclosable pecuniary interest or personal interest in any item(s) being considered at this meeting.
3. MINUTES OF THE MEETING OF THE COMMUNITY BOARD HELD ON 6 SEPTEMBER 2017 AND THE EXTRAORDINARY MEETING HELD ON 17 OCTOBER 2017
4. DEPUTATIONS – STANDING ORDER 3.4
(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Monday 22 January 2018. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).
5. PUBLIC QUESTIONS – STANDING ORDER 3.5
(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Monday 22 January 2018).
6. BUSINESS PLAN UPDATE AND COUNCIL DWELLING RENTS 2018/2019
This report considers the Housing Revenue Account (HRA) Business Plan including the revised 2017/18 budget and the 2018/19 budget including recommendations on rent levels for next year.

It also provides updates for members on the latest information with regard to policy changes that impact directly on local authority housing finance services.
7. DELEGATION OF AUTHORITY TO ACQUIRE HRA PROPERTIES
To recommend that the Board delegate its power to purchase residential properties for use as housing to the Head of Housing where the purchase is funded by the use of retained Right to Buy receipts.
8. ANY OTHER ITEMS

PART I
Contact Officer
Tim Hoskins

PART II
Hilary Hudson

**A MEETING OF THE COMMUNITY BOARD
WAS HELD ON 6 SEPTEMBER 2017 AT 6PM**

The Mayor (Councillor Mrs Batty) (P), (Councillor Hook (ex-officio) (P), Councillors Bateman (P), Burgess (P), Earle (P), Mrs Hook, Mrs Huggins (P), Hylands (P) Mrs Jones (P), Miss Kelly (P), Mrs Morgan (P), Murphy, Ronayne (P), Scard (P), Mrs Wright, Wright (P)

It was reported that in accordance with Standing Order 2.3.5, Councillors Mrs Furlong, Mrs Batty and Mrs Cully had been nominated to replace Councillors Murphy, Mrs Hook and Mrs Wright respectively for this meeting.

7. APOLOGIES

Apologies for inability to attend the meeting were received from Councillors Mrs Hook, Mrs Wright and Murphy.

8. MINUTES OF THE MEETINGS OF THE COMMUNITY BOARD HELD ON 8 MARCH 2017 AND 18 MAY 2017

RESOLVED: That the minutes of the meetings of the Community Board held on 8 March 2017 and 18 May 2017 be approved and signed by the Chairman as true and correct records.

9. DECLARATIONS OF INTEREST

Councillors Mrs Cully, Miss Kelly and Scard declared that their partners were allotment holders.

10. DEPUTATIONS

Two deputation requests had been received on Item 6 of the agenda.

11. PUBLIC QUESTIONS

There were no public questions.

PART II

12. TREATMENT AND MANAGEMENT OF JAPANESE KNOTWEED

Consideration was given to a report of the Head of Streetscene seeking Board approval for the utilisation of funds from the capital receipt for Camden Allotments for the treatment of Japanese knotweed.

Mr Broom was invited to address the Board.

Mr Broom advised that he was the owner of 1 Olave Close, adjacent to the Manor Way site, and that he had prepared a report with a detailed proposal of a potential alternative to those presented in the report of the Head of Streetscene.

Mr Broom advised the Board that the knotweed on Manor Way had spread to his garden, he advised that the proposal was to full excavate the Manor Way

site, but that his land was only being treated by herbicide. Mr Broom felt that the report focused on a Gosport Borough Council perspective and not that of his property at 1 Olave Close.

Mr Broom advised that under civil law permanent removal action for both sites should be taken and that the proposals in the report should therefore be rejected. Mr Broom advised that the knotweed impeded his enjoyment of his property and garden.

Mr Broom advised the Board that he had prepared a document with two proposals, Members of the Board were given time to read the document.

Mr Broom advised that he was prepared to share the cost of the treatment to eradicate the knotweed on both Manor Way (identified as JK1) and his property (identified as JK2) if provision was made to modify the boundary.

Mr Broom advised that if Gosport Borough Council were to choose option two of his report, they would not address the accrued liability and would have additional costs of removing fences and trees and reinstating the fence.

Mr Broom requested that the Board give consideration to his proposals.

Mr More was invited to address the Board. He advised that he was the Chair of the Gosport Allotment Association and that he had previously addressed the Community Board with regard to Allotments.

Mr More advised that the proposal was that Council were to spend £64000 on the killing of weeds and was disappointed that the recently reconvened Allotment Stakeholders Group had not been consulted on the proposal.

Mr More advised that the money from the sale of Camden Allotments was restricted for the specific use for the improvement of Allotment sites and that it had not yet been confirmed that Manor Way site was to be used as allotments.

Mr More advised that there were only 19 people currently on the waiting list for allotments at Lee-on-the-Solent and that this would only take a fraction of the site, Mr More advised that previously there had been a large waiting list for sites in Lee-on-the-Solent.

Mr More advised the Board that he had no objection to the removal of knotweed but reiterated his concern at the proposed use of capital funding and disappointment that the Allotment Stakeholders Group had not been consulted.

Mr More advised that the Allotment Stakeholders Group were meeting the following evening and that the provision of Lee Allotment sites was on the work programme for the group in December.

In answer to a Members question, the Board were advised that the Allotment Stakeholders Group was an advisory group and that the Community Board were being requested to consider and approve the utilisation of funds to undertake the work to remove the knotweed.

Members were advised that there was still a demand for allotments in the Borough and that some people were prepared to travel to alternative sites. Members were advised that the total waiting list for allotments was over 240 in

the Borough and that the Lee-on-the-Solent waiting list had been closed for a number of years.

In answer to a Members question, the Board were advised that the capital funding from the sale of land at Camden allotments had paid for a number of improvements to various allotment sites over the years and that if plot holders remained vigilant it was hoped that the knotweed would not return. Members were also advised that other sites identified as having knotweed were the responsibility of Hampshire County Council and that any knotweed on housing land could be treated using funds from the Housing Revenue Account.

A Member recognised the work undertaken by the Stakeholders Group and thanked Mr Broom for his proposal. Members also questioned whether residents on the Allotment waiting list for other sites would be prepared to move.

In answer to a Members question, the Board were advised that under civil law the Council were obliged to address the nuisance caused by knotweed and that the Council had sought professional advice with regard to the removal of the knotweed.

Members were advised that the roots of the knotweed were located in the area of JK1 and not JK2, hence the proposals for different treatment methods. The area identified JK1 would be dug and the roots removed at a depth where the Rhizomes would be removed without being broken up, whereas the treatment for the area identified as JK2 did not require such aggressive treatment and the resulting damage to the land. The quote for the work also included the removal of the waste following the work.

A Member reiterated the desire to see funding provided for Allotment improvements and commended the Stakeholders Group on their work to date and their disappointment that the Group had not been consulted on the proposals.

RESOLVED: That the utilisation of funds from the capital receipt for Camden Allotments for the treatment of Japanese Knotweed at Camden Allotments and the recently acquired community space in Manor Way, Lee-on-the-Solent be approved.

13. IMPLEMENTATION OF A GREEN WASTE CLUB

Consideration was given to a report of the Head of Streetscene advising the Community Board of a proposal to introduce a new method of collection of green waste from households, to be managed by Urbaser who provide the waste collection service on behalf of the Council ("Urbaser").

Members welcomed that the scheme would benefit residents but expressed concern that some properties would not be able to accommodate an additional bin at their properties. Members felt this could be particularly problematic for those with smaller gardens.

The Board were advised that the proposal was for green bags to cease to be used at in February 2018 and were advised that it would be possible to share

the bins across a number of properties.

The Board acknowledged that the present scheme was unsustainable as the existing bags were not biodegradable and the collection process for green bags could not be made any more efficient and that the cost to collect green bags was unacceptable.

Members acknowledged that a brown bin collection scheme for green waste was already in place and successful in other local authorities.

Members requested that investigations be made in to the possibility of payment in instalments to allow the cost of the bin to be spread over the year and it was agreed that investigations would be made.

Members were advised that the scheme would be advertised in Coastline.

Members welcomed that the proposal would increase the recycling rates for the Borough and hoped that other methods of recycling other material could also be investigated. Members also recognised that it would be much more efficient. Members also requested that work be undertaken to ensure the scheme was accessible to as many people as possible.

RESOLVED: That the implementation of a green waste club from February 2018, to be operated by Urbaser, for the residents of Gosport be approved.

14. ALLOTMENT STAKEHOLDERS CONSULTATIVE GROUP – TERMS OF REFERENCE

Members welcomed the commitment to the Stakeholders Group and reiterated that the aim was to facilitate greater understanding of the needs of the allotment holders.

RESOLVED: That the updated terms of reference for the Allotment Stakeholders Group be approved.

There was no other business

The meeting concluded at 19.08

CHAIRMAN

**AN EXTRAORDINARY MEETING OF THE COMMUNITY BOARD
WAS HELD ON 17 OCTOBER 2017 AT 6PM**

The Mayor (Councillor Mrs Batty), (Councillor Hook (ex-officio) (P), Councillors Bateman, Burgess (P), Mrs Cully (P), Earle (P), Mrs Hook, Mrs Huggins (P), Hylands (P) Mrs Jones, Miss Kelly (P), Mrs Morgan (P), Murphy (P), Ronayne (P), Scard (P), Wright (P)

It was reported that in accordance with Standing Order 2.3.5, Councillors Mrs Philpott, Beavis and Allen had been nominated to replace Councillors, Mrs Hook, Bateman and Mrs Jones and respectively for this meeting.

15. APOLOGIES

Apologies for inability to attend the meeting were received from Councillors Mrs Hook, Bateman and Mrs Jones.

16. DECLARATIONS OF INTEREST

There were none.

17. DEPUTATIONS

There were none

18. PUBLIC QUESTIONS

There were no public questions.

PART II

19. PUBLIC SPACE PROTECTION ORDER

Consideration was given to a report of the Head of the Borough Solicitor and Deputy Chief Executive seeking Board approval to make a public spaces protection order (PSPO) for the locality of Gosport town centre where aggressive begging, and alcohol / drug related anti-social behaviour (ASB) are prevalent and have a detrimental effect on the quality of life of those who live and work in or visit the area.

Members welcomed the proposal, they recognised the difficulty faced by those that were homeless but acknowledged that Gosport Borough Council housing staff had made great efforts to offer help and support those residents, but that it was often refused.

Members felt that it was not acceptable that residents of Gosport and visitors to the Town should feel frightened and intimidated and scared to visit the High Street area.

Members recognised the importance of the order as the High Street had been subjected to people openly taking drugs and had temporarily lost use of the toilet facility as they had become a danger to both the public and cleansing operators.

Members felt the problems had been exasperated by the introduction of an order in Fareham, which had led to people relocating to Gosport.

Members expressed concern that the PSPO would relocate people to other areas of the Borough and requested that consideration be given to making the PSPO Borough wide. Members were advised that this order was to cover the High Street to allow the current issue with behaviour to be addressed as soon as possible and that investigations could be made to extending it Borough wide.

Members sought assurance that the staff that would be tasked to enforce the PSPO would be properly equipped and trained to do so for their own safety.

In answer to a Members question, the Board were advised that the order covered aggressive begging, including waiting by cash points and demanding money from the public.

Members welcomed the order and agreed it should be implemented.

RESOLVED: That the a public spaces protection order (PSPO) for the locality of Gosport town centre where aggressive begging, and alcohol / drug related anti-social behaviour (ASB) are prevalent and have a detrimental effect on the quality of life of those who live and work in or visit this area be approved.

20. NOTIFICATION OF ACQUISITION OF HRA PROPERTIES

Consideration was given to a noting report advising of the use of the Chief Executive's emergency delegated powers for the acquisition of 6no additional HRA properties.

RESOLVED: That the report be noted.

There was no other business

The meeting concluded at 18.19

CHAIRMAN

AGENDA ITEM NO.6

Board/Committee:	COMMUNITY BOARD
Date of Meeting:	24 th JANUARY 2018
Title:	BUSINESS PLAN UPDATE AND COUNCIL DWELLING RENTS 2018/2019
Author:	BOROUGH TREASURER AND HOUSING SERVICES MANAGER
Status:	FOR RECOMMENDATION TO FULL COUNCIL

Purpose

This report considers the Housing Revenue Account (HRA) Business Plan including the revised 2017/18 budget and the 2018/19 budget including recommendations on rent levels for next year.

It also provides updates for members on the latest information with regard to policy changes that impact directly on local authority housing finance services.

Recommendation

That the Community Board recommend to Council that:

- The revised HRA Business Plan extract (Appendix A) and associated 2017/18 Revised Budget and 2018/19 Budget (Appendix B) is agreed.
- That Council Dwelling rents decrease by 1% (an average of £0.80 per week), continuing the four year reduction programme as detailed in the new national rent policy introduced in April 2016.
- The rent for older style garages is increased in line with inflation, as agreed in the Garage Renewal strategy and rent for non GBC tenants who have garages is increased by £1 per week.

1.0 Background

- 1.1 The Prime Ministers key note conference speech in October 2017 provided updates on several key issues.
- 1.2 The Social rent policy of reducing rents for 4 years from April 2016 continues, but from 2020 the Council will be able to increase rents annually by CPI +1% for a period of 5 years. This will have a positive impact on the HRA Business Plan.
- 1.3 Additional funding of £2 billion is also to be made available

nationally to deliver an additional 25,000 homes . This equates to £80,000 subsidy per home with the remainder coming from HRA balances. While detailed guidance is to follow from the Government, it is probable that Councils will be required to bid for a share of the funding which will necessitate an examination of available resources and any borrowing headroom.

- 1.4 The High Value Voids Levy was not mentioned in the Housing key note speech in October giving hope that this has been postponed for a further year. The Government have said they are still committed to delivering Right to Buy (RTB) for Housing Associations, therefore provision for payment of the levy is included in the financial model from 2019/20.

2.0 Report

- 2.1 An extract from the HRA Business Plan detailing the predicted income and expenditure levels for the next 5 years has been included for reference at appendix A. Items that warrant specific mention are detailed in Paragraphs 2.2 and 2.3.

- 2.2 The Revised HRA budget for 2017/18 shows an overall increase in expenditure of £327,000 and an increase in budgeted income of £362,000 leading to an increase in net income of £27,000. The following adjustments have been made to the 2017/18 budget :

1. Affordable rents income increase of £140,000
2. Leaseholder Service Chgs income increase of £130,000
3. Reduction in void loss – increased income of £80,000
4. An increase to the Housing Repairs Programme £266,000

- 2.3 Below is a summary of some of the major points extracted from the financial model.

- a) The postponement of the High Value Voids levy for 2018/19 has enabled investment in HRA stock to remain at a similar level to 2017/18 (£7.3m) and for a predicted surplus of £816,000 to transfer to the Major Repairs Reserve to provide funding for major repairs, new build and loan repayments. With smaller surpluses budgeted within the HRA for 2019/20 and 2020/21 and the requirement to fund 70% of our 1-4-1 receipts expenditure it is essential that balances are maintained within this reserve.

- b) The HRA Business Plan has loans of approximately £11m which are due for repayment between March 2018 and March 2022. Decisions on whether to repay or refinance maturing loans are taken as they fall due.
 - c) There is still an element of uncertainty surrounding the High Value Voids levy beyond the 2018/19 financial year and if this policy is implemented then it has the potential to have a significant negative impact on the HRA Business Plan.
 - d) The long term sustainability of the HRA Business Plan was helped by the commitment to return to the CPI +1% rent increase cap for 5 years from 2020.
- 2.4 2 properties have been purchased off the open market exercising delegated Authority under Paragraph 2.7 of Part 3, Schedule 10 of the Council's Constitution. Two 3 bedroom houses at 34 Prideaux Brune Avenue and 22 Kielder Grove totalling £350,000 were funded 30% by 1-4-1 retained receipts and 70% from reserves. Both properties were deemed as meeting our current Housing Needs.

3.0 Housing Revenue Account (HRA) (see Appendix B)

- 3.1 The revised Repairs and Maintenance budget for 2017/18 is £4,654,000 an increase of £491,000 on the original budget. The Repairs and Maintenance budget for 2018/19 is £4,437,000.
- 3.2 It is anticipated that the HRA balance will remain at its current level of £991,000 for 2017/18, with an additional balance of £905,000 set aside to the Major Repairs Reserve/New Build/Loan Repayment Reserve.
- 3.3 It is anticipated that the HRA balance will continue to remain at £991,000 for 2018/19. A surplus of approximately £816,000 is budgeted to be transferred to the Major Repairs/New Build/Loan Repayment Reserve in 2018/19. The 1% rent reduction for the next 2 years coupled with the sale of high value assets initiative and the requirement to utilise our additional 1-4-1 receipts necessitates the need for reserve levels to be maintained.

4.0 HRA Capital Programme

- 4.1 The revised HRA Capital Programme for improvements to housing stock in 2017/18 is £3,150,000 and is £3,300,000 for 2018/19.
- 4.2 The revised HRA Capital programme has also set aside £520,000 in 2017/18 for the purchase of properties and a further £830,000 in 2018/19.

5.0 Rent Level Proposals

- 5.1 From April 2016 Social Housing rents have been set a target of an annual 1% reduction to last for 4 years. From April 2020 rents will start to increase again at the rate of CPI plus 1% (2.3d).
- 5.2 The average rent is currently at £80.41 per week(exc hostels) and this is set to reduce to £79.61 for 2018/19.
An analysis of the numbers of different stock types and corresponding new rental levels is detailed in Appendix C.
- 5.3 Rents will decrease by 1% which equates to £0.80 a week on average. This will constitute an average saving of £41 per annum for the tenants of Gosport. It is proposed that service charges for tenants will continue to be determined at a level that enables the Council to recover the cost of the services provided.
- 5.4 It is proposed to increase rent levels for older style garages in line with inflation as previously agreed in the Garage Renewal strategy and to increase the charge for non GBC tenants by a further £1per week. New style garages will remain at their current rent level for GBC tenants.

6.0 Capital Improvements/Repairs and Maintenance

- 6.1 A breakdown of the expenditure on capital improvements and repairs and maintenance is included at appendix D to this report.
- 6.2 The table included at appendix D splits the expenditure into its capital and revenue headings and details the main areas of expenditure under each heading. The work priorities have been identified by the stock condition surveys undertaken.

7.0 Risk Assessment

- 7.1 Self financing means that much of the risk involved with the upkeep, maintenance and management of council housing has moved from Central Government to Local Authorities. Therefore the maintenance of the Major Repairs/New Build/Loan Repayment Reserve is considered essential.

This reserve provides for the future funding of HRA projects, including new build programmes, safeguarding non-insurable risks and allowing the Council to take the opportunity to carry out any special debt repayment (potentially leading to discounts) should the economic conditions favouring such measures arise; and is in addition to the HRA Working Balance.

7.2 The government's decision to reduce rents in social housing for 4 years from 2016/17 has had a significant impact on the budgeted reserve levels previously anticipated in the HRA Business Plan. Revenue account balances will continue to be maintained at their current levels but funds that had been budgeted to be transferred to the Major Repairs/New Build/Loan Repayment Reserve will be amended by the amounts as detailed in Appendix A.

7.3 A further risk mentioned in paragraph 2.3(e) is the sale of high value assets. As mentioned in previous reports, precise details of the nature of this scheme have yet to emerge but this could have a considerable detrimental impact on the HRA Business Plan. Adjustments to the financial model will be made as cost implications emerge.

8.0 Other Properties

8.1 There is one other property (Park Lodge) where the rent level is assessed in line with HRA properties. The proposal is to decrease the rent of this property in line with HRA properties.

9.0 Conclusion

9.1 This Report summarises the HRA budget for 2018/19 and the proposed rent decrease.

Financial Services comments:	As set out in the report
Legal Services comments:	The Council is under a duty to set a budget which prevents a debit balance arising on the Housing Revenue Account
Crime and Disorder:	Not applicable
Equality and Diversity:	No direct implications
Service Improvement Plan implications:	The HRA Business Plan is a Service Improvement Plan item
Corporate Plan:	More effective performance management, which includes making the best use of our assets, is a strategic priority in the Corporate Plan.
Risk Assessment:	As detailed in paragraph 7.
Background papers:	Garage Strategy (June 2009) /HRA Business Plan 2012-2042(Jan 2012) Business Plan Update Council Dwelling Rents 2017/18.
Appendices/Enclosures:	
Appendix A	HRA 30 Year Business Plan extract
Appendix B	HRA Budget

Appendix C	Rent Analysis Extract
Appendix D	Repairs budget
Report author/ Lead Officer:	Tim Hoskins Group Accountant Housing

APPENDIX A

HRA 30 YEAR BUSINESS PLAN EXTRACT						
	2017/18	2018/19	2019/20	2020/21	2021/22	Totals
Rental income	13,268,000	13,107,000	13,030,000	13,020,000	13,260,000	65,685,000
Other Income	1,456,000	1,427,000	1,400,000	1,440,000	1,475,000	7,198,000
HVV Receipts	0	0	775,000	775,000	775,000	2,325,000
RTB receipts	0	0	338,000	339,000	346,000	1,023,000
Total Income	14,724,000	14,534,000	15,543,000	15,574,000	15,856,000	76,231,000
General	1,986,000	1,931,000	2,009,000	2,140,000	2,190,000	10,256,000
Special	1,809,000	1,753,000	1,809,000	1,850,000	1,900,000	7,220,000
Repairs	4,654,000	4,437,000	4,290,000	4,312,000	4,405,000	22,097,000
Other Expenditure	314,000	329,000	325,000	300,000	300,000	1,568,000
Total Expenditure	8,763,000	8,450,000	8,433,000	8,602,000	8,795,000	41,141,000
Capital Expenditure	-3,150,000	-3,300,000	-2,500,000	-2,500,000	-2,500,000	13,950,000
Net Operating Income	2,811,000	2,784,000	4,610,000	4,472,000	4,561,000	17,142,000
Loan Interest	1,871,000	1,929,000	1,935,000	1,950,000	1,990,000	9,675,000
HVV Levy	0	0	2,104,000	2,089,000	2,087,000	6,280,000
Debt management	37,000	39,000	40,000	40,000	40,000	196,000
MRR/New Build	904,000	816,000	531,000	393,000	444,000	3,090,000
Total Appropriations	2,811,000	2,784,000	4,610,000	4,472,000	4,561,000	17,141,000
Annual Cashflow	0	0	0	0	0	
Opening Balance	991,000	991,000	991,000	991,000	991,000	
Closing Balance	991,000	991,000	991,000	991,000	991,000	

APPENDIX B

	COMMUNITY BOARD BUDGET 2017/2018 £000	REVISED 2017/2018 £000	BUDGET 2018/19 £000
HOUSING REVENUE ACCOUNT			
Expenditure			
Repairs & Maintenance	4,163	4,654	4,437
Supervision & Management	3,722	3,795	3,684
Rents, Rates, Taxes and Other Charges	325	314	329
Depreciation, Impairment and Revaluation	3,375	3,150	3,300
Debt Management Costs	38	37	39
Total Expenditure	11623	11950	11,789
Income			
Dwelling Rents	(13,702)	(13,947)	(13,793)
Non Dwelling Rents	(248)	(248)	(248)
Charges For Services and Facilities	(390)	(507)	(467)
Total Income	(14,340)	(14,702)	(14,508)
Net Cost Of Services	(2,717)	(2,752)	(2,719)
Interest Payable & Similar Charges	1,860	1,870	1,929
Interest & Investment Income	(21)	(23)	(26)
NET HRA SURPLUS FOR YEAR	(878)	(905)	(816)
HRA BALANCE			
Balance B/Fwd	991	991	991
Transfer (to)or from HRA			
Balance C/Fwd	991	991	991
MAJOR REPAIRS/NEW BUILD/DEBT REPAYMENT			
Balance B/Fwd	2,429	2,462	3,003
Transfer (to)or from HRA	878	905	816
St Vincent and House Purchases	(364)	(364)	(581)
Balance C/Fwd	2943	3,003	3,238

APPENDIX C

Type	Bedrooms					
Stock nos	1	2	3	4	5	Grand Total
Bedsit	12					12
Bungalow	316	64	10			390
Flat	935	58	17			1010
House	10	302	854	79	1	1246
House with Extra Ground Floor bedroom		2	17	2		21
Maisonette	23	103	57	2		185
Sheltered Bedsit	13					13
Sheltered Bungalow	38					38
Sheltered Flat	125	6				131
Grand Total	1474	539	958	83	1	3046

Decrease Amount in Numbers

Type	Bedrooms	£1 and Under	£2 and Under	Grand Total
Bedsit	1	12		12
Bungalow	1	316		316
Bungalow	2	64		64
Bungalow	3	10		10
Flat	1	938		938
Flat	2	58		58
Flat	3	17		17
House	1	10		10
House	2	299	5	304
House	3	856	5	861
House	4	51	30	81
House	5	1		1
House with Extra Ground Floor bedroom	2	2		2
House with Extra Ground Floor bedroom	3	10	3	13
Maisonette	1	23		23
Maisonette	2	104		104
Maisonette	3	57		57
Maisonette	4	2		2
Sheltered Bedsit	1	13		13
Sheltered Bungalow	1	38		38
Sheltered Flat	1	125		125
Sheltered Flat	2	6		6
Grand Total		3003	43	3046

Average Rent by Bedroom Size

Type	Bedrooms					
	1	2	3	4	5	Grand Total
Bedsit	59.82					59.82
Bungalow	75.05	83.44	90.90			83.13
Flat	69.41	81.75	84.75			78.64
House	75.53	83.81	91.36	97.64	96.07	88.88
Maisonette	71.84	80.34	83.57			78.58
Sheltered Bedsit	58.64					58.64
Sheltered Bungalow	70.87					70.87
Sheltered Flat	63.12					63.12
Grand Total						

Stock Numbers Excludes Barclay and Agnew as at 30/11/2017

APPENDIX D

Ref	Revenue	Budget 18/19
1	Responsive Repairs (including Hostels and Major Responses)	2,045,000
2	Voids	800,000
3	Bulk Waste	60,000
4	Structural (inc Garage & Misc Demolition)	
5	Estate Improvements (inc Tennant Led Fencing & OAP Redecs)	152,000
6	Cyclical (inc Gas Servicing, Ext Painting, Compliance, PET)	890,000
	Total	3,947,000
Ref	Capital	Budget 18/19
7	Asbestos (Survey & Removals)	100,000
8	Fire Risk Assessments (inc Associated Work)	50,000
9	Disabled Aids & Adaptions inc Major Repairs	300,000
10	Contingent Major Repairs (inc Professional Repairs)	825,000
11	Energy Efficiency (inc External Wall Insulation)	5,000
12	Estate Capital (Inc Additional Parking & Env Improvements	115,000
13	Roof Works (inc Gutters & Fascias)	0
14	Window and Doors	55,000
15	Kitchens and Bathrooms	1,000,000
16	Electrical Upgrades	200,000
17	Heating Upgrades	455,000
18	Sheltered scheme Improvements	150,000
	Total	3,255,000
	Total Budget	7,202,000

AGENDA ITEM NO.7

Board/Committee:	Community Board
Date of Meeting:	24 January 2018
Title:	Delegation of authority to acquire HRA properties
Author:	Borough Solicitor and Deputy Chief Executive
Status:	FOR DECISION

Purpose

To recommend that the Board delegate its power to purchase residential properties for use as housing to the Head of Housing where the purchase is funded by the use of retained Right to Buy receipts.

Recommendation

That the Community Board agree to delegate its power to purchase residential properties for use as housing to the Head of Housing where the purchase is funded by the use of retained Right to Buy receipts.

1 Background

- 1.1 The Council is able to acquire properties to use as housing and is able to use retained 'Right to Buy' (RTB) receipts for this purpose.
- 1.2 Six properties have already been purchased by the Council using retained RTB receipts. These properties were all assessed as being suitable for use in the Council's housing stock and, in order to secure the acquisitions in a fast moving property market, the Chief Executive exercised his emergency delegated authority, in consultation with the Monitoring Officer and Section 151 Officer, under Paragraph 3.7 of Part 3, Schedule 10 of the Constitution.
- 1.3 As the Council is likely to acquire more properties in the future, it is timely to arrange for a more appropriate use of delegated authority in order to facilitate these purchases.

2 Report

- 2.1 In March 2012 the Government published a policy paper entitled 'Reinvigorating Right to Buy and One for One Replacement'. Councils were given the opportunity to sign an agreement with the government to use additional available receipts on the provision of new housing locally.
- 2.2 The receipts used for replacement homes could form no more than 30% of the expenditure on replacement homes, the balance coming from other resources including reserves. The receipts had to be used within three years of being received or returned to government. Any

unused returned receipts would be charged with interest at 4% above the base rate for the period between the due date for the quarterly return when the sales take place and the date when the unused receipts are returned to the government.

- 2.3 Properties are selected for purchase under this scheme according to their suitability to meet current housing needs in the Borough. Once identified on the open market, the property is assessed by Property Services, including an independent valuation, before an offer is made, to ensure that the property is in generally good condition and, in the opinion of Property Services, represents good value for money within the current housing market.
- 2.3 In order to secure such properties, it is important that the Council is able to move quickly, and there is often insufficient time to wait for Board approval or to convene an extraordinary meeting just for this purpose. As a consequence, the Chief Executive has previously exercised his emergency delegated powers to approve the acquisition in order not to lose the opportunity.
- 2.4 However, as the Council can anticipate that further such purchases are likely to be made, it is appropriate to put in place more considered and appropriate delegated authority to allow the Head of Housing to authorise acquisitions where the property will be used as housing, is assessed as representing good value for money and will be funded using RTB receipts. The process described in paragraph 2.3 above will be followed in each case.

3 Conclusion

- 3.1 The Board is requested to delegate its authority to acquire properties for use as housing to the Head of Housing in circumstances where the property is assessed as representing good value for money and the purchase is funded using RTB receipts.

Financial Services comments:	Contained in the report.
Legal Services comments:	Contained in the report.
Crime and Disorder:	None
Equality and Diversity:	None
EIA:	N/A
Service Improvement Plan implications:	Improve quality and amount of housing available.
Corporate Plan:	Improve quality and amount of housing available.
Risk Assessment:	Low
Background papers:	None
Appendices/Enclosures:	None
Report author/ Lead Officer:	Hilary Hudson, Solicitor