

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

COUNCIL – 16 SEPTEMBER 2014

Title of report	ADDITIONAL COSTS OF THE DECENT HOMES IMPROVEMENT PROGRAMME 2014/15 AND UPDATED HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN
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Purpose of report	To consider Cabinets recommendation to Council for the approval of an amended HRA Budget, Housing Capital Programme, and Treasury Management Strategy Statement for 2014/15, in response to changes in the number of non decent properties eligible for Homes and Communities Agency (HCA) grant funding, and the identification of additional non decent properties requiring improvement works.
Reason for Decision	To ensure that Council has adequate financial resources to deliver the required programme of improvement works to Council tenants homes.
Council Priorities	Value for Money Homes and Communities
Implications: Financial/Staff Link to relevant CAT Risk Management	<p>Financial implications detailed in the report.</p> <p>Not applicable</p> <p>Making adequate budget provision to complete this work will allow the Council to achieve the objectives for the improvement programme as set out in the Housing Business Plan.</p>

Equalities Impact Screening	No impact identified
Human Rights	None identified
Transformational Government	Not applicable
Comments of Head of Paid Service	The report is satisfactory
Comments of Section 151 Officer	The report is satisfactory
Comments of Deputy Monitoring Officer	On the advice of external solicitors, the report is satisfactory
Consultees	Housing Revenue Account Business Plan Project Board
Background papers	None
Recommendations	<p>THAT COUNCIL -</p> <ol style="list-style-type: none"> 1. NOTES THE REDUCTION IN GRANT ELIGIBLE PROPERTIES AND THE ADDITIONAL NON DECENT HOMES IDENTIFIED AS PART OF THE 2014/15 DECENT HOMES PROGRAMME OF IMPROVEMENTS, AS DETAILED IN THE REPORT TO CABINET ATTACHED AS APPENDIX 1, AND THE IMPACT ON THE HRA BUSINESS PLAN AS EXPLAINED IN THE REPORT AT APPENDIX 2. 2. CONSIDERS THE REPORTS TO CABINET AND THE ASSOCIATED RECOMMENDATION FROM CABINET (INCLUDED IN SECTION 1.5 OF THIS REPORT) IN RELATION TO FUNDING THE REQUIRED WORKS AND APPROVES THE REVISED 2014/15 HOUSING CAPITAL PROGRAMME AND HRA BUDGET AS DETAILED IN APPENDIX 4 AND 5 OF THIS REPORT TO FUND THIS INCREASE IN COSTS, AND THE AMENDED PRUDENTIAL INDICATORS DETAILED IN APPENDIX 6.

1.0 REPORT

- 1.1 Council considered and approved the recommendations of a report on 4 March 2014 entitled "Additional Costs of the Decent Homes Improvement Programme 2014/15", and adopted a revised Housing Revenue Account (HRA) and Capital Programme budget for 2014/15 as well as revised prudential indicators. As part of this report

reference was made to the need to consider funding a number of additional non decent homes which had been identified as a result of stock condition surveys completed in preparation for the 2014/15 improvement programme.

- 1.2 In addition, the analysis of stock condition surveys has also identified that a number of non decent properties would not qualify for HCA decent homes backlog funding grant, when our initial assessment had indicated they would, requiring a further amendment to the budget if the works were to be completed.
- 1.3 These issues were considered by the Policy Development Group (PDG) on 16 July 2014 and the draft minutes of the meeting are incorporated into the report at Appendix 1.
- 1.4 The reports attached as Appendix 1 and 2 were considered by Cabinet on 29 July 2014 and the decision of Cabinet was to recommend the amended HRA and Capital budgets and revised prudential indicators to Full Council as detailed in the draft minutes of the meeting, attached as Appendix 3. The draft decision of Cabinet was as follows –

1.5

RESOLVED THAT:

Cabinet –

- 1. Notes the reduction in the number of grant eligible properties and the consequent reduction in backlog funding grant as detailed in section 4.0 of this report, and the projected additional cost of making all identified non decent homes meet the decent homes standard by March 2015.**
- 2. Considers the outcome of the Policy Development Group's consideration of this matter at their meeting on 16 July 2014.**
- 3. Recommends to Council the revised 2014/15 Housing Capital Programme and HRA budget as detailed in appendix a and b of this report to fund the completion of all the required work, and the amended prudential indicators detailed in appendix c as a departure from the current budget.**

- 1.6 Council is invited to consider the recommendation from Cabinet on 29 July 2014 as detailed in Appendix 3, with the revised HRA Budget, and Housing Capital Programme 2014/15, and revised prudential indicators attached as Appendix 4, 5, and 6 respectively for ease of reference. Members will note this duplicates the information incorporated at Appendix 1, and this is deliberate for ease of reference.