

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – 10 FEBRUARY 2015 (report as amended)

Title of Report	CAPITAL PROGRAMMES – GENERAL FUND, COALVILLE SPECIAL EXPENSES AND HOUSING REVENUE ACCOUNT (H.R.A). PROJECTED OUTTURN 2014/15 AND PROGRAMMES 2015/16 TO 2019/20
Key Decision	a) Financial Yes b) Community Yes
Contacts	<p>Councillor Nick Rushton 01530 412059 nicholas.rushton@nwleicestershire.gov.uk</p> <p>Chief Executive 01530 454500 christine.fisher@nwleicestershire.gov.uk</p> <p>Head of Finance 01530 454520 ray.bowmer@nwleicestershire.gov.uk</p> <p>Financial Planning Manager 01530 454707 pritesh.padaniya@nwleicestershire.gov.uk</p>
Purpose of Report	<p>To advise Members of the likely Capital Outturn and the relevant financing for 2014/15 for the General Fund, Coalville Special Expenses and the H.R.A.</p> <p>To seek approval to the General Fund, Coalville Special Expenses and H.R.A Capital Programmes for 2015/16 to 2019/20 and associated funding</p> <p>To advise Cabinet of the proposed procurement routes for schemes over £100k and seek delegated authority to award contracts as appropriate.</p>
Reason for Decision	To enable projects to be included in the Programmes and proceed.
Council Priorities	The projects in the Capital Programmes help the Council achieve all its priorities.

Implications	
Financial / Staff	As contained in the report.
Links to relevant CAT	The Capital programmes are potentially relevant to all Corporate Action Teams (CATs).
Risk Management	The Capital Programmes are monitored at project level to ensure they are delivered on time and within budget.
Equalities Impact Screening	No impact at this stage.
Human Rights	None identified.
Transformational Government	The Programmes attached are integral to delivering better services.
Comments of Head of Paid Service	Report is satisfactory
Comments of Deputy Section 151 Officer	As author the report is satisfactory.
Comments of Monitoring Officer	Report is satisfactory
Consultees	Policy Development Group, CLT and budget holders. Leicestershire, Northamptonshire and Rutland Federation of Small Businesses.
Background Papers	None.
Recommendations	<p>A. THAT THE ESTIMATED GENERAL FUND, COALVILLE SPECIAL EXPENSES AND H.R.A. CAPITAL OUTTURN FOR 2014/15 AND PLANNED FINANCING BE NOTED.</p> <p>B. THAT COUNCIL BE RECOMMENDED TO APPROVE EXPENDITURE IN 2015/16 AS PER:</p> <ul style="list-style-type: none"> • APPENDIX “A” GENERAL FUND AND SPECIAL EXPENSES CAPITAL SCHEMES • APPENDIX “B” FOR HRA CAPITAL SCHEMES

	<p>AND IN 2016/17 THESE SCHEMES ONLY:</p> <ul style="list-style-type: none"> • £984,000 FOR THE VEHICLE REPLACEMENT PROGRAMME, AS DETAILED IN PARAGRAPH 3.4. <p>C. THAT CABINET NOTES THE PROPOSED PROCUREMENT ROUTES AND DELEGATES THE AUTHORITY TO AWARD THE CONTRACTS, AND ANY ASSOCIATED AGREEMENTS IN FURTHERANCE OF THE PROJECTS, AS DETAILED IN SECTION 7 (PROCUREMENT ROUTES) OF THIS REPORT.</p>
--	---

1.0 INTRODUCTION

- 1.1 Appendix “A” shows the proposed General Fund and Special Expenses Capital Programme for 2015/16 to 2019/20.
- 1.2 Appendix “B” shows the H.R.A. proposed Capital Programme for 2015/16 to 2019/20.
- 1.3 The Appendices also present the estimated outturn for the current year for approval.

2.0 ESTIMATED OUTTURN 2014/15

- 2.1 The projected outturn for 2014/15 on General Fund schemes totals £2,284,500. This is a planned decrease of £9,500 on the original budget for the year of £2,294,000.
- 2.2 This managed decrease is caused by the following:

Schemes carried forward from 2013/14	£	£
User Work Station Replacement	47,000	
Improving Customer Experience (ICE)	60,000	
Waste Management System,	56,000	
SAN and Virtual Replacement	4,000	
Car Park(Retention Element)	1,000	
Disabled Facilities Grant	152,500	
Total		320,500
Additional Approved Schemes 2014/15		
Coalville Market Phase 2	127,000	
Additional Disabled Facilities Grant	17,000	
Total		144,000
Planned Reductions 2014/15		
Coalville Market Phase 2	(117,000)	
Disabled Facilities Grant – Slippage into 2015/16	(175,000)	
Whitwick Business Centre – Central Heating System - Under Spending	(50,000)	
Caravan Site – Appleby Magna, Fire Risk Scheme – slippage	(100,000)	

into 2015/16		
Council Offices Extension Car Park	(32,000)	
Total		<u>(474,000)</u> (9,500)

The planned financing of the General Fund expenditure totalling £2,284,500 in 2014/15 is as follows:

	£
Disabled Facilities Grant and PCT Monies Carried Forward	283,500
Revenue Contributions to Capital	149,000
Value for Money Reserve	354,000
Other Reserves	305,000
Leasing/Internal Borrowing	<u>1,193,000</u>
Total	<u>2,284,500</u>

2.3 There were sufficient funds identified prior to this capital spend being committed.

2.4 The carried forward schemes shown in paragraph 2.2 above represents expenditure which was originally expected and budgeted for in 2013/14 but which has fallen in 2014/15 and for which the budgeted financing has also been carried forward.

3.0 GENERAL FUND CAPITAL PROGRAMME 2015/16 TO 2019/20 – INDIVIDUAL SCHEMES

3.1 The programme for 2015/16 to 2019/20 detailed in Appendix A provides for a continuation of the current Disabled Facilities Grants Scheme and the Vehicle Replacement Programme. The following new schemes are included in the programmes for approval to commence in 2015/16:

3.1.1 User Workstation Monitor Replacements (£7,000)

The current monitors are between three and five years old and will need replacing as the fluorescent backlighting fails. Use of new LED lighting is more cost efficient and will reduce running costs.

3.1.2 Helpdesk Software Upgrade (£12,000)

The current LAN desk software is out of support and an improved call logging system is required in response to feedback from satisfaction survey. We will also save £6000 per annum in support charges from the old software.

3.1.3 Server and Storage additional capacity (£29,000)

The current servers are around six years old and will soon become out of support. Additional storage capacity will allow remaining business critical servers (such as OPENhousing and IDOX) to be migrated to updated hardware prior to a move to cloud based solution.

3.1.4 Replacement Telephone System (£70,000)

The Council currently uses two main telephone systems. One system is based on current technology and owned by the Council, with critical equipment located on various sites to provide continuity of service in the event of a critical power or telephone line failure. This system is used by Customer Services and Leisure. The other system, which is used by the majority of officers at the main council offices, is based on old technology and owned and managed by the provider. Adding sufficient capacity to the newer Customer Services / Leisure system to create a single telephone system to support all officers, and cancelling the existing contract, will save the Council approximately £40,000 per annum as well as providing a better service to customers and officers. Capital funding of £70,000 is requested to realise these savings and support these improvements

3.1.5 Improving Customer Experience Project (£172,000)

This project is the continuation and build up of prior year programme. This will include further development of the website and the introduction of smart 'phone apps in order to extend the range of customer contact options. The programme will also include targeted initiatives to engage staff through the use of technology, and to better understand and manage direct to service customer contact. A second phase of Planning For the Future (PFF) projects will include systems improvements to allow management information to be collected in a timelier and less costly manner

3.1.6 Belvoir Shopping Centre, Access Road Improvement Scheme (£12,000)

The existing main service road into the Belvoir Shopping Centre and the Market Hall (accessed off High Street) was resurfaced in 2010. The underlying concrete road construction gives rise to the development of cracks in the road surface at joint positions. These will need managing in order to seal the surface and maximise the life of the road surface. Sections of the adjacent footways also require improvement to maintain them in an acceptable condition and improve the general appearance of this area in keeping with other recent improvements at this site.

3.1.7 Silver Street Whitwick/Hermitage Leisure Centre Car Park (£50,000)

This heavily used car park has been subject to significant patching and repairs over the past few years to prolong its life expectancy but this is no longer efficient for the Council. The works will resurface the original large public car parking area situated immediately off Silver Street, which not only serves the leisure centre but also local residents.

3.1.8 Hood Park Leisure Centre – Outdoor Pool Removal of Asbestos and replacement roofing (£17,000)

This was identified by William Saunders Partnership (WSP) when they undertook condition survey in 2010. These works are necessary to ensure the existing roofing panels do not deteriorate to a point whereby they present a risk to staff or the public. The panels are located over the outdoor changing cubicles, staff control and plant room areas.

3.1.9 Hermitage Leisure Centre - External Roof Flashing (£12,000)

This has been identified through our in house annual condition survey in 2013. These works are necessary to ensure water ingress does not penetrate the building surrounding the roof area and create unnecessary damage to the building infrastructure. Over time the flashing has deteriorated and is now required to be replaced.

3.1.10 Hood Park Leisure Centre Health & Wellbeing Centre (£400,000)

The last major facility improvement to Hood Park Leisure Centre was completed in 2001 with the addition of an indoor swimming pool, fitness studio, squash courts and ancillary facilities. Since this time demand for health and fitness facilities has increased and housing developments in the Ashby area have been approved and built. Through the planning process S106 requests were made for leisure and recreation facilities to ensure that the leisure centre could continue to provide adequately for the health and fitness needs of residents. The Council has to date received just over £390,000 from developments in order to develop a Health & Wellbeing Centre at Hood Park Leisure Centre.

The development will include a new fitness suite with equipment tailored for targeted groups including the elderly, people with disabilities, GP referrals and young children. The equipment will also be suitable for those who are starting out for the first time in a gym environment. By developing this facility it will free up capacity in the existing fitness suite which is experiencing significant demand at peak times. This was reinforced through the Wigan Leisure Trust commissioned Latent Demand report which highlighted that if the centre had increased fitness facilities it would increase its usage and membership base.

The proposed facility area to be converted into the Health & Wellbeing Centre is the existing male and female dry side changing rooms. These changing rooms are part of the original building dating back to the 1970's. They were built to service the sport hall usage but the 2001 development has added further 1st floor changing room capacity and squash change capacity which it is felt could accommodate displaced usage.

The District Council has also been in discussion with Leicestershire Partnership Trust (NHS) who wish to relocate some of its services from the closure of Ashby Hospital to the Leisure Centre such as physiotherapy. The District Council feels that this would be beneficial to residents and present a pathway from rehabilitation into on-going physical activity in a one stop shop health environment. Therefore, it is proposed that the Health & Wellbeing Centre will include a number of consultation/appointment rooms for NHS use. The NHS have indicated they will pay for the relevant capital works and enter into a lease arrangement with revenue contributions for their spatial requirements.

3.1.11 Market Hall Wall (£30,000)

The wall separating the access to and exit from the market hall car parks has deteriorated over time to the point whereby the wall needs replacement. It is envisaged the works will see the lower portion of the wall (which acts as an earth retaining structure) replaced with a suitable earth retaining structure, and the upper portion replaced by a suitable metal balustrade in order to design out a potential hazard by enabling through visibility and improving visibility at the nearby pedestrian crossing point

for both drivers and pedestrians. Although the land is owned by the precinct owners the responsibility for on-going maintenance lies with the District Council through its lease agreement. This project is complex due to the location, the high volume of pedestrian and vehicle movements and as such will require consents and a licence agreement with the owners. The first phase will be to appoint a structural engineer from the indicative budget project budget of £30,000 to provide a costed design scheme.

3.1.12 Council Offices – Rear Extension Car Park (£20,000)

This car park is due for resurfacing due to increasing damage from surrounding tree roots and its age.

3.1.13 Waste Services HGV's (approx £468,000)

The existing Heavy Goods waste vehicles, including one mechanical sweeper and two waste collection vehicles, are to be replaced as part of the annual vehicle replacement programme to ensure reliability of waste and street cleansing service delivery.

3.1.14 Cars/vans (approx £117,000)

Six light vans are to be replaced across the fleet for 2015/16 as part of the annual vehicle replacement programme. These include three pick up vans for the Grounds Maintenance Team, and three transit vans for the Waste Services Team which are essential for service delivery and to control maintenance costs of increased repairs to ageing vehicles.

3.1.15 Plant/Equipment (approx £176,000)

This includes replacement of the Grounds Maintenance Team tractor as part of the annual fleet replacement programme and is essential for horticultural works. Additionally, a new tractor is required for the loading of refuse waste at Linden Way depot.

3.1.16 Acquisition of Key Sites (£400,000)

Purchase of land or properties so that they are unlocked for the provision of affordable housing.

3.2 With regard to the Fleet Replacement Programme, each year a number of vehicles either come to the end of their lease period or their lease extensions are reviewed. Each vehicle is reviewed based on its age, condition, mileage, potential risk of major repairs (due to being out of warranty) and a decision is made whether to extend the lease or replace the vehicle.

3.3 These decisions are made in the previous year in order to allow a suitable lead-in period from order to delivery in April, particularly for large items such as refuse vehicles. Many of these vehicles are built to order and these orders have to be placed before October for delivery the following April. Therefore, although they are actually acquired in April a commitment has to be made in the previous year.

3.4 In order to progress with the 2016/17 purchases approval is sought for the following vehicles:

	£
Refuse Kerbsider (End of Lease)	172,000
Refuse (2x refuse vehicles. End of Lease and End of Life)	350,000
Market Vehicles/Cars (End of Life)	15,000
Vans - Small (4x End of Lease)	60,000
Vans - Medium (2x End of Lease)	32,000
Vans - Pickup (End of Life)	25,000
Bin Lifter (New for refuse vehicle)	20,000
Tractor Plant (End of Life Baler, loading shovel and Tractor)	250,000
Mowing Machines (2x End of Lease)	60,000
Total	984,000

3.5 The General Fund Capital Programme (2015/16) will be funded by:

	£
S106/Grants	400,000
Internal Borrowing	1,050,000
Reserves	361,000
Revenue Contribution	549,000
Disabled Facilities Grants	<u>237,000</u>
Total	2,597,000

4.0 COALVILLE SPECIAL EXPENSES – ESTIMATED OUTTURN AND INDIVIDUAL SCHEMES

4.1 The projected out turn for Coalville Special Expenses is £216,000. This is £14,000 more than the approved budget of £202,000. This is mainly due to slippage from 2013/14 year on the following projects

	£
Coalville Park Improvements	1,000
Melrose Road Play Hub	2,000
Broomleys Allotments	1,000
Urban Forest Park – Play equipment	9,000
Owen Street – Floodlights	<u>1,000</u>
Total	<u>14,000</u>

4.2 There are no new schemes agreed at present for 2015/16.

5.0 H.R.A. CAPITAL PROGRAMME 2015/16 - 2019/20 – INDIVIDUAL SCHEMES

5.1 The HRA Capital programme (Appendix “B”) covers in detail the capital schemes for the period 2015/16 to 2019/20.

5.2 Planned spend in 2015/16 and onwards mainly consists of

5.2.1 Decent Homes Improvement Programme (DHIP)

The Decent Homes standard was introduced by the last Government to drive up the quality of social housing across the country. The standard sets a range of indicators for different elements of tenants' homes. North West Leicestershire previously had the highest national level of predicted Non Decency on this assessment at 70%.

Government had set aside £2.1bn, out of which £0.6bn was ring fenced to new Stock Transfer gap funding and the remaining £1.5bn was available for councils, with over 10% of their stock non decent, to bid for. The Council bid was successful and it received £3.7m for 2012/13, with further funding of £8.5m for years 2013/14 and £7.55m for 2014/15. The latter was the last year of grant funding from the Government, and there will be no further grants in the foreseeable future.

The Council will therefore continue to invest in the Decent Homes Investment Programme to maintain the level of decency across the Housing Stock.

The Decent Homes Improvement Programme for 2015/16 will invest £5.29 million in improving tenants' homes.

5.2.2 Housing Planned Investment Programme (HPIP)

In addition to delivering the Decent Homes Improvement Programme, there are a wide range of other investments required to maintain and enhance the housing stock and associated services and assets, which are outside the Governments definition of Decent Homes works. This part of the housing capital programme is funded by the annual transfer of a Major Repairs Allowance from the Housing Revenue Account.

6.0 CAPITAL RESOURCES

6.1 The resources estimated to be needed to finance the General Fund programme 2015/16 to 2019/20 total £6,451,250 as follows:

	£
2015/16	2,597,000
2016/17	1,536,750
2017/18	1,282,500
2018/19	984,000
2019/20	<u>51,000</u>
Total	<u>6,451,250</u>

6.2 Details of the planned funding of the programmes are included in Appendix A. Funding is in place in 2015/16 for the Disabled Facilities Grants Scheme (£560,000) consisting of £237,000 Disabled Facilities Grants, £174,000 of reserves and £149,000 of Revenue Contribution. There is also £443,000 Section 106 funding. The remaining schemes can be funded through either leasing or borrowing depending on value for money and provision has been made in the 2015/16 Revenue Budget.

6.3 The following resources are estimated to be available for financing the Housing Revenue Account Programme. A surplus of £997,000 can be carried forward to 2015/16.

	£
Major Repairs Reserve Balance at 1 st April 2014	1,996,000
Available Capital Receipts at 1 st April 2014	2,539,000
RCCO	2,922,000
Major Repairs Allowance 2014/15	3,978,000
Decent Homes Funding 2014/15	<u>7,377,000</u>
Resource available to Finance 2014/15 Capital expenditure	18,812,000
Less:	
Used to finance HRA Capital Expenditure in 2014/15	<u>17,656,000</u>
Resource available at 1 st April 2015	1,156,000
Contribution to Major Repairs Reserve 2015/16	3,991,000
Revenue Contribution in 2015/16	2,610,000
Retained Right to Buy Receipts	667,000
S106 Commuted Funds	559,000
Capital Receipts/Allowance	<u>122,000</u>
Resource available to Finance 2015/16 Capital Expenditure	<u>9,105,000</u>
Less:	
Used to Finance HRA Capital Expenditure in 2015/16	<u>9,105,000</u>
	0
Resource Available at 1 st April 2016	0

7.0 PROCUREMENT ROUTES

- 7.1 Where the authority is required to enter into a contract which has a value of £100,000 or more, Cabinet authority is sought prior to award of the contract. As Cabinet is considering the budgetary implications of the Capital Programmes, it is efficient for Cabinet to consider the award of subsequent high-value contracts at the same time. Cabinet is also asked to address a request for a waiver to the Contract Procedure Rules (CPR) for a particular selection of contract opportunities. Each will be considered in turn.
- 7.2 Although the procurement processes may be commenced sooner, the contract award will not take place before Council has approved the budget for the Capital Programmes. The authority's procurement documentation gives it a right not to award a contract, should Council not approve the budget.
- 7.3 Hood Park Leisure Centre – Health & Wellbeing Centre
- 7.3.1 The Health & Wellbeing Centre development will include the conversion of existing sports hall changing rooms into a new fitness suite with equipment tailored for targeted groups including the elderly, people with disabilities, GP referrals and young children. The Health & Wellbeing centre will also include a number of consultation/appointment rooms in partnership with Leicestershire Partnership Trust NHS, toilets and associated storage facilities.
- 7.3.2 In order to deliver this project in the most efficient way it is intended that the Council will be responsible for the procurement and management of the whole project i.e. the Council's Fitness facility area and the NHS consultation/appointment room area. This will involve agreeing a specification of works for the NHS requirements, a specification of

works for the Council's requirements and agreeing appropriate cost allocations. By undertaking the works simultaneously and through one contractor it will ensure best value for both parties.

7.3.3 As the project involves a mixture of goods and services with the Council's costs up to £400,000 (the NHS costs are still to be developed and as such the total project cost is yet to be finalised) it is envisaged to be delivered through two procurement processes. It is envisaged the building works and purchases of services will be procured through a relevant public sector framework. The Health & Wellbeing project will be underpinned by a number of formal contractual agreements with the NHS which will govern and regulate the development, the relationship with the Council and the new facilities on-going use.

7.3.4 The total project is expected to be a Band E contract under rule 2.2 of the Contract Procedure Rules (CPR). This report seeks delegated approval for the Director of Services, following consideration by Corporate Leadership Team of the full business case, in consultation with the Portfolio Holder, to progress this partnership project, agree Heads of Terms, agree capital and revenue arrangements with Leicestershire Partnership Trust NHS and enter into all necessary leases, contracts and agreements to facilitate this

7.4 Waste Services, Vans, Cars, Plant and Equipment

As part of the Fleet, Plant and Equipment Replacement Programme, replacements will need to be made to some of the Council's vehicles, equipment and plant. These have previously been purchased through an ESPO framework (in compliance with CPR 2.2.3), whereby ESPO undertake a mini-competition on behalf of the Council, to ensure that the price represents value for money. In addition there is a CCS framework for vehicles and so officers would select the most appropriate public sector framework for each item, considering which offers value for money for the Council at the time of procurement.

Cabinet is asked to delegate award of the subsequent contracts for vehicles, equipment and plant to the Director of Services in consultation with the Portfolio Holder.

7.5 Car Park Resurfacing

The Council will need to resurface three car parks/roads in the 2015-2016 financial year. Silver Street Whitwick car park, Council Offices Extension car park and the Market Hall driveway.

Where we are purchasing similar goods, works or services, we are under an obligation to aggregate the value so as to ensure, where that value is above the thresholds (for services contracts, the threshold is £172,514), the opportunity is advertised to potential European bidders. The aggregate value of these contract opportunities is £82,000, so below the thresholds which would require the authority to advertise the opportunity in Europe. At this value, it is a Band D contract requiring a formal tender process, pursuant to CPR 5.16.

To assist officers with scheduling the pre-procurement work and on-site delivery of the larger resurfacing schemes before winter, Cabinet is requested to grant a waiver to the CPR so the contract opportunities can be disaggregated. Each contract would then be

procured in accordance with CPR, according to its own value. This would bring two into Band B (Small) Contracts and one into Band C (Medium) Contract, all requiring three written quotations be sought and opening up the opportunities in the first instance to suitable businesses registered on the Buy Local portal.

Pursuant to CPR 3.2, Cabinet is asked to grant a waiver to CPR 5.16 so that each of the three resurfacing programmes can be treated as individual contract opportunities and procured in accordance with the CPR relevant to their particular value. Cabinet is asked to delegate award of the subsequent contracts to the Director of Services in consultation with the Portfolio Holder.

8.0 CONSULTATION

- 8.1 The Cabinet's draft Capital Programmes were presented to the Policy Development Group at its meeting on 7 January 2015. Consultation with the business community was by letter through the Leicestershire, Northamptonshire and Rutland Federation of Small Businesses. The comments of Policy Development Group are included in the minutes attached at Appendix C.

DRAFT GENERAL FUND CAPITAL PROGRAMME 2015/16 to 2019/20

SCHEME	FUNDING														
	2014/15	2014/15	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	GRANTS/	DF	OTHER	RESERVES	REVENUE	LEASING	SALIX
	ORIGINAL	Actual @	FORECAST						S106	GRANTS	RESERVES	ASSET		OR	LOAN
	BUDGET	Period 9	(Inc c/f & slippage)						CONTRIB			PROT FUND		BORROWING	
£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
CHIEF EXEC DIRECTORATE															
Network Upgrade	100,000		100,000												100,000
SAN and Virtual server replacement	-	-	4,000												4,000
User Work Station Replacement	-	47,000	47,000												47,000
Improving Customer Experience Project (ICE)	-	60,000	60,000								25,000				35,000
Waste Management System (ICE)	-	56,000	56,000									56,000			
Replacment Back up and Disaster Recovery Solution	37,000	37,000	37,000												37,000
User workstation monitor replacements				7000	7000	7000									21,000
Helpdesk software upgrade				12000											12,000
Server and storage additional capacity				29000											29,000
Replacement telephone system				70000							70,000				
DIRECTOR OF SERVICES															
Acquisition of Sites				400,000									400,000		
Disabled Facility Grants	546,300	367,000	542,000	560,000	386,000	386,000			952,000		326,000		596,000		
Waste Services	390,000	224,000	390,000	468,000	542,000	672,000	575,000	-	-	-	-	-	-	2,647,000	
Cars/vans	170,000	170,000	170,000	117,000	132,000	130,000	235,000	15,000	-	-	-	-	-	799,000	
Plant / Equipment	85,000	67,000	85,000	176,000	310,000	-	140,000	-	-	-	-	-	-	711,000	
Council Offices Extnsn car park c/ville, Resurfacing	32,000	-	-	20,000	-	-	-							20,000	
Market Hall CP, C/Ville - Resurfacing	64,500	64,500	64,500	-	-	-	-							64,500	
South Street Car park, Ashby - Resurfacing	22,500	-	22,500	-	-	-	-							22,500	
Hermitage Rec Grounds AWP Area Access, Whitwick - resurfacing	11,500	-	11,500	-	-	-	-							11,500	
North Street, Ashby: Resurfacing.				-										-	
Hermitage Leisure Centre Car Park - Resurfacing (section of).							15,000							15,000	
Hermitage Recreation Grounds, Whitwick, All Weather Play Area Car Park				-	2,500	-	-							2,500	
Belvoir Shopping Centre, Main Service Road, Coalville - Maintenance.				12,000										12,000	
Silver Street Car Park, Whitwick - Resurfacing.				50,000										50,000	
Hood Park Leisure Centre Car Park, Ashby - Resurfacing (section of).					15,000									15,000	
North Service Road Car Park, Coalville - Maintenance & Improvements.					32,250									32,250	
Bridge Road Car Park, Coalville - Resurface main through route.							21,500							21,500	
Materials Separating Technology - Linden way Depot	190,000	73,000	190,000	-	-	-	-					190,000		-	
Whitwick Business Centre - Central Heating System	150,000	80,000	100,000								100,000				
Coalville Market Upgrade	168,000	167,000	168,000						43,000		53,000	72,000			
Coalville Market Upgrade -Phase 2			10,000	117,000							127,000				
Market Hall Wall				30,000										30,000	
Caravan Site - Appleby Magna, Fire Risk Scheme	175,000	-	75,000	100,000										175,000	
Replace asbestos roof on outdoor pool change at Hood Park LC				17,000										17,000	
Replace external flashing at Hermitage LC				12,000										12,000	
Coalville Park - Reconfigure depot, replace building					80,000									80,000	
Upgrade Hood Park LC outdoor pool electrics					20,000									20,000	
Replace Hood Park LC outdoor learner pool boiler and pipework					10,000									10,000	
Replace Hood Park and Hermitage LC gym air con							28,000							28,000	
RegROUT Hermitage LC swimming pool tiles							23,000							23,000	
Replace hot water system pipework, heat emitters & cold water storage tank at Hermitage LC							18,000							18,000	
New Sportshall floor at Hermitage LC							16,000							16,000	
Replace suspended ceiling in Hermitage LC main pool hall														30,000	
Replacement of outdoor pool filter media at Hood Park LC														6,000	
Wellbeing Centre at Hood Park LC				400,000					400,000						
Hermitage Recreation Ground - AstroTurf Replacement	140,000	137,000	140,000											140,000	
Hood Park Leisure Centre Fire Alarm Upgrade	12,000	12,000	12,000											12,000	
	2,293,800	1,561,500	2,284,500	2,597,000	1,536,750	1,282,500	984,000	51,000	1,395,000	-	701,000	318,000	996,000	5,325,750	-

DRAFT GENERAL FUND CAPITAL PROGRAMME 2015/16 to 2019/20

SCHEME	2014/15	2014/15	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	GRANTS/ S106 CONTRIB	DF GRANTS	OTHER RESERVES	RESERVES ASSET PROT FUND	REVENUE	LEASING OR BORROWING	SALIX LOAN
	ORIGINAL	Actual @ Period 9	FORECAST (Inc c/f & slippage)												
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
COALVILLE SPECIAL EXPENSES															
Coalville Park Improvements	-	1,000	1,000						1,000						
Melrose Road Play Hub	-	2,000	2,000									2,000			
Cropston Drive BMX Track	42,047	33,000	42,000						25,000		10,000	7,000			
Broomleys Allotments	-	1,000	1,000									1,000			
Thringstone Miners Social Centre	5,000		5,000									5,000			
Urban Forest Park - Play equipment	-		9,000						9,000						
Urban Forest Park-Footway and drainage improvements	30,000		30,000						30,000						
Scotland Recreation Ground	10,000	10,000	10,000									10,000			
Owen Street -Floodlights	-		1,000									1,000			
Owen Street - Changing Rooms	115,000		115,000						30,000			85,000			
TOTAL SPECIAL FUND	202,047	47,000	216,000	-	-	-	-	-	95,000	-	10,000	111,000	-	-	-

Actuals rounded to £'000's

C/F and slippage where known at Period 06, has been included into figures

Forecasts largely based on budget

APPENDIX B
2014/15 TO 2019/20 HOUSING CAPITAL PROGRAMME

	2014/15 Forecast Outturn (Q3)	2015/16	2016/17	2017/18	2018/19	2019/20
2010/12 Programme						
2012-17 DHIP Programme						
Year 1 programme slippage (including Major Aids & Adaptations completed under DHIP)						
Year 2 Programme Slippage	418,000					
HCA Funded Properties (90% of pre 2012 failures)	7,376,622		-	-	-	-
NWLDC Funded Properties (10% + post 2012 failures)	6,039,211	4,281,900	4,582,700	4,677,400	4,866,100	4,968,100
Decent Homes Refusals/Deferrals Provision		222,000	222,000	221,350		
Major Aids & Adaptations completed under DHIP	-					
Enabling Works Provision	415,000					
Enabling Works for Decants	-					
Asbestos Handling	450,000					
Year 3 and 4 Scoping Surveys	-					
DH Works in Voids and Tenanted Properties	850,000	850,000	850,000	850,000	850,000	850,000
2012-17 HPIP Programme						
2013/14 Slippage	91,000					
Hard Wired Smoke Detectors		47,000	47,000	47,000	47,000	47,000
Fire Risk Assessment Remedial Works	17,000	40,000	40,000	40,000	40,000	40,000
Lift Replacement	300,000					
Fire Alarm / Emergency Lighting	194,000					
Defective floor slabs (red ash floors)/Damp proofing (loughborough rd and other identified in year)	178,000	210,000	187,500	187,500	187,500	187,500
Fuel swaps (solid fuel to gas supply)	78,000	25,000	25,000	25,000	25,000	25,000
OTHER SCHEMES AND MISCELLANEOUS						
Support for Acquiring Affordable Housing		559,000				
Garage Modernisation	-	100,000	-	-	-	-
Major Aids & Adaptations	380,000	450,000	350,000	350,000	350,000	350,000
Development Site Preparations	-	40,000	-	-	-	-
Insulation Works	-	250,000	-	-	-	-
Green & Decent Installations	140,000	100,000	250,000	250,000	250,000	250,000
Speech Module	-	50,000	50,000	50,000	50,000	50,000
Capital Programme Delivery Costs	698,000	654,000	654,000	654,000	654,000	654,000
Unallocated/Contingency		500,000	500,000	500,000	500,000	500,000
New Build Programme - One for One provision		122,178	27,421			
New Build Programme - NWLDC One for One provision		285,082	63,982			
New Build Programme - NWLDC additional provision		319,000				
HRA Shops	31,000	-				
Capital Allowances						
Programme to be defined						
Total Programme Costs	17,655,833	9,105,160	7,849,603	7,852,250	7,819,600	7,921,600

**2014/15 TO 2019/20 HOUSING CAPITAL PROGRAMME
FUNDING**

	2014/15 Forecast Outturn (Q3)	2015/16	2016/17	2017/18	2018/19	2019/20
A&A Grant						
Usable balances held	3,235,000	1,155,679	-	0	0	0
Retained Right to Buy Receipts (RTB)	203,618	228,344	211,226	208,096	203,349	193,480
RTB receipts - attributable debt	770,859	438,799	275,274	221,677	168,055	114,418
Use of RTB one for one reserve		122,178	27,421	-	-	-
RCCO	2,922,413	2,610,160	3,344,683	3,431,477	3,457,196	3,622,702
Decent Homes Backlog Funding	7,376,622	-	-	-	-	-
Major Repairs Allowance	3,978,000	3,991,000	3,991,000	3,991,000	3,991,000	3,991,000
Asset Disposals (Capital Allowance)	325,000	-	-	-	-	-
S106 Commuted Funds	-	559,000				
Green & Decent Funding						
Total Funding	18,811,512	9,105,160	7,849,604	7,852,250	7,819,600	7,921,600
Cumulative Over / (Under Resource)	1,155,679	-	0	0	0	0

MINUTES of a meeting of the POLICY DEVELOPMENT GROUP held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 7 JANUARY 2015

Present: Councillor J G Coxon (Chairman)

Councillors N Clarke, D Everitt, J Geary, A C Saffell, S Sheahan and M Specht

In Attendance: Councillors

Officers: Mr R Bowmer, Mr D Gill, Mr G Jones and Mr D O'Nyons

18. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors V Richichi and N Smith.

Councillor N J Rushton was also invited to attend however, unfortunately due to County Council Commitments he had to decline.

Councillor S Sheahan commented that it would have been good to have Councillor N J Rushton in attendance, and that nothing had stopped him from appointing a substitute.

19. DECLARATION OF INTERESTS

Councillor J G Coxon declared a non-pecuniary interest in item 5 – Draft Revenue Budget Proposals and Capital Programmes 2015/16 as a Member of Ashby Town Council.

Councillor D Everitt declared a non-pecuniary interest in item 5 – Draft Revenue Budget Proposals and Capital Programmes 2015/16 as a Member of Whitwick Parish Council.

Councillor M Specht declared a non-pecuniary interest in item 5 – Draft Revenue Budget Proposals and Capital Programmes 2015/16 as a Member of Coleorton Parish Council.

Councillor A C Saffell declared a non-pecuniary interest in item 5 – Draft Revenue Budget Proposals and Capital Programmes 2015/16 as a Member of Castle Donington Parish Council.

Councillor S Sheahan declared a non-pecuniary interest in item 5 – Draft Revenue Budget Proposals and Capital Programmes 2015/16 as a Member of Leicestershire County Council.

20. PUBLIC QUESTION AND ANSWER SESSION

There were no questions received.

21. MINUTES

The Deputy Monitoring Officer asked the Chairman to consider a clarification to the minutes. At the last meeting, The Deputy Monitoring Officer advised that the Members for each authority made the appointments in respect of the Leicestershire Revenues and Benefits Partnership; and as such there would be Member involvement.

However, following the Meeting the Deputy Monitoring Officer was advised that appointments in relation to the Revenues and Benefits Partnership had been delegated to the Management Board and that no Members sit on the Management Board.

Chairman's initials

Councillor S Sheahan commented that Partnerships such as the Revenue and Benefits one take democracy further away from the people as it excluded Members.

RESOLVED THAT:

The minutes of the meeting held on 1 October 2014 be approved and signed by the Chairman as a correct record.

22. DRAFT REVENUE BUDGET PROPOSALS AND CAPITAL PROGRAMMES 2015/16

The Head of Finance presented the report to Members, stating that this Item gave the Committee the opportunity to comment on the Councils Revenue Budget proposals for the next financial year and invited Members to make comments that would be minuted and presented to Cabinet on the 10th February 2015 and Council on the 24th February 2015.

The Head of Finance drew attention to the two Appendices of the report and went through each individually. He informed Members that Appendix 1 was a copy of a Report that went before Cabinet on November 2014 which provided details of the Cabinets 2015/16 General Fund Revenue Budget proposals and the savings that had been put in place, to meet the projected budget shortfall.

The Head of Finance informed Members that the report first of all picked up with the Medium Term Financial Strategy 2015/16 – 2018/19 that had been approved by Cabinet which identified a budget shortfall of £365,000 for the ensuing year and an overall shortfall of £1.4 million by the end of the Medium Term Financial Strategy in 2018/19.

Members were informed that an under spending of approximately £800,000 was forecast in 2014/15 from the General Fund, and that the main reason for this was due to an increase in income. In particular from planning fees, Recycling Income and savings incurred from reducing the number of Employees.

It was highlighted, that there were a number of financial uncertainties that the Council was facing. The Head of Finance explained how volatile the Council's income from business rates was.

The Head of Finance explained that the Council used to receive a pre-determined allocation from Central Government, however as a result of recent changes, income was volatile, and that now made it difficult to monitor the budget and prepare the budget going forward. There was much less certainty in determining how much income the Council would receive.

Another area of uncertainty that was highlighted was around the New Homes Bonus Scheme. The Head of Finance stated that there was always a risk that changes could be made to the scheme, or it could be discontinued altogether and consequently there was a risk of around £2 million within the Councils budget planning as a result.

Members were informed that Budget Savings for the next year were going to be achieved by actions that had already been put in place and he provided the Policy Development Group with an update on the following initiatives introduced to meet the projected shortfall of £365,000 for 2015/16:

Reduction in Revenues and Benefits Partnership Contributions:

The Head of Finance informed Members that it had been identified that the Partnership between the three partner Councils would create savings approaching £400,000 a year, which North West Leicestershire District Council would receive a share off.

Chairman's initials

ICT Efficiency Savings:

It was stated that efficiency savings in ICT, mainly around contracts and the renewal of ICT programme Licences were saving money and that the ICT budget had been reduced by £70,000 in 2015-16.

Income from Additional Planning Applications:

Members were informed that income from Planning Applications had increased and that a modest increase in the target raised by Planning Applications from £550,000 to £700,000 was now assumed.

Councillor S Sheahan enquired whether there were any other updates the Head of Finance could provide about the report, given that the report was two months old, and asked how long officers expected Planning Application fees to continue to rise.

The Head of Finance advised that the only significant update was around the actual figure of the New Homes Bonus that was quoted in the report at £1.9 Million; the actual figure was closer to £2.1 Million which represented an additional £200,000 for the Council. In addition, he stated that planning income was quite volatile and difficult to predict. He added that there were a number of major applications reaching their conclusion thus it was expected that income generated by Planning Application fees would fall in the next couple of years.

Councillor S Sheahan asked if having a Local Plan would have an impact on the number of Planning Applications received.

In response, The Deputy Monitoring Officer confirmed that in the absence of a Local Plan, over the past years there have been a lot of speculative developers that have tried their luck, and that the Council has had difficulty in reaching decisions because of the lack of Local Plan Policy. He added that once a Local Plan was in place there would be a possibility that the number of Planning Applications would reduce.

Councillor S Sheahan acknowledged that there had been £150,000 worth of savings in employees. He asked whether officers had identified any areas where service pressures suggested a need for additional spending on employees.

The Head of Finance insisted that the Council was proactive in reacting to pressures on services, and identified a recent example were the Council had recently employed additional staff in the Planning Department to manage the increased workload and to maintain the same level of service. In addition, the Deputy Monitoring Officer informed Members that staffing levels were kept under review of all departments, and that if officers were aware of staffing pressures and where appropriate additional employees are sought.

Councillor S Sheahan commented that it was essential to have the right level of staff and is something that should consistently be reviewed and highlighted to Cabinet when necessary.

Councillor A C Saffell informed Members that he had previously been informed by the Head of Finance that staffing levels at the Council were within 20 or so of the most number of employees the Council had ever employed. He felt that this represented a small reduction especially when cuts from Central Government and reductions at other local authorities were considered. He speculated whether the New Homes Bonus had been brought into the General Fund in order to maintain staff levels, despite the fact the Council was doing less work now than in the past. He asked why the Council were depriving Local Communities of the New Homes bonus to support staff numbers.

In response the Head of Finance informed Members that the £150,000 figure stated within the report was a result of an under spending on staffing largely as a result of vacancies.

He added that the report was not about significant staff reductions. The Deputy Monitoring Officer explained that officers were unable to answer that question.

Councillor N Clarke, queried why the report failed to include or mention Waste Recycling Credits, expressing his opinion that this should have been included as a future uncertainty.

The Head of Finance explained that the current year detailed in the report was not affected by Leicestershire County Council's decision on the Waste Recycling Credits, and informed Members that the issue had been considered in the last Medium Term Financial Strategy Report which contained contingencies for losses of income predicted of up to £300,000.

Councillor S Sheahan concurred with Councillor A C Saffell comments made about the New Homes Bonus, however queried his comments made about staff levels. He stressed his opinion that Planning Applications and Waste Recycling Credits should be run sustainably, stating that the Council's proposal to increase the level of reserves held in the General Fund to compensate for future financial uncertainties was not sustainable, and a different approach should be adopted.

Councillor S Sheahan enquired whether there had been any assessment of claimant impact as a result of the changes made to the Revenues and Benefits Partnership.

The Head of Finance stated that the new structure of the partnership was based on advice received from the Institute of Revenues, Rating and Valuation whom have worked alongside other authorities and partnerships and have recommended different ways of working without any impact on the client. He added that he was not aware of any particular impact analysis that has been conducted, but was confident that one would follow after the implementation of the changes and that adjustments could be made if necessary.

Councillor N Clarke enquired why £500,000 of the Value for Money Reserve had been committed to the creation of a Business Bidding Fund, he stated that he did not object to supporting local businesses, however he was unsure what benefits would result from this decision.

The Head of Finance expressed the importance of Business rates and the need to bring business into the District in order to maintain incomes generated by the Business Rate Base.

Councillor S Sheahan, felt that it was important to ensure that the Business Bidding Fund would provide value for money and suggested that a future scrutiny report/ panel might be best to assess this. In addition, Councillor S Sheahan urged that the Local Plan be fully funded and insisted that the Plan should be seen through to completion.

The Head of Finance Presented Appendix 2 to Members.

He informed Members that the projected outturn for 2014/15 on General Fund schemes totals £2,402,000. He added that this was a planned increase of £108,000 on the original budget for the year of £2,294,000.

Furthermore, the Head of Finance gave a brief update of Individual Schemes currently being undertaken under the General Fund Capital Programme 2015/16 to 2019/20.

Councillor S Sheahan, felt that £984,000 proposed to spend on new vehicles was a lot of money, and enquired what proportion of the Councils Fleet of Vehicles this represented.

The Head of Finance did not have an exact figure to give to Members, but informed Members that he would find out, and report back to Members with the answer. He informed Members that the sum of £984,000 is what the Council usually spends annually on Vehicles, and that the Council tended to buy Vehicles out-right opposed to leasing them as this represented the best value for money.

Councillor A C Saffell enquired why many of these schemes had been included in the General Fund rather than Special Expenses, in particular the decision to spend £400,000 on the Wellbeing Centre at Hood Park Leisure Centre. He stated that residents in Castle Donington did not use this Centre; however they would still be contributing to the improvements.

The Head of Finance advised that the use of Special Expenses funds are only used for expenses that benefit people who live in certain areas, which subsequently excludes other people from benefiting. He stated that the Wellbeing Centre at Hood Park Leisure Centre would be open to everyone and that people from all over the District could travel to use the services there.

In response Councillor A C Saffell insisted that people travel to Castle Donington to specifically use their football pitches, which are fully funded by Castle Donington Parish Council. He suggested that if the District were prepared to fund one Leisure Centre then they should be prepared to fund all of them.

The Deputy Monitoring Officer advised that a decision was taken in the past by Members not to treat the Leisure Facilities in Coalville and Ashby de la Zouch as a special expense because they attract people from across the whole District and it would be unfair to place the burden on the Special Expense of Coalville or the Parish Precept of Ashby Town Council.

Councillor A C Saffell acknowledged the officer's comments however expressed that the situation was unfair. Councillor S Sheahan suggested that Councillor A C Saffell speak with Councillor N J Rushton to see whether the Cabinet had any plans to build a Leisure Centre in the Northern Parishes of the District when funding permits.

Councillor S Sheahan asked whether homes improved under the Decent Homes Programme had seen their value increase and if officers knew by how much.

The Director of Housing assured Members that he was confident that homes that had been improved had increased in market value, given the extensive improvements made, such as new Kitchens and Bathrooms. However he stated that the Council had no intention of disposing of properties that had undergone improvements. He advised Members that the Council was in the process of renewing their Asset Management Strategy and that they could look into the possibility of having the homes valued to assess how much the value of properties had increased.

The Deputy Monitoring Officer informed Members that there was a mechanism incorporated into the Right to Buy Scheme that relates to improvements made to properties in the last ten years that can have an impact on the valuation of properties. He informed Members that if a property that had been improved by the Decent Homes programme, had later been purchased on the Right to Buy Scheme the money spent on improving the property was taken into account when a sale price was calculated.

Councillor M Specht asked whether there was a penalty clause incorporated into the Decent Homes Programme which meant that tenants were prevented from applying for the Right to Buy Scheme for a period of time after improvements had been made.

The Director of Housing informed Members that there were no such period, and as such tenants were able to apply for the Right to Buy Scheme as soon as the Decent Homes

Programme improvements had been made. He also referred to the previous explanation given by the Deputy Monitoring Officer. The Deputy Monitoring Officer added that if a tenant requested to buy a Council property undergoing the Decent Homes Programme then the property would be removed from the programme as a result.

Councillor J Geary enquired if many tenants had taken up the Right to Buy Scheme once homes had been improved.

The Director of Housing explained that a couple of years ago there was a rise in the number of Right to Buys compared to recent years, however at the present the current number was appropriately twelve homes. He stated that the previous increase was most likely a result of Central Government deciding to increase the discounts offered to tenants buying their Council homes. He added that he did not think that the Decent Homes Programme had contributed to the number of take ups of the Right to Buy Scheme.

RESOLVED THAT:

That the Committee provides any comments it may have for consideration by the Cabinet when it meets on 10 February 2015 prior to their recommendations being taken to Council on 24 February 2015.

23. HOUSING REVENUE ACCOUNT (HRA) BUDGET PROPOSALS FOR 2015/16

The Director of Housing presented the report to Members.

He informed Members that the report was an updated version of a report that had been presented to Cabinet on 18 November 2014. He stated that the overall forecast for the current year shows a deficit close to £900,000, largely as a result of unplanned expenditure on the Decent Homes Programme. Members were informed that this deficit was funded from the Housing Revenue Account Reserves, and that the reserves currently stood at £4.37 Million.

In relation to rents, the Director of Housing advised Members that the current government policy (due to expire in March 2015) was to try and achieve rent convergence or target rents nationally for all social housing tenants. The idea being that Council and Housing Association tenants should pay similar rents for similar properties. He advised Members that historically the Council had charged low rents and that currently only 25% of the Council's tenants paid target rent; in contrast most local authorities had 90% of tenants paying the target rent. New government guidelines, effective from April 2015, suggest that rent increases should be limited to the Consumer Price Index plus 1% each year. He advised that for councils like NWLDC, which still had nearly three quarters of its properties at rents considerably below target rent levels, this would have a substantial impact on the future business plan, and income projections would fall significantly. This could potentially have a detrimental impact with limited funding being available to maintain the decency programme and invest in future stock improvements.

Following a review of the current rent plan, alternative rent increase options were developed for consideration for consultation by Cabinet, and it was agreed by Cabinet to approve option C, which would see rents increase by CPI plus 1% plus up to £4 per week until target rent was reached. This would entail NWLDC using its discretion to set its own rent levels and not following the guidelines.

The Director of Housing advised Members if the Council adopted the new government guidelines, then the Council would have to borrow £7.3 million by 2022 to meet repayments on a £13 million loan. By adopting option C the Council would only have a liability of £1.2 million in 2022. It would also mean the Council having an additional £9 million of income over the next 10 years to invest in Housing.

Chairman's signature

Councillor S Sheahan expressed his concerns that the Housing Revenue Account spending was not being kept under control, and cited the £900,000 deficit as an example. He asked officers to explain how they would address the deficit and prevent tenants from having to subsidise overspending on the decent homes programme.

The Director of Housing responded that he was confident spending was under control and highlighted that deficit was a result of some incorrect assumptions about what central government would fund and what the Council would have to fund, and wasn't a case of over spending on the Decent Homes Programme. He advised Members that the Council do monitor the contractors providing Decent Homes Improvements and that a new team manager had recently been appointed to focus on the Decent Homes Programme. He added, that he wanted to see value for money from the Councils contractors and that the actions taken by the Council would help realise that.

Councillor N Clarke sought clarification on why Option C had been chosen opposed to Option A. He stated that the proposed rent increase of 5.4% sounded extremely high considering the well publicised lack of increase in wages and salaries. He stated that being the Councillor for the Ward with the most Council Tenants in the District, it is something that he feels quite strongly about.

The Director of Housing acknowledged that Option C would result in two years of higher increases in rents, however in the longer term rents were lower under option C than Option A. In addition, he stated that under Option A the Council might lose revenue through the Housing Benefit Subsidy Limitation rules. If the Council chose to increase its rents too quickly at too high a level, a portion of the Housing Benefit it received might have to be returned to the Treasury.

In response Councillor N Clarke stated that he felt that the increases in rents tenants were facing were a result of overspending on the Decent Homes Programme and that this should be scrutinised in the ensuing months. He also queried the proposal to re-let all properties at target rent levels, even when tenants with a tenancy prior to April 2008 were transferring to another property, as he felt the higher rent would act as a disincentive for those affected tenants to apply for transfers. The Director of Housing advised that as 94% of properties would be at target rent by April 2016, any such disincentive would only apply for a period of 12 months, so the impact would be limited.

RESOLVED THAT:

That the Committee provides any comments it may have for consideration by the cabinet when it meets on 10 February 2015 prior to their recommendations being taken to Council on 24 February 2015.

24. ITEMS FOR INCLUSION IN THE FUTURE WORK PROGRAMME

Councillor S Sheahan requested that a scrutiny of the Business Bidding Fund be included. However, the Head of Finance stated that there would not be much to scrutinise by the time of next meeting, as he did not expect the Council to have awarded many grants to business by then.

Councillor S Sheahan also suggested that an item on the Community Task and Finish Group should be included.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.14 pm

Chairman's signature