



NOTICE OF MEETING

CABINET MEMBER FOR HOUSING

THURSDAY, 28 JANUARY 2016 AT 5.30 PM

EXECUTIVE MEETING ROOM - THE GUILDHALL

Telephone enquiries to Vicki Plytas, Democratic Services, Tel: 9283 4058
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CABINET MEMBER FOR HOUSING

Councillor Steve Wemyss (Conservative)

Group Spokespersons

Councillor Stuart Potter, UK Independence Party
Councillor Yahiya Chowdhury, Labour
Councillor Matthew Winnington, Liberal Democrat

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: www.portsmouth.gov.uk

Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendations). Email requests are accepted.

AGENDA

- 1 **Apologies for Absence**
- 2 **Declaration of Interests**
- 3 **Council Housing Budget 2016/17 (including rents and service charges)**
(Pages 1 - 22)

The law requires that all income and expenditure relating to Council Housing is accounted for separately in the Housing Revenue Account (HRA). All other

Council income and expenditure is accounted for together in a separate account called the General Fund. This report deals solely with the HRA.

The City Council has delegated the function of setting rents, charges and budgets for Council Housing to the Cabinet Member for Housing. Following extensive consultation with residents and leaseholders this report seeks to deal with all HRA budget issues.

The purpose of the report by the Director of Property & Housing is to seek the Cabinet Member's decisions on Council Housing budgets, rents and other charges and to give authority for managers to incur expenditure in 2016/17.

The report also seeks to:

- Approve the Revised Revenue budgets for 2015/16 and 2016/17 and give authority to the Director of Property and Housing Services & the Director of Finance and Information Services, to amend the budgets to reflect the latest available information prior to finalising budgets for 2016/17.
- Note the forecast Revenue Budgets for 2017/18 to 2019/20 arising from the proposals set out in this report
- Set rents in accordance with Central Government's amended social rent setting policy from 2016/17 until 2019/20.

RECOMMENDATIONS submitted for the approval of the Cabinet Member for Housing:

- (i) All rents and charges to be effective from 1st April 2016 or such other date as determined by the Director of Property and Housing Services in consultation with the Director of Finance and Information Services.**
- (ii) Dwelling rents for 2016/17 to be set as in accordance with Central Government's Social Rent Policy.**
- (iii) General Service charges for 2016/17 to be set at this meeting as set out in this report, with a view to be set to achieve full cost recovery, as summarised in Appendix 5.**
- (iv) Sheltered Housing Service charges for 2016/17 to be set at this meeting as set out in this report, and in accordance with Appendix 6.**
- (v) Laundry charges for 2016/17 to be set at this meeting as set out in this report, and in accordance with Appendix 7.**
- (vi) Heating charges to be set in accordance with Appendix 8.**

(vii) Garages and parking site rents as shown on Appendix 9 be approved and authority to let garages at reduced rents where demand is low be delegated to the Director of Property and Housing Services in consultation with the Director of Finance and Information Services.

(viii) Revenue budgets for 2015/16 and 2016/17 as set out in Appendix 3 be approved and authority given to the Director of Property and Housing Services in consultation with the Director of Finance and Information Services to amend the budgets to reflect the latest available information prior to finalising budgets for 2016/17.

(ix) The relevant Managers be authorised to incur expenditure in 2016/17.

(x) The forecast Revenue Budgets for 2017/18 to 2019/20 as set out in Appendix 3 arising from the proposals contained in this report, be noted.

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Agenda Item 3

Agenda item:

Title of meeting: Cabinet Member for Housing

Date of meeting: 28th January 2016

Subject: COUNCIL HOUSING BUDGET 2016/17

Report by: Director of Property and Housing Services
Director of Finance and Information Services

Wards affected: ALL wards

Key decision: Yes

Full Council decision: No

1. Purpose of report

- 1.1 The law requires that all income and expenditure relating to Council Housing is accounted for separately in the Housing Revenue Account (HRA). All other Council income and expenditure is accounted for together in a separate account called the General Fund. This report deals solely with the HRA.
- 1.2 The City Council has delegated the function of setting rents, charges and budgets for Council Housing to the Cabinet Member for Housing. Following extensive consultation with residents and leaseholders this report seeks to deal with all HRA budget issues.
- 1.3 The purpose of this report is to seek the Cabinet Member's decisions on Council Housing budgets, rents and other charges and to give authority for managers to incur expenditure in 2016/17.
- 1.4 The report also seeks to:
- Approve the Revised Revenue budgets for 2015/16 and 2016/17 and give authority to the Director of Property and Housing Services & the Director of Finance and Information Services, to amend the budgets to reflect the latest available information prior to finalising budgets for 2016/17.
 - Note the forecast Revenue Budgets for 2017/18 to 2019/20 arising from the proposals set out in this report
 - Set rents in accordance with Central Government's amended social rent setting policy from 2016/17 until 2019/20.

2. Recommendations

Recommendations submitted for approval by the Cabinet Member for Housing:

- (i) All rents and charges to be effective from 1st April 2016 or such other date as determined by the Director of Property and Housing Services in consultation with the Director of Finance and Information Services.
- (ii) Dwelling rents for 2016/17 to be set as in accordance with Central Government's Social Rent Policy.
- (iii) General Service charges for 2016/17 to be set at this meeting as set out in this report, with a view to be set to achieve full cost recovery, as summarised in Appendix 5.
- (iv) Sheltered Housing Service charges for 2016/17 to be set at this meeting as set out in this report, and in accordance with Appendix 6.
- (v) Laundry charges for 2016/17 to be set at this meeting as set out in this report, and in accordance with Appendix 7.
- (vi) Heating charges to be set in accordance with Appendix 8.
- (vii) Garages and parking site rents as shown on Appendix 9 be approved and authority to let garages at reduced rents where demand is low be delegated to the Director of Property and Housing Services in consultation with the Director of Finance and Information Services.
- (viii) Revenue budgets for 2015/16 and 2016/17 as set out in Appendix 3 be approved and authority given to the Director of Property and Housing Services in consultation with the Director of Finance and Information Services to amend the budgets to reflect the latest available information prior to finalising budgets for 2016/17.
- (ix) The relevant Managers be authorised to incur expenditure in 2016/17.
- (x) The forecast Revenue Budgets for 2017/18 to 2019/20 as set out in Appendix 3 arising from the proposals contained in this report, be noted

3. Rent Restructuring and Social Rent Policy

3.1 Rent restructuring has been in place since 2002 with the initial aim to achieve the alignment of social sector rents, by calculating all council housing and social landlord (Housing Association) dwelling rents on the same basis by 2012. This was known as rent convergence and the calculation was based on the following main factors:

- Property value at January 1999 compared to national average value.

- Average earnings in Hampshire compared to national average earnings.
- A “bed weighting” to give higher rents for properties with more bedrooms.

- 3.2 On 20th March 2013, the Chancellor of the Exchequer announced that in order to give financial certainty to landlords and their investors, the Department for Communities and Local Government (DCLG) would be amending the social rent policy from 2015/16 to 2024/25, by setting all rent increases to CPI plus 1%.
- 3.3 In order to ensure the HRA was no worse off as a result of this change, the decision was taken at the Cabinet Member for Housing's meeting on 28th February 2014 to move average rents to meet convergence in 2014/15, resulting in a rent increase of 7.4%.
- 3.4 Subsequently, in 2015/16, and in accordance with Central Government's amended Social Rent Policy, rents increased by CPI + 1%, which equated to 2.2%.
- 3.5 In his 2015 Budget Speech, the Chancellor of the Exchequer made a further change to the Social Rent Policy, which stated that all social rents would reduce by 1% each year for a period of 4 years.
- 3.6 As a result, for 2016/17 we are proposing to reduce rents from an average of £87.38 per week, to £86.51 per week, as summarised in Appendix 4.

General Service Charges

- 3.7 General Service charges are made to all tenants and relate to the provision of a number of different services, including the Estate Services Officers, Anti-Social Behaviour team, the Green and Clean Service and Residents Participation Team. A low rate is charged to tenants living in houses and bungalows, and a higher rate to those who receive additional services in flats and maisonettes.
- 3.8 The charges made to tenants for these services cannot exceed the cost of providing them and a decision had been made in the past to ensure full cost recovery by 2017/18. However, as a result of the HRA taking on additional services (including youth clubs and play parks) and the change in rent policy reducing rental income, it is now proposed to meet full cost recovery in 2016/17, a year earlier than previously anticipated.
- 3.9 The proposed charges for 2016/17 are therefore shown in Appendix 5 and summarised as follows:

Category	2014/15 General Service Charge (per week)	2015/16 General Service Charge (per week)	2016/17 General Service Charge (per week)
Low Rate	£2.61	£3.08	£5.04
High Rate	£9.26	£9.94	£13.58

Sheltered Housing Charges

3.10 Sheltered Housing is intended to meet the needs of residents who require support to live independently. There are three levels of service with increasing levels of support, Category 1, Category 2 and Category 2.5. Sheltered Housing was set up originally on the basis that the extra costs of providing the service, over and above those arising from normal Council Housing provision, would be recovered from the tenants in Sheltered Housing via a "Sheltered Housing Service Charge".

3.11 Following a thorough and detailed review of the costs of providing the sheltered housing service and their eligibility for Housing Benefit in 2015/16 it was possible to offer a reduction in charges to Sheltered Housing tenants and reduce the HRA subsidy to zero. However, a limit to the level of Supporting People Grant available, an increase in costs which are ineligible for Housing Benefit, and a reduction in the number of tenants living in Sheltered Housing, has resulted in a need to increase charges once more. The proposals for 2016/17 are shown below, with a more detailed breakdown of these charges in Appendix 6.

Category	2014/15 Sheltered Housing Charges (per week)	2015/16 Sheltered Housing Charges (per week)	2016/17 Sheltered Housing Charges (per week)
Cat 1	£15.49	£13.71	£17.58
Cat 2	£41.16	£32.10	£46.73
Cat 2.5	£87.45	£72.59	£84.44

Laundry Charges

3.12 The Council provides a number of laundry facilities that operate from within blocks and sheltered housing schemes. Although the charges for both washing and drying facilities are reviewed each year, they continue to remain much lower than the commercial market price. In addition, following a review of the

cost of running the service, it was evident that the charges continue to recover the cost of running the service.

- 3.13 The proposal for 2016/17 seeks to achieve full cost recovery, whilst still remaining much cheaper than alternative commercial providers. The proposed charges are as follows:

Token Type	2014/15 Laundry Token Charge	2015/16 Laundry Token Charge	2016/17 Laundry Token Charge
Wash	£1.00	£1.00	£1.00
Dry	£0.50	£1.00	£1.50

Heating Charges

- 3.14 Heating charge calculations are based on the usage data from previous years. This is used to calculate the estimated cost of heating the relevant dwellings. Residents have always been keen to continue to support a full cost recovery model and reduce the level of subsidy required from other HRA tenants.
- 3.15 Housing Management continue to undertake work to both reduce energy consumption and negotiate better tariffs with our energy providers. This proactive approach has resulted in heating charge increases being on average minimal, whilst still maintaining full cost recovery.
- 3.16 Appendix 8 breaks down the proposed charges for 2016/17.

Garages and Parking Sites

- 3.17 The way that the HRA garages and parking sites are marketed and managed continues to evolve in response to changes in demand whilst maintaining the underlying Budget Principle to “Get the best return possible from non-core activities”. Income is still rising steadily, although charges still remain very competitive when compared to other parking providers in the city and Leigh Park.
- 3.18 Steps have been taken in this year's budget to continue to assist the marketing of the park and ride scheme, by continuing to offer 'local/non-local' parking rates. Whilst maintaining the ethos of charging more for high-demand areas, all parking spaces irrespective of location will be charged at two rates, a lower rate for those people who live near to where they park, and a higher rate for those who do not live within easy walking distance from where they park. This should

encourage those who drive into the city to consider using the Council's park and ride facility.

- 3.19 A summary of the proposed charges for next year can be found in Appendix 9. It is recommended that authority to let garages at reduced rents where demand is low be delegated to the Director of Property and Housing Services in consultation with the Director of Finance and Information Services.

4. Budget for next year 2016/17

- 4.1 The budget sheets attached as Appendix 3 shows the original and revised estimate for 2015/16 and the original and revised estimates for 2016/17. Also shown for comparative purposes are the estimated budgets through to 2019/20 both as they were following the decisions made at last year's budget meeting in January 2015 compared to as they are now estimated for this report.

- 4.2 It is important to note that there are a number of years that show in-year deficits where expenditure exceeds anticipated income and the resulting shortfalls are being funded by drawing on HRA balances. These deficits are mainly due to changes to Government policies, for example the social rent reduction policy, as well as revenue contributions to fund major capital schemes that have been incorporated into the 30 year plan. It is anticipated that these areas will be reviewed over the forthcoming year, and a number of other service reviews investigated, with the purpose of identifying ways that the deficit budgets can be brought back to breakeven, and ensure that the HRA balances as a whole do not fall into deficit over the whole 30 year period.

- 4.3 A Contingency Provision of £100,000 in 2016/17 has been provided to cover any unforeseen costs that cannot be met by reducing other budgets or by generating extra income.

5 Future years budgets and the level of balances

- 5.1 The law requires that a budget be set to avoid a deficit on the council housing account (Housing Revenue Account). It is forecast that the level of balances will be approximately £10.7 million at 31st March 2017, excluding the earmarked capital reserves.

6 Authority to incur revenue expenditure

- 6.1 It is recommended that Directors and their service managers be authorised to incur expenditure in accordance with the City Council Constitution. The only exceptions would be those items members consider should be the subject of a separate report before expenditure is incurred.

7 Duty to involve - Resident involvement in the budget process

- 7.1 A number of meetings have been held with Resident Groups across the City and in Havant where the proposals set out in this report were discussed including the proposals for rents, service charges etc and other proposed charges as shown on the attached Appendices 5 to 9.
- 7.2 In addition to obtaining feedback from these residents meetings, a consultation supplement was published with the December edition of Husetalk magazine, which aimed to inform all residents and leaseholders of the issues, and encouraged them to respond with their views on the matters raised.
- 7.3 The Cabinet Member for Housing has attended the Residents Consortium meetings, listened to the details of residents' responses and reviewed the feedback from the Husetalk supplement in time to take them into account when making his decisions at this meeting.
- 7.4 Both the Director of Property and Housing Services and the Director of Finance and Information Services would like to place on record their thanks for the continued support and contribution given by our resident representatives, tenants and leaseholders.

8. Reasons for recommendations

- 8.1 To set budgets, rents and charges for council housing for 2016/17.

9. Equality impact assessment (EIA)

- 9.1 A preliminary EIA has been carried out which indicates that the requirement for a full EIA is low.

10. Legal Implications

- 10.1 The body of the report contains a discussion of the key legal issues, and the Council is empowered to approve the recommendations.

11. Director of Finance comments

- 11.1 The Director of Finance and Information Service has been consulted and is in agreement with the recommendations to this report.

Signed by:

.....
Owen Buckwell – Director of Property and Housing Services

.....
Chris Ward – Director of Finance and Information Services

Appendices:

- 1 Council Housing Accounts – The Law
- 2 Budget Principles 2015/16 – 2019/20
- 3 Revenue budget sheets 2015/16 to 2019/20
- 4 Average Rents 2016/17
- 5 General Service Charges
- 6 Sheltered Housing Charges
- 7 Laundry Charges
- 8 Heating Charges
- 9 Garages and Parking Sites Rents

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
1 Budget files	Financial Services Housing Accountancy team

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

.....
Signed by:

COUNCIL HOUSING ACCOUNTS - THE LAW

The Council Housing accounts are termed the "Housing Revenue Account" in the following notes. The rest of the City Council's accounts are termed the "General Fund".

LOCAL GOVERNMENT AND HOUSING ACT 1989

This Act has provided the main framework for Housing Finance since 1 April 1990. In summary the Housing Revenue Account provisions are as follows:

- 1 Local Housing Authorities must keep a separate Housing Revenue Account (HRA).
- 2 Amounts to be credited or debited to the Housing Revenue Account can only be in respect of items detailed in the Act or covered by regulations issued by the Secretary of State.
- 3 Budgets must be prepared each year for the Housing Revenue Account which will avoid a debit balance on the account. Action must be taken if in any year it appears a debit balance may arise.
- 4 An authority should maintain a separate Housing Repairs Account.
- 5 A transfer must be made between the General Fund and the Housing Revenue Account in respect of amenities provided by the Housing Revenue Account but shared by the whole community.
- 6 With the exception of 5 above no contribution can be made by the General Fund to the Housing Revenue Account except for certain items detailed in regulations issued by the Secretary of State.

In addition, the Act provides the main framework for the Capital Finance of Local Authorities

LEASEHOLD REFORM, HOUSING & URBAN DEVELOPMENT ACT 1993

The above Act came into force in 1993 and gave Housing Authorities the power to provide Welfare Services and to account for them within either the Housing Revenue Account or the General Fund at the Authorities discretion.

The Act also gave the Secretary of State wide powers to amend this provision and regulations have been made which prevent "personal services" such as regular feeding or bathing or cooking of meals from being accounted for within the Housing Revenue Account. Accordingly the net costs relating to the element of personal services provided by staff in sheltered accommodation are funded by the General Fund.

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BUDGET PRINCIPLES 2015/16 to 2019/20

Budgets to be driven by PCC Strategies to meet Corporate Priorities with particular emphasis on all forms of regeneration & creation of sustainable communities to achieve safe, secure, independent & healthy living for our residents, tenants & leaseholders with increased economic well-being, including the following:

- Offering access to respite care and other support for carers and service users
- Assessing individuals needs and developing care/support to those needs
- Contributing to effective rehabilitation for people leaving hospital
- Enabling and contributing to the provision of good quality low cost homes with well-planned infrastructure
- Delivering and promoting high quality house design combined with exceptional environmental performance.
- Tackling fuel poverty
- Working to reduce carbon emissions and to eliminate negative environmental impacts from all areas of work.

Budgets to be prepared in consultation with residents, tenants & leaseholders & reflect their views

Balanced budgets to be prepared for a minimum 3 years for revenue budgets & 5 years for capital budgets

Work with suppliers & partners, particularly the Health Service, to try & co-ordinate services in the best interests of residents, tenants & leaseholders.

Support effective preventive measures wherever possible.

Maintain & improve homes by:

- Tackling disrepair in private housing to ensure vulnerable people housed in decent homes.
- Reducing the number of unfit and inaccessible private sector homes
- Maintaining the cycle of planned external inspection & repair of council dwellings.
- Improving the quality of council dwellings and maintaining decent homes.
- Working towards a “Decent Environment” for all council dwellings.
- Improving energy efficiency and opportunities for microgeneration.
- Encouraging the reduction, reuse and recycling of materials.

Maintain high management standards for council dwellings

To set rents, charges and Council Tax charges that avoid any unreasonable burden.

Get the best return possible from non-core activities i.e. provision of garages and parking

Achieve continuous improvement through systems thinking methods, designing services against customer demand

Comply with the law.

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Description	2014/15	2015/16 Forecast			2016/17 Draft Budget			2017/18 Draft Budget			2018/19 Draft Budget			2019/20 Draft Budget			TOTAL CHANGE 2014/15 TO 2019/20		
	Outturn	Jan-15	Jan-16	Jan-15	Jan-16	Difference	Jan-15	Jan-16	Difference	Jan-15	Jan-16	Difference	Jan-15	Jan-16	Difference	Jan-15	Jan-16	Difference	
	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	
EXPENDITURE																			
GENERAL MANAGEMENT																			
Employees	7,934	7,971	8,558	8,046	9,553	1,507	8,314	9,792	1,478	8,591	10,037	1,446	8,877	10,288	1,411	49,732	56,161	6,429	
Premises	262	224	297	230	249	20	236	256	20	242	262	21	248	269	21	1,441	1,595	154	
Transport	44	86	43	88	27	-60	90	28	-62	92	29	-64	95	29	-65	494	200	-294	
Supplies and Services	630	390	633	400	565	165	410	579	169	420	593	173	430	608	178	2,679	3,608	929	
Agency and Contract Services	27	31	27	32	13	-19	32	13	-19	33	14	-19	34	14	-20	189	108	-81	
Income	-9	-2	-4	-2	-2	-1	-2	-2	-1	-2	-3	-1	-2	-3	-1	-18	-24	-5	
Admin. Buildings/Support Service Charges	3,243	3,139	3,289	3,217	2,752	-465	3,297	2,821	-477	3,380	2,891	-489	3,464	2,964	-501	19,741	17,961	-1,780	
Front Line Services	66	110	67	112	67	-45	115	69	-46	118	70	-48	121	72	-49	642	412	-230	
Legal Expenses	61	36	47	37	37	0	38	38	0	39	39	0	40	40	0	253	263	10	
Insurances	24	105	108	108	133	25	110	136	26	113	140	27	116	143	27	576	685	108	
Home Loss and Disturbance	58	62	68	64	64	0	65	65	0	67	67	0	68	68	0	384	390	6	
Tenant under occupation scheme	1	2	0	2	2	0	2	2	0	2	2	0	2	2	0	11	9	-2	
Other General Expenses	301	344	299	353	311	-42	362	319	-43	371	327	-44	380	335	-45	2,110	1,893	-218	
Total General Management	12,643	12,498	13,431	12,686	13,771	1,086	13,070	14,116	1,046	13,465	14,469	1,003	13,874	14,830	957	78,235	83,260	5,025	
SPECIAL MANAGEMENT																			
Communal Heating	1,177	669	650	735	670	-65	809	690	-119	890	711	-179	979	732	-247	5,258	4,630	-628	
Communal Heating (Dwellings)	0	759	632	835	635	-199	918	654	-264	1,010	674	-336	1,111	694	-417	4,633	3,290	-1,343	
Communal Lighting	102	186	191	205	116	-89	225	119	-106	248	123	-125	273	127	-146	1,240	778	-461	
Lifts	1	1	1	1	1	0	1	1	0	1	1	0	1	1	0	8	8	0	
Estate Service Officers	740	850	810	867	968	101	888	992	104	910	1,017	106	933	1,042	109	5,188	5,568	380	
Sheltered housing	2,289	2,232	2,420	2,288	2,588	300	2,345	2,653	308	2,404	2,719	315	2,464	2,787	323	14,023	15,457	1,433	
Community Warden	28	419	419	324	520	196	332	533	200	341	546	205	349	560	211	1,793	2,606	812	
Tenancy Support	380	354	0	363	0	-363	372	0	-372	382	0	-382	391	0	-391	2,243	380	-1,863	
John Pounds Centre	5	7	5	7	7	0	7	7	0	7	7	0	7	7	0	39	38	-1	
Out of Hours	341	336	351	344	372	28	353	381	28	361	391	29	370	400	30	2,105	2,236	131	
New Tenancy	340	353	330	362	378	16	371	388	17	381	398	17	390	407	17	2,198	2,242	44	
Money Advice	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Anti Social Behaviour	267	288	285	295	303	8	302	311	8	310	318	8	318	326	8	1,779	1,810	31	
Resident Participation	301	336	312	345	454	109	353	466	112	362	477	115	371	489	118	2,069	2,498	430	
Play Services	828	966	860	990	927	-63	1,015	951	-64	1,040	974	-66	1,066	999	-67	5,905	5,539	-366	
Youth Clubs	486	501	483	514	532	18	526	545	19	540	559	19	553	572	19	3,120	3,177	57	
Hillside & Wymering Centre			18		18	18		19	19		19	19		20	20	0	95	95	
Cleaning	3,252	3,240	3,322	3,321	3,491	170	3,404	3,578	174	3,489	3,668	179	3,576	3,759	183	20,281	21,071	789	
Pest Eradication	94	94	84	96	96	0	98	98	0	101	101	0	103	103	0	587	577	-10	
Grounds Maintenance & Open Spaces	1,391	1,257	1,394	1,289	1,536	247	1,321	1,574	253	1,354	1,613	259	1,388	1,654	266	8,000	9,161	1,161	
Positive Family Futures			-8																
Changing Mindsets Project			3																
Mobile Homes	99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	225	99	-126	
TV Relay	2	4	2	4	4	-4	4	4	-4	4	4	-4	4	4	-4	96	20	-76	
Insurance of Flats	168	123	168	126	180	54	130	185	55	133	189	56	136	194	58	730	1,083	353	
Centralised Communication	76	76	71	78	78	0	80	80	0	82	82	0	84	84	0	396	469	72	
Landport Community Garden (HRA)	40	40	43	41	43	3	42	44	3	43	45	3	44	47	3	13,636	262	-13,374	
Total Special Management	12,406	13,090	12,846	13,429	13,918	488	13,898	14,273	374	14,392	14,637	245	14,913	15,010	97	95,554	83,093	-12,461	
OTHER EXPENDITURE																			
Repairs & maintenance	23,025	24,107	24,559	24,493	24,405	-88	23,315	24,500	1,185	23,584	24,500	916	23,816	24,500	684	142,339	145,489	3,149	
Rent, Rates, Taxes and Other Charges	514	171	426	175	439	264	180	450	270	184	461	277	189	473	284	1,413	2,763	1,350	
Bad Debt provisions	372	759	732	2,283	732	-1,551	2,357	732	-1,625	2,424	732	-1,692	2,492	732	-1,761	10,686	4,029	-6,657	
Supporting People Benefit	1,315	269	266	269	390	122	269	390	122	269	390	122	269	390	122	2,659	3,144	485	
Healthcare Properties	58	88	0	90	0	-90	92	0	-92	95	0	-95	97	0	-97	520	58	-462	
Supported living properties	172	13	102	13	103	90	14	106	92	14	109	95	14	111	97	241	704	463	
Debt Management Costs	53	112	112	115	115	0	118	118	0	121	121	0	125	125	0	643	643	0	
Major Repairs Allowance/ Depreciation	18,667	13,255	13,255	13,586	14,434	848	13,926	14,795	870	14,274	15,165	891	14,631	15,544	914	88,338	91,861	3,523	
RCCO Capital spending HRA Dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Revenue contribution to capital	3,750	4,429	27	7,621	3,293	-4,329	4,295	471	-3,824	9,745	420	-9,325	13,580	215	-13,365	43,420	8,175	-35,245	
Unwinding of finance lease	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	0	
Contingency Provision	0	100	0	100	100	0	0	0	0	0	0	0	0	0	0	200	100	-100	
City Government	144	146	154	150	404	254	154	414	260	157	424	267	161	435	274	913	1,975	1,062	
Employee benefit accrual	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest Payable	7,588	8,087	8,086	7,828	7,774	-53	7,863	8,185	322	7,730	8,304	574	7,587	8,177	590	46,662	48,095	1,433	
Premium on Loans	0	103	103	102	102	0	101	101	0	100	100	0	99	99	0	503	503	0	
Repayment of debt	2,954	2,954	2,954	2,954	2,954	0	2,954	2,954	0	2,954	2,954	0	2,954	2,954	0	17,724	17,724	0	
Depreciation on other HRA assets	1,896	1,966	0	2,160	2,060	-99	2,214	2,112	-102	2,269	2,165	-104	2,326	2,219	-107	12,630	10,252	-2,378	
Impairment	-28	94	2,060	97	0	-97	99	0	-99	102	0	-102	104	0	-104	468	2,032	1,565	
Year end pension adjustment	-728		-628		-836	-836		-844	-844		-853	-853		-861	-861	-728	-4,750	-4,022	

Description	2014/15 Outturn	2015/16 Forecast		2016/17 Draft Budget			2017/18 Draft Budget			2018/19 Draft Budget			2019/20 Draft Budget			TOTAL CHANGE 2014/15 TO 2019/20			
Investment properties revaluation	-135		-26			0			0			0			0		-135	-161	-26
Accumulated absences	-15					0			0			0			0		-15	-15	0
Total Other Expenditure	59,389	56,652	52,181	62,034	56,469	-5,564	57,948	54,484	-3,464	64,020	54,992	-9,028	68,443	55,112	-13,330	368,485	332,627	-35,858	
SUMMARY OF EXPENDITURE																			
General Management	12,643	12,498	13,431	12,686	13,771	1,086	13,070	14,116	1,046	13,465	14,469	1,003	13,874	14,830	957	78,235	83,260	5,025	
Special Management	12,406	13,090	12,846	13,429	13,918	488	13,898	14,273	374	14,392	14,637	245	14,913	15,010	97	95,554	83,093	-12,461	
Other Expenditure	59,389	56,652	52,181	62,034	56,469	-5,564	57,948	54,484	-3,464	64,020	54,992	-9,028	68,443	55,112	-13,330	368,485	332,627	-35,858	
TOTAL EXPENDITURE	84,437	82,240	78,458	88,149	84,158	-3,990	84,916	82,872	-2,044	91,878	84,098	-7,780	97,229	84,953	-12,276	542,274	498,980	-43,294	
INCOME																			
Government Grants																			
Supporting People Tenancy Support grant	-15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-15	-15	0	
Supporting People Sheltered Housing Grant	-665	-269	-269	-269	-285	-16	-269	-285	-16	-269	-285	-16	-269	-285	-16	-2,008	-2,074	-65	
Rents																			
Dwellings - Rent less void	-66,271	-67,909	-66,889	-69,780	-65,860	3,920	-71,749	-65,287	6,462	-73,774	-64,372	9,401	-75,855	-63,469	12,386	-425,338	-392,148	33,190	
Garages, Parking sites	-1,577	-1,619	-1,760	-1,660	-1,793	-133	-1,701	-1,837	-136	-1,744	-1,883	-140	-1,787	-1,930	-143	-10,089	-10,782	-692	
Mobile Home sites	-198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-198	-198	0	
Water													-815		815	-815	0	815	
Shops	-593	-738	-615	-757	-704	53	-776	-721	54	-795	-739	56	-815	-758	57	-4,473	-4,129	344	
Land Rents	-128	-158	-135	-162	-159	3	-166	-163	3	-170	-167	3	-175	-171	3	-959	-923	36	
Fees and Charges																			
General Charge	-5,335	-5,810	-5,711	-6,307	-7,977	-1,670	-6,806	-8,136	-1,330	-7,010	-8,299	-1,289	-7,221	-8,465	-1,244	-38,489	-43,923	-5,434	
Heating Charges	-665	-703	-630	-773	-633	139	-850	-652	198	-935	-672	263	-1,029	-692	337	-4,954	-3,945	1,009	
Sheltered Housing Service Charge	-899	-2,341	-1,763	-2,400	-1,987	412	-2,460	-2,037	423	-2,521	-2,088	433	-2,584	-2,140	444	-13,204	-10,913	2,291	
Supporting People Service Charge	-1,594	0	-287	0	-517	-517	0	-530	-530	0	-543	-543	0	-557	-557	-1,594	-4,028	-2,433	
Collection of Council Tax Income	-86	-134	-85	-137	-84	53	-140	-86	54	-144	-88	56	-148	-90	57	-789	-521	268	
Sale of Electricity	-43	-269	-273	-291	-15	-15	-282	-298	-16	-289	-305	-16	-297	-313	-16	-1,455	-1,522	-67	
Healthcare properties income	-95	-103	-97	-106	-102	4	-109	-101	8	-113	-100	13	-116	-99	17	-643	-595	48	
L/H Charges for Services & Facilities	-1,705	-1,349	-1,900	-1,409	-1,876	-467	-1,472	-1,895	-423	-1,537	-1,914	-377	-1,605	-1,933	-328	-9,076	-11,221	-2,145	
Other Charges for Services & Facilities	-482	-452	-485	-464	-491	-28	-475	-504	-29	-487	-516	-29	-499	-529	-30	-2,859	-3,008	-149	
Supported living properties income	-30	-33	-29	-33	-33	0	-34	-34	0	-34	-34	0	-35	-35	0	-199	-195	4	
Investment Properties Re-valuation	0		0																
Recharges to other services																			
SS Wardens Welfare & Sheltered Costs	-212	-162	-162	-166	-163	2	-170	-167	2	-174	-171	3	-178	-176	3	-1,061	-1,051	10	
Contribution fr HGF - Shared Amenities	-326	-318	-306	-326	-326	0	-334	-334	0	-342	-342	0	-351	-351	0	-1,997	-1,985	12	
Interest	-250	-300	-300	-94	-200	-106	-78	-143	-65	-90	-141	-51	23	-126	-148	-788	-1,159	-371	
TOTAL INCOME	-81,169	-82,667	-81,695	-85,116	-83,480	1,636	-87,871	-83,210	4,660	-90,428	-82,661	7,767	-93,755	-82,119	11,636	-521,005	-494,335	26,670	
SUMMARY OF HRA																			
Total Expenditure	84,437	82,240	78,458	88,149	84,158	-3,990	84,916	82,872	-2,044	91,878	84,098	-7,780	97,229	84,953	-12,276	542,274	498,980	-43,294	
Total Income	-81,169	-82,667	-81,695	-85,116	-83,480	1,636	-87,871	-83,210	4,660	-90,428	-82,661	7,767	-93,755	-82,119	11,636	-521,005	-494,335	26,670	
Deficit (Surplus) for the year	3,269	-427	-3,237	3,032	678	-2,354	-2,955	-338	2,617	1,450	1,436	-14	3,475	2,834	-641	21,269	4,646	-16,623	
BALANCE OF HRA																			
General Balance																			
Balance at 1st April	-11,012	-6,379	-7,743	-6,806	-10,980	-4,174	-3,774	-10,302	-6,528	-6,729	-10,641	-3,912	-5,279	-9,204	-3,925				
Less Deficit or Add (Surplus)	3,269	-427	-3,237	3,032	678	-2,354	-2,955	-338	2,617	1,450	1,436	-14	3,475	2,834	-641				
Balance at 31st March - General	-7,743	-6,806	-10,980	-3,774	-10,302	-6,528	-6,729	-10,641	-3,912	-5,279	-9,204	-3,925	-1,804	-6,370	-4,566				

Existing HRA dwelling stock									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	Total
Bedsit / Studio	422	5							424
Bungalow	1	188	14	13					216
Flat		4,027	3,385	698	20	3			8,136
House		1	1,246	2,621	334	30	1	1	4,234
Maisonette		2	557	1,351	24	4			1,938
Total	423	4,223	5,202	4,683	378	37	1	1	14,948

Average rents in 2016/17 when decreased by 16/17									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	Average
Bedsit / Studio	67.08	70.33							67.12
Bungalow	76.51	82.83	94.20	102.61					84.73
Flat		75.62	84.26	93.75	96.66	100.25			80.83
House		83.85	91.81	99.17	108.58	115.72	122.66	175.05	97.88
Maisonette		76.72	84.26	92.17	99.74	104.92			90.00
Average	67.10	75.98	86.10	96.35	107.38	113.30	122.66	175.05	86.51

Rent decreases (£) 2016/17 when average decreased by 16/17									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	
Bedsit / Studio	-0.69	-0.83							-0.70
Bungalow	-0.77	-0.84	-0.95	-1.04					-0.86
Flat		-0.76	-0.85	-0.95	-0.98	-1.01			-0.82
House		-0.85	-0.93	-1.00	-1.10	-1.17	-1.24	-1.77	-0.99
Maisonette		-0.77	-0.85	-0.93	-1.01	-1.06			-0.91
Average	-0.69	-0.77	-0.87	-0.97	-1.08	-1.14	-1.24	-1.77	-0.87

General Service Charges 2016/17

General Service Charges				
Charge description	15/16 weekly charge £	16/17 weekly charge £	Change £	Change %
Lower Service Charge :	3.08	5.04	1.96	63.6%
Higher Service Charge :	9.94	13.58	3.64	36.6%

NOTES

General Service charges cover the following costs :

Lower Service Charge (mainly houses) :

- Anti-social Behaviour Team
- Resident Participation Service
- Money Advice Service
- Estate Services Officers
- Out of Hours Service
- Youth and Play Services

Higher Service Charge (most flats) :

- Anti-social Behaviour Team
- Resident Participation Service
- Money Advice Service
- Estate Services Officers
- Out of Hours Service
- Youth and Play Services
- Electricity for Communal Areas
- Cleaning and Bulk Refuse
- Grounds Maintenance

(Leaseholder contributions are taken into account when calculating resident General Service Charges)

Sheltered Housing Charges 2016/17

Weekly Sheltered Housing Service Charge	2016/17 Charges					2015/16 Charges		Increase year on year	
	Sheltered Housing Service Charge	Supporting People Charges	Sheltered Housing Discount	Total protected charges (see note 1)	Total unprotected charges	Protected	Not Protected	Protected	Not Protected
	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p

Proposed Charges for 2016/17									
Category 1	11.22	3.24	(5.79)	8.67	14.46	8.67	13.71	0.00	0.75
Category 2	29.04	11.00	N/A	N/A	40.04	N/A	32.10	N/A	7.94
Category 2.5	63.57	14.35	(15.95)	61.97	77.92	61.97	72.59	0.00	5.33

NOTES

Tenants who don't qualify for Housing Benefit but were in their tenancy at 1st March 2003 should pay no more in total for both the Supporting People & Sheltered Housing Service Charge than the amount they pay now plus an allowance for inflation. They will therefore have a credit posted to their accounts that reduces the full SP charge down to the protected level. No protection is required for Category 2 schemes as the full charge is less than the original 2003 charge plus inflation.

Laundry Charges 2016/17

Current laundry charges

<i>Year</i>	Charge for wash	Charge for dry
2015/16	£1.00	£1.00

Proposed Laundry Charges for Full Cost Recovery

<i>Year</i>	Charge for wash	Charge for dry	£ Increase Wash	£ Increase dry	Deficit
2016/17	£1.00	£1.50	£0.00	£0.50	£0

Heating Charges 2016/17
WEEKLY HEATING CHARGES

Electric Heating

1 BED DWELLINGS

2 BED DWELLINGS

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
8.58	8.68	0.10	1.17%
8.58	8.68	0.10	1.17%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
11.88	12.04	0.16	1.35%
11.88	12.04	0.16	1.35%

EDGBASTON HOUSE
TIPTON HOUSE

Gas Heating

BEDSITS

1 BED DWELLINGS

2 BED DWELLINGS

3 BED DWELLINGS

Sheltered Housing	Current weekly charge 2015/16 £	Proposed weekly charge 2016/17 £	Increase / Decrease £	%
ARTHUR DANN COURT				
HALE COURT*	5.91	6.02	0.11	1.86%
IAN GIBSON COURT				
JOHN MARSHALL COURT	5.36	5.46	0.10	1.87%
NICHOLSON GARDENS				

Current weekly charge 2015/16 £	Proposed weekly charge 2016/17 £	Increase / Decrease £	%
8.26	8.26	0.00	0.00%
7.39	7.42	0.03	0.41%
7.05	7.42	0.37	5.25%
6.18	6.30	0.12	1.94%
8.46	8.54	0.08	0.95%

Current weekly charge 2015/16 £	Proposed weekly charge 2016/17 £	Increase / Decrease £	%
9.52	9.52	0.00	0.00%
9.29	9.38	0.09	0.97%
7.75	8.26	0.51	6.58%
11.38	11.48	0.10	0.88%
16.65	16.66	0.01	0.06%

Current weekly charge 2015/16 £	Proposed weekly charge 2016/17 £	Increase / Decrease £	%
14.08	14.14	0.06	0.43%
9.29	9.38	0.09	0.97%

*This property will be receiving individual meters.

Non-sheltered high rise

1 BED DWELLINGS

2 BED DWELLINGS

3 BED DWELLINGS

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
8.95	8.96	0.01	0.11%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
11.73	11.76	0.03	0.26%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
13.10	13.16	0.06	0.46%

HORATIA / LEAMINGTON

Combined Heat & Power

BEDSITS

1 BED DWELLINGS

2 BED DWELLINGS

3 BED DWELLINGS

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
6.79	6.86	0.07	1.03%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
7.53	7.56	0.03	0.40%
7.53	7.56	0.03	0.40%
7.53	7.56	0.03	0.40%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
9.72	9.80	0.08	0.82%
9.72	9.80	0.08	0.82%
9.72	9.80	0.08	0.82%
9.72	9.80	0.08	0.82%

CURRENT CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE (DECREASE) £	%
11.48	11.48	0.00	0.00%
11.48	11.48	0.00	0.00%

PICKWICK/COPPERFIELD
WELLER & CHEERYBLE
BLACKWOOD/BRISBANE
NICKLEBY/BARKIS HSE

Proposed weekly rents for garages and parking sites	15/16 weekly rent	16/17 weekly rent	£ Change	% Change
<u>Proposed weekly garage rents</u>	£ p	£ p	£ p	%
Buckland & Landport				
Local Tenant / Leaseholder	13.00	14.00	1.00	7.7%
Other Locals (including VAT)	15.60	16.80	1.20	7.7%
Non-Local Tenant / Leaseholder (including VAT)	14.00	18.60	4.60	32.9%
Other Non-Locals (including VAT)	16.80	18.60	1.80	10.7%
Leigh Park				
Local Tenant / Leaseholder	10.00	10.75	0.75	7.5%
Other Locals (including VAT)	12.00	12.90	0.90	7.5%
Non-Local Tenant / Leaseholder (including VAT)	10.00	12.90	2.90	29.0%
Other Non-Locals (including VAT)	12.00	12.90	0.90	7.5%
Paulsgrove				
Local Tenant / Leaseholder	10.50	10.75	0.25	2.4%
Other Locals (including VAT)	12.60	12.90	0.30	2.4%
Non-Local Tenant / Leaseholder (including VAT)	11.00	13.50	2.50	22.7%
Other Non-Locals (including VAT)	13.20	13.50	0.30	2.3%
City South				
Local Tenant / Leaseholder	13.50	14.50	1.00	7.4%
Other Locals (including VAT)	16.20	17.40	1.20	7.4%
Non-Local Tenant / Leaseholder	16.00	21.00	5.00	31.3%
Other Non-Locals (including VAT)	19.20	21.00	1.80	9.4%
Portsea				
Local Tenant / Leaseholder	14.00	15.00	1.00	7.1%
Other Locals (including VAT)	16.80	18.00	1.20	7.1%
Non-Local Tenant / Leaseholder (including VAT)	17.00	22.20	5.20	30.6%
Other Non-Locals (including VAT)	20.40	22.20	1.80	8.8%
Leasehold & Commercial				
Local Tenant / Leaseholder	13.50	14.50	1.00	7.4%
Other Locals (including VAT)	16.20	17.40	1.20	7.4%
Non-Local Tenant / Leaseholder (including VAT)	15.00	19.80	4.80	32.0%
Other Non-Locals (including VAT)	18.00	19.80	1.80	10.0%

Proposed weekly rents for garages and parking sites	15/16 weekly rent	16/17 weekly rent	£ Change	% Change
<u>Proposed weekly parking site rents</u>				
<u>Buckland</u>				
Underground for local tenants / leaseholders	5.00	5.00	0.00	0.0%
Underground for other locals (including VAT)	6.00	6.00	0.00	0.0%
Underground for non-local tenants / leaseholders (including VAT)	10.00	15.00	5.00	50.0%
Underground for other non-locals (including VAT)	12.00	15.00	3.00	25.0%
Above ground for local tenants / leaseholders	3.50	3.75	0.25	7.1%
Above ground for other locals (including VAT)	4.20	4.50	0.30	7.1%
Above ground for non-local tenants / leaseholders (including VAT)	7.00	10.20	3.20	45.7%
Above ground for other non-locals (including VAT)	8.40	10.20	1.80	21.4%
<u>City South</u>				
Underground for local tenants / leaseholders	5.00	5.25	0.25	5.0%
Underground for other locals (including VAT)	6.00	6.30	0.30	5.0%
Underground for non-local tenants / leaseholders (including VAT)	10.00	15.00	5.00	50.0%
Underground for other non-locals (including VAT)	12.00	15.00	3.00	25.0%
Open air spaces for local tenants / leaseholders	3.50	3.75	0.25	7.1%
Open air spaces other locals (including VAT)	4.20	4.50	0.30	7.1%
Open air spaces for non-local tenants / leaseholders (including VAT)	7.00	10.20	3.20	45.7%
Open air spaces other non-locals (including VAT)	8.40	10.20	1.80	21.4%
<u>Landport</u>				
Above ground for local tenants / leaseholders	3.50	3.75	0.25	7.1%
Above ground for other locals (including VAT)	4.20	4.50	0.30	7.1%
Above ground for non-local tenants / leaseholders (including VAT)	7.00	10.20	3.20	45.7%
Above ground for other non-locals (including VAT)	8.40	10.20	1.80	21.4%
<u>Leigh Park</u>				
Above ground for local tenants / leaseholders	1.75	1.95	0.20	11.4%
Above ground for other locals (including VAT)	2.10	2.34	0.24	11.4%
Above ground for non-local tenants / leaseholders (including VAT)	3.50	4.68	1.18	33.7%
Above ground for other non-locals (including VAT)	4.20	4.68	0.48	11.4%
<u>Paulsgrove</u>				
Above ground for local tenants / leaseholders	1.75	1.95	0.20	11.4%
Above ground for other locals (including VAT)	2.10	2.34	0.24	11.4%
Above ground for non-local tenants / leaseholders (including VAT)	3.50	4.68	1.18	33.7%
Above ground for other non-locals (including VAT)	4.20	4.68	0.48	11.4%
<u>Portsea</u>				
Underground for local tenants / leaseholders	5.00	5.50	0.50	10.0%
Underground for other locals (including VAT)	6.00	6.60	0.60	10.0%
Underground for non-local tenants / leaseholders (including VAT)	10.00	15.00	5.00	50.0%
Underground for other non-locals (including VAT)	12.00	15.00	3.00	25.0%
Above ground for local tenants / leaseholders	3.50	4.00	0.50	14.3%
Above ground for other locals (including VAT)	4.20	4.80	0.60	14.3%
Above ground for non-local tenants / leaseholders (including VAT)	7.00	10.20	3.20	45.7%
Above ground for other non-locals (including VAT)	8.40	10.20	1.80	21.4%

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