

Housing Committee

Thursday, 23rd November, 2023 at 7.30 pm

Council Chamber - Council Offices

Agenda

The agenda for this meeting is set out below.

Members of the Housing Committee

Councillor Jeremy Pursehouse (Chair)	Councillor Peter Damesick (Vice-Chair)
Councillor Annette Evans	Councillor Chris Farr
Councillor Jenny Gaffney	Councillor Matthew Groves
Councillor Liam Hammond	Councillor Nicola O'Riordan
Councillor Vicky Robinson	Councillor Deb Shiner
Councillor Richard Smith	Councillor Taylor O'Driscoll

Substitute Members

Councillor David Lee	Councillor Carole North
Councillor Chris Pinard	Councillor Helena Windsor

If a member of the Committee is unable to attend the meeting, they should notify Democratic Services. If a Member of the Council, who is not a member of the Committee, would like to attend the meeting, please let Democratic Services know by no later than noon on the day of the meeting.

If any clarification about any item of business is needed, contact should be made with officers before the meeting. Reports contain authors' names and contact details.

David Ford

Chief Executive

Information for the public



This meeting will be held in the Council Chamber, Council Offices, Oxted and the public are welcome to attend. Doors for the Council Offices will open 15 minutes before the start of the meeting.



The meeting will also be broadcast online at tinyurl.com/webcastTDC. In attending this meeting, you are accepting that you may be filmed and consent to the live stream being broadcast online and available for others to view.



Information about the terms of reference and membership of this Committee are available in the Council's Constitution available from tinyurl.com/howTDCisrun. The website also provides copies of agendas, reports and minutes.



Details of reports that will be considered at upcoming Committee meetings are published on the Council's Committee Forward Plan. You can view the latest plan at tinyurl.com/TDCforwardplan.

AGENDA

1. Apologies for absence (if any)

2. Declarations of interest

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter:

- (i) any Disclosable Pecuniary Interests (DPIs) and / or
- (ii) other interests arising under the Code of Conduct

in respect of any item(s) of business being considered at the meeting. Anyone with a DPI must, unless a dispensation has been granted, withdraw from the meeting during consideration of the relevant item of business. If in doubt, advice should be sought from the Monitoring Officer or her staff prior to the meeting.

3. Minutes of the meeting held on the 14 September 2023 (Pages 5 - 10)

To approve as a correct record.

4. To deal with any questions submitted under Standing Order 30

5. Council House Building Programme – Wolfs Wood – Budget (Pages 11 - 14)

6. Council House Building Programme – new scheme - November 2023 (Pages 15 - 20)

7. Stafford Road – Car Park (Pages 21 - 30)

8. Quarter 2 2023/24 Key Performance Indicators - Housing Committee (Pages 31 - 56)

9. Quarter 2 2023/24 Budget Monitoring - Housing Committee (Pages 57 - 72)

10. Any other business which, in the opinion of the Chair, should be considered as a matter of urgency

To consider any other item(s) which, in the opinion of the Chair, should be considered as a matter of urgency – Local Government Act 1972, Section 100B(4)(b).

11. To consider passing the following resolution to exclude the press and public

That members of the press and public be excluded from the meeting for agenda item 12 under Section 100A (4) of the Local Government Act 1972 (as amended) on the grounds that:

- i) it involves the likely disclosure of exempt information as defined in Paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part 1 of Schedule 12A of the Act; and
- ii) for the item the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

12. Council House Building Programme – Proposed Land Acquisition (Pages 73 - 80)

TANDRIDGE DISTRICT COUNCIL

HOUSING COMMITTEE

Minutes and report to Council of the meeting of the Committee held in the Council Chamber - Council Offices on the 14 September 2023 at 7:30pm.

PRESENT: Councillors Pursehouse (Chair), Damesick (Vice-Chair), Evans, Gaffney, Hammond, Montgomery, O'Riordan, Robinson, Shiner, Smith and O'Driscoll

ALSO PRESENT (Virtually): Councillors Chris Farr and Sue Farr

APOLOGIES FOR ABSENCE: Councillor Groves

96. MINUTES OF THE MEETING HELD ON 20 JUNE 2023

The minutes were confirmed and signed as a correct record.

97. GROUNDS MAINTENANCE OPTIONS APPRAISAL OUTCOME - HOUSING COMMITTEE

The Committee considered a report outlining the outcome of the Grounds Maintenance Options Appraisal as it related to Housing Revenue Account (HRA) land. This followed a review to identify the best option for delivery of the ground maintenance service across the Council as part of the Future Tandridge Programme. Grounds maintenance had been delivered through a mixture of in-house and outsourced arrangements. The report highlighted the recommendation for all grounds maintenance activity in the HRA estate to be undertaken in the future by an in-house team, supported by improved specifications and performance monitoring.

RESOLVED – that the Committee recommend to the Community Services Committee that:

- A) the progress made to date and the details of the Grounds Maintenance options appraisal be noted.
- B) the lot structure approach be approved.
- C) the delivery of Housing Revenue Account Grounds Maintenance work via an in house team be approved.
- D) it be noted that the resources required to deliver the preferred option will be recommended to the Strategy & Resources Committee to approve as part of a wider Future Tandridge Programme update.

98. COUNCIL HOUSE BUILDING PROGRAMME - WARREN LANE DEPOT FULL BUDGET APPROVAL

A report was submitted which sought approval for a full budget for the council house building scheme at the Warren Lane depot site in Hurst Green. The scheme involved the redesign of the existing depot site to rationalise it and free up approximately half of it to develop up to 22 new

affordable Council homes for families on the Council's housing register. The scheme was planned to deliver 14 x 3 bedroom houses, 4 x 2 bedroom houses and 4 x 2 bedroom flats.

The Committee had given approval for a pre-application budget at its meeting on 21 June 2022. A range of specialist consultants had been appointed and pre-application advice had been sought which had resulted in some redesign of the scheme. A public consultation would be undertaken prior to the planning application being submitted in the autumn.

Officers explained that the site was challenging to develop. A robust estimated cost was not available from the Council's surveyors for the abnormal work as the design work and surveys were in progress. These would be completed prior to submission of the planning application. A figure of £1m, was included in the full budget of £9.9m, had been estimated to cover the abnormal work. If the costs were lower, it would result in a higher land value transfer from the Council's General Fund. If the costs were higher, the decision on the budget would be revisited. Costs would be kept under continual review.

RESOLVED – that:

- A) Officers prepare detailed proposals for the development of the Warren Lane depot site in Hurst Green for a mix of 2 and 3 bed houses for affordable rent and submit a planning application to develop the site and that a budget of £9,937,406.00 for the project be approved.
- B) authority be delegated to the CEO in consultation with the Council's Leadership (as detailed in Standing Order 46 of the Council's Constitution) to procure and award a contract for the proposed development to the most economically advantageous tenderer, subject to the outcome of the planning process and construction costs being within the approved budget.
- C) the above approval to proceed includes the appointment of other specialist consultants and surveyors to act for, or advise, the Council and the commissioning of necessary reports to take the schemes forward through to completion, all subject to the Council's Standing Orders and Financial Regulations.

99. HOMES ENGLAND INVESTMENT PARTNER STATUS AND GRANT AGREEMENT

A report was submitted which sought approval for the Council to enter into a grant agreement with Homes England. This would secure grant funding for the Council house building programme. The programme had previously utilised Right to Buy Receipts as a form of subsidy to develop most of the schemes. However, the receipts were largely depleted and allocated to existing schemes, and the expected level of future receipts would not provide the level of subsidy required for the rest of the programme.

An application for Investment Partner status had been submitted to Homes England and was under consideration. A bid application for grant funding for the remainder of the units to be developed in the Uplands scheme had also been submitted to Homes England and was under consideration. In the future, Homes England grants would be sought for the majority of the schemes.

In response to Member questions, Officers confirmed that:

- successful grant applications would reduce the amount of capital that would need to be borrowed.

- separate bid applications would be submitted for each scheme.

RESOLVED – that the Council enter into a grant agreement with Homes England in order to secure grant funding for the Council house building programme.

100. LOCAL AUTHORITY HOUSING FUND - ROUND 2

Officers provided an update on the use of indicative funding received from the Department for Levelling Up, Housing and Communities (DLUHC) to provide accommodation to families with housing needs who had arrived in the UK via one of the Afghan resettlement and relocation schemes. Two purchases had been completed, The Council had exchanged on one property and offers had been accepted on four other purchases.

DLUHC had extended the Local Authority Housing Fund and the Council had submitted a validation form to indicate its preparedness to deliver six further properties under the extension. The report sought approval for the Section 151 Officer to agree to and sign the DLUHC Memorandum of Understanding and commit to the purchase of six further properties under the extended scheme. The funding would provide 40% of the capital costs for the purchase of three homes for the Afghan cohort and three homes for temporary accommodation. The total grant would be £1.3m and the Council would contribute £1.8m, funded through borrowing provided for in 2023/24 Capital Programme estimates.

In response to Member questions, Officers explained that three homes would help meet the increasing need for temporary accommodation. It was also explained that, in terms of provision of accommodation to veterans, their service within the armed forces was taken into consideration.

RESOLVED – that Members approve that the Section 151 Officer agree to and sign the Memorandum of Understanding, attached at Appendix A to the report, no later than 5pm Monday 18th September and commit to the purchase of 6 further properties under the LAHF Round 2, subject to the requirements of Financial Regulation 17.

101. RESPONSIBLE OWNERSHIP - PETS POLICY

The Committee received a report which recommended the approval of a draft Responsible Pet Ownership Policy. Officers explained that the Policy offered guidance to Council house tenants and Officers when considering pet ownership. It had been written following review of best practice within the sector. It was explained that permission for a pet would not unreasonably be withheld and Officers would base decisions on pet ownership on individual circumstances, household composition, the size and type of property and the size and type of pet.

During the debate, Members expressed the view that section 5.1 of the policy, which outlined the categories of pets for which permission was required, was not clear.

The Chairman, Councillor Pursehouse, seconded by Councillor O'Driscoll, proposed that the bullet points in section 5.1 be removed and that Officers make consequently amendments to the wording of 5.1.

Upon being put to the vote, the amendment was carried.

Members expressed the view that the period, set out in section 12.2 of the policy, which determined whether tenants vacating a property where they had requested a cat flap be installed should pay for a replacement door, was too long.

Councillor Gaffney, seconded by Councillor O’Driscoll, proposed an amendment to reduce the period from five years to one year.

Upon being put to the vote, the amendment was lost.

Councillor O’Driscoll, seconded by Councillor Robinson, proposed an amendment to reduce the period from five years to two years.

Upon being put to the vote, the amendment was carried.

Following questions from Members, Officers explained:

- discretion would be exercised when giving permission for additional cats and dogs. In using this discretion, Officers would consider the size and type of the cats and dogs, the type of property and whether there was a garden or not. Any costs to the Council incurred to ensure the property was suitable for re-letting would be borne by the vacating tenant.
- the policy would be monitored through tenancy audits undertaken by Housing Officers. Members expressed the importance of timely and effective enforcement and of residents knowing what action may be taken against them if there is a breach in the tenancy agreement conditions.
- the policy would not apply to Housing Association tenants, unless the Council were to take over the management of Housing Association stock.
- in the case of a resident wishing to downsize to a smaller Council property, Officers would discuss existing pets with the tenant during the application process to downsize and some discretion would be applied.

RESOLVED – that the Committee approves the Responsible Pet Ownership Policy as attached at Appendix A to the report, as amended.

102. QUARTER 1 2023/24 KEY PERFORMANCE INDICATORS - HOUSING COMMITTEE

The Committee received a report outlining the Quarter 1 2023/24 performance against Key Performance Indicators (KPIs). Three of the KPIs had not been met, with appendix A to the report providing explanation as to why.

The Committee also received the Housing Risk Register at appendix B to the report for July 2023 which included the mitigating actions taken against the identified risks.

The current position with regard to the Council House Building Programme at the end of Quarter 1 was outlined in appendix C to the report.

In response to Member questions, Officers confirmed that:

- a reason for closed risk H1 would be circulated to Members.
- the Council house building programme scheme at Windmill Close was progressing and it was estimated that the scheme would be delivered in spring 2024.

RESOLVED – that the Quarter 1 2023-2024 performance and risks for the Housing Committee be noted.

103. QUARTER 1 2023/24 BUDGET MONITORING - HOUSING COMMITTEE

The Committee received a report outlining the financial position of the Revenue and Capital budgets for the Committee, including the Housing Revenue Account (HRA), as of Quarter 1 2023/24.

The report set out an outturn variance of £15k for the Housing General Fund as a result of increased costs for planned repairs and tree works at Meadowside Mobile Home Park. Increasing costs of temporary accommodation was a risk being monitored, along with any knock on effects to the housing benefit budget. Ringfenced reserves for Housing Benefit could be called upon if the budget was overspent and the Government had provided an additional grant of £154k to assist with temporary accommodation costs. Savings of £60k had been delivered. £150k of savings, related to homelessness, was deemed to have some risk due to uncertainty around the need for temporary accommodation.

In the HRA, there was an overspend of £60k due to a software upgrade. £150k of savings on the HRA were expected in relation to housing management salaries.

The Housing General Fund Capital Budget related to Disability Facilities Grants and had been set at £642k, which included a carry forward from 2022/23 of £139k. There was expected to be surplus capital of £139k in 2023/24 and this would be reprofiled into 2024/25. The budget for the HRA Capital Programme was set at £19.9m, which included £4.5m carried forward from 2022/23. The capital schemes had been reviewed and there was a projected slippage of £3.8m in 2023/24 which would be reprofiled to 2024/25.

In response to Member questions, Officers explained that slippage of around 20% in the HRA budget could be expected due to various factors which would result in delays in the development of existing schemes.

RESOLVED – that the Committee's forecast Revenue and Capital budget positions as at Quarter 1 / M3 (June) 2023/24 be noted.

Rising 8.55 pm

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Council House Building Programme – Wolfs Wood – Budget

Housing Committee Thursday, 23 November 2023

Report of: Chief Finance Officer (S151)

Purpose: For decision

Publication status: Unrestricted

Wards affected: Oxted South

Executive summary:

The Council has recently tendered for the build contract for Wolfs Wood, the next scheme to commence in the Council's house building programme. Members are requested to approve an uplift in the original approved budget which was originally presented to Committee in March 2021. The report sets out the timescales involved in the project, the likely reasons for increased costs and the basis for the increase in budget.

This report supports the Council's priority of: Creating the homes, infrastructure and environment we need

Contact officer Nicola Cresswell, NCresswell@tandridge.gov.uk
Carol Snowden, csnowden@tandridge.gov.uk
Housing Development Specialists

Recommendation to Committee:

That Members approve a revised budget of £4.4m for the redevelopment of Wolfs Wood in Hurst Green

Reason for recommendation:

To allow for the award of a construction contract to the most economically advantageous tenderer and proceed with the development of the approved scheme.

Introduction and background

- 1 At its meeting in March 2021 this Committee gave approval for Officers to prepare detailed proposals for the redevelopment of 106-128 Wolfs Wood in Hurst Green to provide a mix of 13 new homes, including 1,2 and 3-bedroom houses and flats for affordable rent and approved a budget of £3.525m for the project.
- 2 The 12 former residents of the properties were subject to a decant process with the first tenant leaving in June 2021 and the final tenant moving out in September 2023.
- 3 Members will be aware that for a period the development programme was stalled due to a lack of resources within the team which prevented approved schemes from progressing within the original timescales envisioned. Progress was further hampered by a lack of resources in the Planning Department and the liquidation of two existing building contractors on schemes that should have completed in the summer of 2022 and who are still on site.
- 4 Planning approval was granted in June 2023 for the demolition of the flats and garages at Wolfs Wood and the construction of 12 new properties to be let to households on the housing register for affordable rent. The original number of 13 homes was revised to allow for a larger home to be constructed to meet wheelchair accessible standards.
- 5 Unfortunately, the construction sector has suffered a prolonged period of instability and uncertainty, with demand for materials and labour outstripping supply and inflationary pressures pushing construction costs up exponentially.
- 6 The Council has been out to tender for the main construction contract under a JCT Design and Build contract and received 3 tender returns, all above the original approved budget.

Budget

- 7 The original approved budget for the project in March 2021 was £3.525m
- 8 The Council went out to tender and invited five contractors who had previously expressed an interest in participating in a competitive tender for the work. Of those five contractors, only two submitted a price before the deadline, one other provided a price but missed the deadline

for providing answers to the quality questions and two withdrew from the process (one of whom has since entered into administration).

- 9 In September 2023 the most economically advantageous tenderer returned a price for the construction contract for the sum of £3.9m.
- 10 Officers are proposing a revised budget for the project of £4.4m which reflects a build cost of £4,000/sqm in contrast with £2,500/sqm when the project was originally conceived.
- 11 The project still performs with the new budget although the possibility of charging social rents as opposed to affordable rents is unlikely to be an option based on current Homes England grant rates.

Other options considered

- 12 The Council's appointed Employer's Agent has tested the market, which remains unreliable and has advised that there is no guarantee that the Council will benefit from going back out to market and it may place the Council in a worse position.
- 13 The successful tenderer is expected to undertake a value engineering exercise and identify savings through the design process. This should result in a reduction in the submitted tender price. The degree of reduction is unknown at this stage but will be reported to a future Committee meeting.

Consultation

- 14 There are no other changes that warrant further consultation with the public or with ward Members.

Key implications

Comments of the Chief Finance Officer

The original £3.525m is included in the current capital programme. With expected spend this financial year being circa £330k and the majority of the balance in the 2024/25 capital programme, the HRA fund will be able to finance the increase in the project cost to £4.4m.

Capital programme projections and the business plan will be updated to include this increase if it is approved.

In light of this increase, build costs are being reassessed across the programme. However it should be noted that the original budget was set over two years ago and therefore did not reflect the subsequent market conditions. Later estimates have been considered with market volatility in mind.

Comments of the Head of Legal Services

One of the key risks as set out in this report, which is that tender returns have come in well over the original budget. This is due to factors outside the Council's

control including increased building costs. The construction market is in flux and tender values have been affected by rising inflation, the higher costs of supplies and services together with energy costs. For the project to complete, additional funding is required. Should Members agree to the additional funding, the construction of the site will require the Council to enter into a formal JCT Construction Contract with the selected Contractor. Legal Services will support this process, ensuring the interests of the Council are protected.

Equality

No changes to report since original approval.

Climate change

No changes to report since original approval.

Appendices

None

Background papers

None

----- end of report -----

Council House Building Programme – new scheme - November 2023

Housing Committee Thursday, 23 November 2023

Report of: Chief Finance Officer (S151)

Purpose: For decision

Publication status: Unrestricted

Wards affected: Bletchingley & Nutfield

Executive summary:

This report seeks approval for the demolition of Kentwyns Rise, South Nutfield to allow for the redevelopment of the site to provide up to 23 homes, including two and three-bedroom houses to assist with meeting the need for family housing on the Council's housing register.

This report supports the Council's priority of: Creating the homes, infrastructure and environment we need.

Contact officer Nicola Cresswell and Carol Snowden, Housing Development
ncresswell@tandridge.gov.uk / csnowden@tandridge.gov.uk

Recommendation to Committee:

It is recommended to Members that:

- A. Officers prepare detailed proposals for the redevelopment of Kentwyns Rise, South Nutfield for a mix of 1,2 and 3-bedroom houses and flats for affordable rent and seek pre-planning advice to develop the site;
- B. In the case of recommendation A above approval to proceed which would include the appointment of an architect, Employer's Agent and other specialist consultants and surveyors to act for, or advise the Council and the commissioning of necessary reports all subject to the Council's Standing Orders and Financial Regulations.
- C. In the case of recommendation A above, work to rehouse residents displaced by the redevelopment and commence this following the Committee's decision, including the payment of compensation where eligible;

- D. In the case of recommendation A above, appropriate notices to be served on tenants at the earliest opportunity to preclude the possibility of the Right to Buy; and
- E. In the case of recommendation A above, authority also be given for Officers to commence the process of appropriating the land from housing to planning purposes in accordance with Section 122 (1) of the Local Government Act 1972.

Reason for recommendation:

The recommendations supports one of the Council's key strategic objectives and seeks to address in part the District's need for affordable rented housing. Early engagement with affected tenants and seeking planning advice will mitigate the stress and uncertainty for residents. A pre-application budget means that surveys can be undertaken and reports prepared without residents wondering what is happening outside their homes. Officers can also commence with a Section 105 consultation – a legal requirement when secure tenants are likely to be significantly impacted by a landlord's proposals and begin the process of assessment, reassurance and liaison with the affected residents over their re-housing options.

The process of appropriation will ensure that the land and property in question is held for the correct statutory purpose under Section 122 (1) of the Local Government Act in advance of any full planning application being submitted.

Furthermore, to preclude the Right to Buy it is proposed to serve at the earliest opportunity appropriate notices under the Housing Act 1985 on all tenants of the properties.

Introduction and background

- 1 Kentwyns Rise is a former sheltered housing scheme in South Nutfield comprising of 31 dwellings in the form of flats and bungalows. One of the properties is a 2-bedroom flat and the remainder are small one bedroom flats or bungalows with floor areas just over 37sqm. As sheltered housing the scheme had become hard-to-let. Access to the site is via a steep roadway and services in and to the village have diminished since its construction in the early fifties. The flats also no longer met expectations of older residents in terms of accessibility. The flats were served by a lift which had become unreliable and has since been decommissioned.
- 2 Kentwyns Rise was selected as one of the sheltered housing schemes that would be redesignated as general needs as part of the Council's strategic review of its sheltered housing stock in 2016. Properties there have been gradually re-let as general needs and the floating sheltered housing support service was officially withdrawn on 1st April 2022.
- 3 Kentwyns receives cyclical maintenance but will be due a roof replacement within the next 10 years at an estimated cost of £200k -

£250k. There will also be a requirement to install additional fire safety measures in the loft spaces estimated to cost £60,000. None of the properties achieve an EPC rating above D.

- 4 The site at Kentwyns Rise is very large and the dwellings sit within underused communal grounds. As the buildings are reaching the end of their useful life Kentwyns Rise has been identified as suitable for demolition to allow for the construction of family sized dwellings to meet the high needs on the housing register.
- 5 Early indications are that the land at Kentwyns Rise could be redeveloped to provide a combination of flats and houses, ranging from 1 to 3 bedrooms, including gardens, parking and amenity spaces.
- 6 A key part of the Council's Strategic Plan is the building of affordable homes. At its meeting on 11th March 2021 the Committee approved an extension to the house building programme of a further 200 homes over 5 years. The majority of new Council homes are to be delivered on land that the Council already owns with 30% of the programme delivered on purchased land. If approved, this scheme will form part of the extended programme.
- 7 The scheme has been the subject of feasibility study and discussions have been had with Ward Councillors Liam Hammond and Helena Windsor. Since the proposal involves the redevelopment of existing housing it is necessary to rehouse tenants into alternative accommodation and compensate them for having to move home. Considerable care is taken when moving residents, particularly older people, and Officers have gained much experience in doing so in recent years. Compensation covers the costs relating to moving home and, residents of more than 12 months are also eligible for statutory homelessness payment.
- 8 The scheme will be modelled to be let at affordable rent. However, as with most of the Council's new build schemes, the option of social rent will be considered if the project can remain viable.

Budget

- 9 The budget for these schemes will come from the budget envelope of £74m as approved by this committee at its meeting in March 2021 as HRA funding to extend the Council's house building programme by further 200 homes.
- 10 The estimated budget cost of bringing the potential redevelopment of Kentwyns Rise to planning stage is approximately £50,000. This would be used for the appointment of an architect, planning fees, the procurement of the necessary surveys to inform the design (e.g. arboricultural and topographical surveys) and the appointment of an employer's agent to act as a construction professional and project manager, inputting on processes and procedures that will ultimately be included in a construction contract.

- 11 Additional budget is requested to allow for the payment of statutory compensation to any tenants that move to alternative accommodation following the service of an Initial Demolition Notice. It is anticipated that the re-housing of tenants at Kentwyns will take place over a period of years with some residents more willing and able to move than others. The statutory Home Loss Payment is £8,100 per household i.e., where there is a joint tenancy, the payment would be equally split. Following this committee, residents will be re-registered and awarded priority Band A, following which they can begin bidding on alternative Council properties.
- 12 The serving of an Initial Demolition Notice will protect the Council's intention to redevelop the site by preventing any homes being sold under the Right to Buy for the following 7 years. Where homes are sold under the RTB the Council would need to buy them back at full market value to enable any development to proceed.
- 13 Officers will return to the Committee with a scheme proposal and a request for full budget approval once feasibilities have been completed and pre-planning advice received.

Appropriation

- 14 Property and land that is already held for housing purposes must be appropriated for planning purposes and then held by the Council under the statutory provisions of Part 9 of the Town and Country Planning Act. The practical consequence (by virtue of section 237 of the Town and Country Planning Act 1990, as amended by Schedule 9 of the Planning Act 2008) is that the demolition, erection, construction or carrying out of any maintenance of any building or work on the land and subsequent use of the land is authorised under those planning powers, if the works are done in accordance with planning permission, even if they interfere with third party rights. On completion of any development the land would need to be appropriated back to housing land.

Other options considered

- 15 Officers need this Committee's approval to seek full planning consent for an application for Kentwyns Rise and Officers will return to a future Committee with that request. However, it was felt that to proceed with feasibility studies and necessary surveys without first notifying existing residents of the Council's plans or seeking authority of the Committee for a pre-application budget may expose the Council and Members to avoidable criticism.
- 16 If Kentwyns Rise was not re-developed then the Council will need to commit to significant investment in the current buildings. Re-roofing will be required as well as new uPVC windows. Work will be needed on insulating the properties since none of the dwellings achieve an EPC higher than D. The properties are below modern space standards so will continue to be hard-to-let. There is potential for re-modelling to create 2-bedroom flats out of the existing dwellings but such an approach

would be costly and the design would be restricted by the building's current envelope. Any re-modelling would also require existing residents to be re-housed.

- 17 With regard to appropriation, if the Council decided not to appropriate the land, there is the potential that third parties could bring injunction proceedings which could stop the construction of a future development or delay its delivery. By exercising appropriation power, the threat of injunction proceedings for the infringement of third parties would be extinguished. Affected parties would still receive compensation but they will not be able to delay or stop the development.

Consultation

- 18 Ward Councillors have been informed of the proposals for Kentwyns Rise and the impact to existing tenants and how that will be managed. Residents will be formally consulted under Section 105 of the Housing Act. A consultation exercise prior to appropriation of the land will also be undertaken.

Key implications

Comments of the Chief Finance Officer

As noted in the report there is no specific budget set aside for this scheme, however there is sufficient capacity within the HRA fund to accommodate the capital scheme. The HRA 30 year business plan includes amounts for non-specific schemes like this one and this gives assurance that there is adequate finance available for new schemes such as this.

Capital programme projections and the business plan will be updated to include this scheme if it is approved.

Comments of the Head of Legal Services

Section 1 of the Localism Act 2011 ("the general power of competence") grants local authorities the ability to do anything that a private individual is empowered to do, subject to any restrictions which bound local authorities before coming into force of that section or any later provisions expressed to apply to it.

The Head of Legal and Monitoring Officer sees no legal reasons preventing the Committee from approving the recommendations set out in the report.

Equality

The letting rather than the development of housing for sale is key to issues of equality. New housing developed reflects the housing priorities at the time it is conceived, is designed to mitigate against fuel poverty, be mobility friendly (with wheelchair homes included where there is demonstrable need at the time the scheme is designed); and, be of a size sufficient to promote working from home.

Existing residents of Kentwyns Rise who are being considered for re-housing will receive any necessary assistance with applying to the housing register and their housing needs assessment and subsequent re-housing options will reflect their current needs in terms of accessibility requirements as a result of a disability or other protected characteristic.

Climate change

The new housing will achieve the Council's adopted target of Net Zero Carbon (operational).

Appendices

None

Background papers

None

----- end of report -----

Stafford Road – Car Park

Housing Committee Thursday, 23 November 2023

Report of: Head of Housing

Purpose: For decision

Publication status: Open

Wards affected: All

Executive summary:

This report seeks approval for the potential development of a new car park to the rear of block 224 – 270 Stafford Road, Caterham. This car park would provide a maximum of 15 bays to assist with the reduction of on street parking at the front of the scheme and allow the inclusion of safe passing spaces and traffic calming measures by Surrey County Council.

This report supports the Council’s priority of: Creating the homes, infrastructure, and environment we need.

Contact officer James Devonshire – Head of Housing
jdevonshire@tandridge.gov.uk

Recommendation to Committee:

Members are recommended to approve one of the following recommendations:

- A. Approve the development of a car park at Stafford Road, Caterham to provide up to 15 spaces for use by local residents and approve a budget of £350,000 for its development plus a contingency fund of up to £50,000 for unplanned costs associated with inflation.
- B. Decline the proposals to develop a car park at Stafford Road and the associated budget for the work and, ask Officers to revert back to Surrey County Council regarding alternative options for traffic and parking measures on the highway.

Reason for recommendation:

Residents have raised concerns with local ward Councillors regarding the number of vehicles parking on the highway to the front of properties 224 – 270 Stafford Road.

Residents have raised concerns of damage to vehicles, altercations between motorists and concerns for safety because of poor lines of sight due to vehicles parking on both sides of the road.

Discussions with Surrey County Council regarding reduced speed limits, additional traffic calming measures and allocated passing spaces have not assisted with providing a solution to the issues raised by residents.

Given the unsuccessful discussions, a feasibility study and survey was commissioned by the Council to ascertain whether parking could be provided at the rear of the scheme to remove vehicles from the road and allow the County Council to provide passing spaces on their highway.

Following the completion of a feasibility study and completion of architectural drawings an anticipated budget of £350,000 would be required to provide a maximum of 15 parking bays. This cost has been provided as an estimate and would be subject to a full and proper procurement process in accordance with the Council's Contract Standing Orders and Financial Regulations.

Plans of the existing site are provided in appendix A and proposed plans for the site are provided at appendix B.

1.0 Introduction and background

- 1.1 In 2015 Stafford Road was re-designated from Sheltered to General Needs accommodation. Up until this point very few residents owned or had access to a vehicle due to the accommodation type and the age restrictions on sheltered accommodation being 65 plus.
- 1.2 Since 2015, the properties have been used as family accommodation with vehicle ownership significantly increasing over the years without sufficient parking provision being made. Private properties on the opposite side of the road also park their vehicles on the highway which contributes to and exacerbates the situation.
- 1.3 Due to the number of properties within the area and the inability for both tenants and private homeowners to park off the road, both sides of the highway are occupied by vehicles, leaving just enough space for single file traffic. At very busy periods, generally evenings and weekends, this can stretch up to lengths of 300 meters without passing space.
- 1.4 Residents of this section in Stafford Road have reported various incidents that have happened as a result of the parking issues. It is reported that parked vehicles have been damaged due to the narrowness of the road,

altercations have taken place between drivers arguing over who is going to give way, speed of vehicles and emergency vehicles and refuse lorries have not been able to pass.

- 1.5 To increase the width of the road, residents park their vehicles half on, half off the pavement forcing pedestrians to walk on the road with pushchairs, buggies, and small children.
- 1.6 Various meetings have taken place over the past year between Local Ward/ County Council Councillors, Surrey County Council and Tandridge District Council. Discussions have focused on traffic calming measures such as speed restrictions, speed humps, passing spaces and making Stafford Road a one-way street. Monitoring of the street by Surrey County Council has indicated that speed samples have not met the requirements to consider a reduced speed limit or speed humps. A one-way system is not an option due to Stafford Road being an entry and exit road from Caterham town centre and the creating of passing spaces along the stretch of road is not possible due to the number of vehicles parked at any given time.

2.0 Feasibility study of potential car park

- 2.1 Due to the above considerations not being viable for Surrey County Council to remedy the issues, a feasibility study has been undertaken to investigate the potential to develop a car park for local residents at the rear of 270 Stafford Road. Access to the car park would be via the service road to the recreational ground between 270 and 272 Stafford Road.
- 2.2 Development of the car park does not come without its own challenges. Access to the car park is via a very steep service road leading down to the recreational ground, the recreational ground currently cannot be developed as it is held on statutory trust in favour of the public. The access road is currently a single access and passing spaces will be required to make the access road a viable option. The verges on both sides of the road are banked and will require significant in filling. A pedestrian path will also be required to enable safe access to and from the car park on foot. The land to be used for the car park is currently occupied by way of rear gardens by two residents, this would mean reducing the size of the gardens and potentially financially compensating the residents. There will need to be additional lighting plus security measures by way of barrier and/ or a car park permit scheme monitored by a third party. Completing this work will create a maximum of 15 parking spaces and will remove the same from the highway.
- 2.3 Estimated costs obtained from the architect would suggest a budget of £350,000 is required to complete the work plus a £50k contingency. This would be funded through additional borrowing by the Housing Revenue Account via the Public Works Loan Board.

3.0 Resident Consultation

- 3.1 Residents within the block comprising 224 – 270 Stafford Road have been visited by Officers to scope the potential use of the car park if it were provided. A total of 15 residents responded to the visits with the majority advising that they would only consider using the car park if it were cheap to do so, was well lit and was safe and secure by installation of CCTV.
- 3.2 To facilitate the car park an existing resident will be required to relinquish the use of their garden. It is important for Members to understand that for the development to proceed, this resident will be required to relinquish the use of the garden voluntarily. Should this not be agreeable the resident cannot be forced to relinquish the use of the garden without the Council's use of Compulsory Purchase Order powers. S.226 of the Town and Country Planning Act 1990 provides the Council with the power to acquire land compulsorily for development and other planning purposes as defined in section 246(1) of the 1990 Act. This power is intended to provide a tool to help acquiring authorities with planning powers to assemble land where this is necessary and where strong planning justifications for the use of the power exist. CPOs must be demonstrable in the public interest. The Government's guidance on CPO "Guidance on Compulsory purchase process and The Crichel Down Rules" (July 2019) confirms that compulsory purchase is intended as a last resort measure to secure the assembly of all the land needed for the implementation of projects and acquiring authorities will be required to demonstrate that they have taken reasonable steps to acquire all of the land and rights included in the CPO by agreement. Whilst this is the case, it is typical for a CPO to be pursued in parallel with negotiation with landowners such that the option is progressed in case it is required.
- 3.3 During the visits, residents were asked if they would consider paying a weekly charge for allocated use of the car park. A fee of £10.00 per week was recommended but only one resident felt that this was affordable. Two residents have since advised that they would be willing to pay £5.00 per week for a parking space. Due to the low weekly charge, the payback period for the borrowed funds will be considerable. This consultation was only conducted with the tenants occupying the block 224 – 270. Consultation could be extended to the private households on the opposite side of Stafford Road should Members decide to approve the recommendation to proceed with the project.

4.0 Other options considered

- 4.1 In addition to the options considered in this report, thought has been given to implementing a Zip Car scheme from a nearby garage site. While this may be possible in the future, it is unlikely to be able to provide a solution to the issue in a reasonable timeframe.

5.0 Consultation

5.1 Consultation with the residents in block 224 – 270 Stafford Road has been completed and generated mixed opinion on whether the car park was the right solution. If the scheme is approved by Members, further consultation will be required with both the residents of the block and the wider residents of Stafford Road.

Key implications

Comments of the Chief Finance Officer

The Housing Revenue capital programme could be increased to accommodate the proposed new car park and would be able to fund the new scheme. However in doing so there would be less funds available to put towards the Council development programme and or other capital schemes.

Comments of the Head of Legal Services

Where negotiation to acquire land by agreement is not successful, the use of compulsory purchase powers may need to be considered. However, compulsory purchase does involve removing private rights. Under article 1 to the first protocol of the European Convention on Human Rights any such interference with private rights must be proportionate and in the public interest. Compulsory purchase is likely to be justified where land is firmly required for a scheme to which the Council is committed. As set out in this report, Officers are committed to deliver this scheme under an agreement with the respective landowners and without recourse to the use of compulsory purchase powers. CPO is, and would remain a position of last resort, if and where it proves unable to acquire the land through agreement.

Equality

An Equalities Impact Assessment has been completed for the purpose of this report. Consideration has been given to the use of the car park by residents with physical disabilities who may not be able to enter and exit the car park by foot due to the gradient of the access road. This has been mitigated by using an anti-slip surface, inclusion of a pedestrian footpath and handrail.

Consideration should be given to those residents who will suffer loss of garden space, as a result of the car park using land currently occupied by residents for private garden use.

Climate change

There are no significant environmental / sustainability implications associated with this report.

Appendices

Appendix A – Existing site plan

Appendix B – Proposed site plan

Background papers

None

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Quarter 2 2023/24 Key Performance Indicators - Housing Committee

Housing Committee Thursday, 23 November 2023

Report of: Head of Housing

Purpose: For information

Publication status: Open

Wards affected: All

Executive summary:

- The appendices to this report contain data on the Committee's key performance indicators and risks for Quarter 2 2023-2024, to enable the Committee to monitor how the Council is delivering the services for which it is responsible.
 - Performance and risk headlines are included in Section 3.
 - Council House Building Programme updates are in Appendix 'C'.
-

This report supports the Council's priority of: Building a better Council.

Contact officer James Devonshire Head of Housing
JDevonshire@tandridge.gov.uk –

Recommendation to Committee:

That the Quarter 2 2023-2024 performance and risks for the Housing Committee be noted.

Reason for recommendation:

To support the Committee to monitor and manage its performance and risks.

Introduction and background

1 Performance and Risk

1.1 Performance and risk reports are to be presented to each policy committee at the end of each quarter. The reports include a covering report and an appendix with individual performance charts and commentary for each performance indicator, and the committee's risk register.

2. Notes on performance and risk data

2.1 See Appendix A and Appendix B for the Housing performance data and risk register respectively.

2.2 Wherever possible the most recent data has been included in the appendices, regardless of whether it technically falls into the reported quarter. However, due to the committee report timelines, there may be occasions where data is not available in time for the committee report. In these cases, the data will be provided in the next scheduled report.

2.3 The Council uses the following risk management scoring matrix:

Likelihood	Very Likely	4	4	8	12	16
	Likely	3	3	6	9	12
	Possible	2	2	4	6	8
	Unlikely	1	1	2	3	4
			1	2	3	4
			Low	Medium	High	Very High
			Impact			

3 Performance

3.1 The following KPI's have not met target as detailed in Appendix A:

- H04 - Number of households living in temporary accommodation.
- HO5 – Number of people in 'urgent need' (bands A&B) on the Housing Register.

3.1.1 Narratives have been provided in Appendix 'A' outlining reasons for the these KPI's not meeting target.

3.2 Risk

3.2.1. The risk register has been reviewed and the risks that are more operational in nature have been removed and will be monitored by Officers internally. However, this does not preclude these risks from being escalated back to the committee register in the future, or new risks being added.

3.2.2. See Appendix 'B' for details.

3.3 Council House Building Programme

3.3.1 Appendix 'C' sets out the current position with regard to the Council House Building Programme at the end of Q2.

Key implications

Comments of the Chief Finance Officer

There are no direct financial implications from this report as it is presented for noting. Performance against specific KPIs may have a financial impact. The cost of temporary accommodation in particular is likely to represent a financial risk, however the expectation at Quarter 2 is that the budget will be sufficient. Offsetting this risk is an increase in Government financial support for homelessness costs. Financial implications will be drawn out where relevant in the quarterly financial update report.

Comments of the Head of Legal Services

Although there are no legal implications arising from this report, it is good practice that Officers update Members the extent to which the Housing Service team is fulfilling its performance indicators, that is, the extent to which: (i) it is exercising its functions effectively; (ii) it is using its resources economically, efficiently and effectively; and (iii) its governance is effective for securing (i) and (ii). The information set out in this report enables the Council to assess this.

Climate change

There are no significant environmental / sustainability implications associated with this report.

Appendices

Appendix 'A' Housing Performance Charts 2023 - 24

Appendix 'B' Risk Register November 2023

Appendix 'C' Quarter 2 Update Council House Building Programme update

Background papers

None

----- end of report -----

APPENDIX A – Housing Performance

H01 - Local Council rent collection and arrears: proportion of rent collected

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target
2.15%	2.13%			2.5%
				Met

Performance Summary

- In Q2 the rent arrears were 0.37% lower than the target of 2.5%. By the end of September 2023, the percentage of rent arrears had reduced to 2.13%, this is 0.33% lower than target and 0.28% lower than the same period in September 2022 when rent arrears totalled 2.41%.

Target: 2.5% (2023/24)

H02a - Average time taken to re-let local authority housing (days)

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target
20.15	22.4			25 days
				Met

Performance Summary

- In Q2 the average time taken to re-let local authority housing was 22.4 days against a target of 25 days. This is a reduction of 13 days when compared to the same period in 2022/23 when the average re-let time was 35.4 days.

Target: 25 days (2023/24)

APPENDIX A – Housing Performance

HO2b - Average time taken to re-let local authority sheltered housing (days)

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target 30 Days
30.57	29.8			Met

Performance Summary

- In Q2 the average time taken to re-let local authority housing was 29.8 days against a target of 30 days. This is a significant reduction of 56.6 days when compared to the same period in 2022/23 when the average re-let time was 86.4 days.

Target: 30 days (2023/24)

HO3 - Number of cases where it is known that advice and/or support from the Council successfully prevented or relieved the threat of homelessness

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target 120
38	76			Met

Performance Summary

- The figure is above target by 16 preventions against the quarterly target of 30. This is an improvement of 8 preventions in Q1 to exceeding target in Q2 by 16 preventions against a cumulative target of 30 cases each quarter.

Target: 120 cases (2023/24)

APPENDIX A – Housing Performance

HO4 – Number of households living in temporary accommodation

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target
54	59			30
				Not Met

Performance Summary

- The increase in the number of households in temporary accommodation reflects the current difficulties being experienced in successfully preventing / relieving homelessness and the lack of supply of affordable housing. Q2 performance has declined by 5 households compared to the 55 households living in temporary accommodation in Q1. Q2 performance remains off target by 29 households.

Target: 30 (2023/24)

HO5 – Number of people in 'urgent need' (bands A&B) on the Housing Register

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target
463	483			275
				Not Met

Performance Summary

- Q1 performance is significantly higher than the target set of 275 households and that of the same period last year when households in urgent need totalled 446. Q2 has seen an increase by 20 households when compared to Q1 which totalled 463 households in urgent need and increase by 17 households when compared to Q4.

APPENDIX A – Housing Performance

- This figure remains high due to a limited supply of affordable housing. The Housing Team continues to work with colleagues in strategy and development to ensure a continued supply of affordable housing is provided throughout the District, as well as pursuing other initiatives, including the Tenants' Incentive Scheme, Assisted Purchase Scheme and relocation strategies within our own housing stock.

Target: 275 (2023/24)

HO7 – Average cost of repairs per property for Council Tenants (exc. Leaseholders)

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target
£93.33	£206.00			£325
				Met

Performance Summary

- Q2 performance remains on target despite continued high inflation rates and cost of materials and labour. £325 is the total annual spend as an average per property excluding all leaseholders.

Target: £325 (2023/24)

HO8 - First time fixes (responsive repairs)

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target
99.23%	98.78%			85%
				Met

Performance Summary

- In Q2 first time fixes were 13.78% higher than the target of 85%.

APPENDIX A – Housing Performance

Target: 85% (2023/24)

HO9 - Recall Visits (responsive repairs)

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target
0.77%	1.22%			2%
				Met

Performance Summary

- Despite a small increase, this target remains below the target of 2%

Target: 2% (2023/24)

FO10a - Percentage of emergency responsive repairs completed within the timescales set for the contractor

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target
98.6%	98.2%			98%
				Met

Performance Summary

- While Q2 performance has exceeded target there has been a reduction of 0.4% when compared to Q1 which totalled 98.6%. As a result, the repairs and property services teams are monitoring performance of contactors closely.

Target: 98% (2023/24)

APPENDIX A – Housing Performance

HO10b - Percentage of non-emergency responsive repairs completed within the timescales set for the contractor

April-June 2023	July-September 2023	October-December 2023	January-March 2024	Target
95%	96%			90%
				Met

Performance Summary

- Q2 performance has increased by 1% since Q1 and is now 6% above the annual target of 90%.

Target: 90% (2023/24)

Ref:	Risk cause and event	Risk consequences	Risk Owner	L	I	RAG	Mitigating actions and responsibility	Status update	On corporate risk register?
H1	Council fails to deliver the target number of properties in the Council House Building Programme, due to poor performance of the contractor/contractor going into administration, higher works costs and availability of materials. Lack of land availability. Lack of staff capacity to deliver programme. Impact of BNG on delivery of programme. Extensive planning delays.	<p>Inability to meet local housing need and increase in number of households living in unsatisfactory housing conditions.</p> <p>Increase in homelessness and related costs. Failure to meet statutory homelessness duties.</p> <p>Negative impact on resident wellbeing.</p> <p>Negative publicity and reputational damage.</p> <p>Higher costs associated with increased use of temporary accommodation.</p>	<p>Housing Development Managers</p> <p>Nicola Cresswell and Carol Snowden</p>	3	4	12	<p>Active management of contracts via monthly contractor meetings and day to day contact with the project team. Appointment of an Employers Agent to manage the contractor on behalf of the Council. Programme includes work to minimise inevitable delays resulting from manufacturing delays, material shortages, sub-contract labour being temporarily shut down. Use of alternative materials to overcome supply shortages, different designs and different finishes and use of materials that are readily obtainable. Early liaison with utility providers by the contractor and the use of mature approved drainage plans within contract documentation. Financial assistance package approved by</p>	<p>Continuing investigation into MMC as an option. Consideration of procurement frameworks or Dynamic Purchasing Systems for contractor appointments.</p> <p>Negotiations continue on 2 further land purchases for approx. 23 and 13 homes.</p> <p>One property identified and acquisition in progress.</p> <p>LAHF property purchases (x7) on target to complete by November 2023. LAHF R2 property purchases on target to complete by end of March 2024.</p> <p>A bid application for Windmill/Auckland will be submitted.</p> <p>Recruitment for the permanent PM role to commence.</p>	YES

						<p>HC for the contractor at the Caterham on the Hill schemes.</p> <p>Officers have investigated two stage contracts as a possible option. Initial conversations with a MMC contractor and the CIC Building Better who facilitate procurement options and solutions for MMC, which may be a more cost-efficient option that traditional build</p> <p>Maximising opportunities to release land for development by seeking sites from other public sector bodies, open market transactions and working with Asset Management to identify suitable land holdings. Completed on purchase of land in Caterham to deliver 16 affordable homes for rent.</p> <p>Extension the buy-back programme into 23/24 with a strategic focus to enable development as</p>	<p>Assess capacity of TDC land to meet programmes offsite BNG needs</p>
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						<p>well as providing new homes.</p> <p>Utilised preferential grant rates available in the LAHF programme to increase stock of family sized housing. 6 properties purchased to date (1 x 5b, 4 x 3b and 1 x 2b) and through round 2 of the LAHF to purchase a further 6 x 2/3 bed homes before the end of March 2024.</p> <p>Achieved Investment Partner status with Homes England to allow for grant funding to subsidise the building programme. £1,020,000 of grant funding secured for Uplands, Warlingham. Individual applications for grant funding ongoing, with Rochester Gardens and Foxacre now submitted.</p> <p>Capacity issues in team being addressed with additional members of staff. New Housing Development support Officer started this year. Temporary</p>	
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Appendix 'B' Risk Register

H2	Loss of skilled staff to manage the Disabled Facilities Grant process and contract	Failure to deliver statutory services to residents and support those most in need. Potential for backlog of applications	Head of Housing	2	1	2	<p>Audit requirement to add to committee register. Recruitment process in place.</p> <p>Business Continuity plan in place</p> <p>Case specific advice can be obtained from the national body for home improvement agencies.</p> <p>Short term cover could be provided by neighbouring councils</p>	<p>Annual reviews of business continuity plan being completed</p> <p>Delivery model of the service currently being reviewed as part of the Future Tandridge Programme</p>	NO
H3	Disabled Facilities Grant Local Authority commissioning partner leaves the partnership	Failure to deliver service and meet statutory services.	Head of Housing	1	2	2	<p>Audit requirement to add to committee register</p> <p>Regular meeting with all stakeholders in the partnership</p> <p>Strict performance management with concerns identified early and rectified</p>	Regular meetings being held between stakeholders in the partnership.	NO
H4	Disabled Facilities Grant Home Improvement Agency ceases trading	Failure to deliver service and meet statutory services.	Head of Housing	1	2	2	<p>Audit requirement to add to committee register</p> <p>Financial viability fully explored as part of the procurement process</p> <p>Short term continuity</p>	Regular meetings being held between stakeholders in the partnership.	NO

Appendix 'B' Risk Register

							plan to resource the work via individual private contractors specialising in this work with the Council coordinating the process.		
H5	Inability to deliver Grounds Maintenance on housing sites due to staff sickness and machinery breakdowns.	Financial loss due to the inability to recover leasehold management expenses and tenants service charges for work not undertaken. Potential need to reimburse residents for services not delivered. Risk of reputational damage / negative press	Head of Housing / Head of Environment	2	3	6	A GM options appraisal has been undertaken and reported to Committees on future delivery models. This will ensure adequate resource levels and machinery are in place for future cutting seasons. Work has been undertaken to catch up on the backlog of work but not all work has been completed, this will likely produce challenge to grounds maintenance charges for 2023/24 by residents paying for the service.	Consideration currently being given to approach of potential reimbursement / reduced charges for 2024/25	Yes

Closed risks

H2	Unable to monitor and control revenue and capital budgets due to Orchard / Agresso interface not working	<ul style="list-style-type: none"> * Considerable financial overspend * Expenditure being held in suspense account 	Head of Housing	1	1	N/A	<ul style="list-style-type: none"> * Orchard have come back to provide both the job reference for the process that creates the output as well as some feedback on our parameters which they don't think are correct. * IT reviewing feedback and advice w/c 07/03/2022 	This risk has been closed following the implementation of revised interfacing between Orchard and Agresso. Monthly monitoring of the systems is now being undertaken and reconciliation tasks being undertaken.	YES
H3	Current energy contract with Gazprom is terminated due to ongoing situation in Russia / Ukraine.	<ul style="list-style-type: none"> * Continuing with Gazprom as a supplier may be sensitive * Would need to procure a new contract at a much higher cost 	Section 151 Officer / Head of Housing	2	4	N/A	<ul style="list-style-type: none"> * Monitor situation * Liaise with, and take advice from, energy broker 	Statement from Inspired Energy on 28/02/2022 "At present there are no sanctions impacting Gazprom Marketing Ltd and we are doubtful that the UK government will impose these due to the amount of UK clients being supplied by Gazprom and the current amount of supplier disruption due to the market price crisis"	YES

H1	Overspend on housing repairs	* Impact on the Housing Revenue Account (HRA).	Head of Housing	4	4	N/A	<ul style="list-style-type: none"> * Financial monitoring and savings trackers in place. * Senior managers reviewing the implementation of the new budget arrangements. * Implementing new depot IT system within 12 months (in-line with IT priorities) to provide accurate cost data on time, labour, materials, fuel, vehicle usage, etc. * Heavily restricting the use of third party contractors by the depot for reactive repairs. * Reviewing the reactive repairs schedule of rates for the depot. 	Discussions have taken place with Orchard and a new Asset Management Module is due to be implemented. The corporate IT and Digital strategy sets out requirements for interfacing between systems and is currently being completed corporately. Interfacing between Orchard and Agresso is working and being monitored. The review into void management is now being led by the Head of Housing. Stricter budget monitoring has been introduced allowing for better integration and management of individual budget lines.	NO
H4	Inability to deliver Housing Strategy	* Fail to deliver on the strategic objectives of the strategy, and associated improvements to residents and the Council.	Head of Housing	1	2	N/A	<ul style="list-style-type: none"> * Regular updates brought to Committee. * Member briefing papers prepared for relevant strategy actions. * Officer working group in place. * Communications in place with key partner agencies. 	* Regular annual updates being provided to Housing Committee with actions being worked by officers. Housing strategy to end March 2025. Revised strategy to be written and delivered	NO

Appendix 'B' Risk Register

H5	Inability to deliver the Homelessness Strategy	* Fail to deliver on the strategic objectives of the strategy, and associated improvements to residents and the Council.	Head of Housing	1	2	N/A	<ul style="list-style-type: none"> * Regular updates brought to Committee. * Member briefing papers prepared for relevant strategy actions. * Officer working group in place. * Communications in place with key partner agencies. 	<ul style="list-style-type: none"> * Regular annual updates being provided to Housing Committee with actions being worked by officers. Homelessness Strategy to complete in March 2025. Revised strategy to be written and delivered 	NO
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Appendix C

Quarter 2 Update – Affordable Housing Provision and Council Housing Building Programme

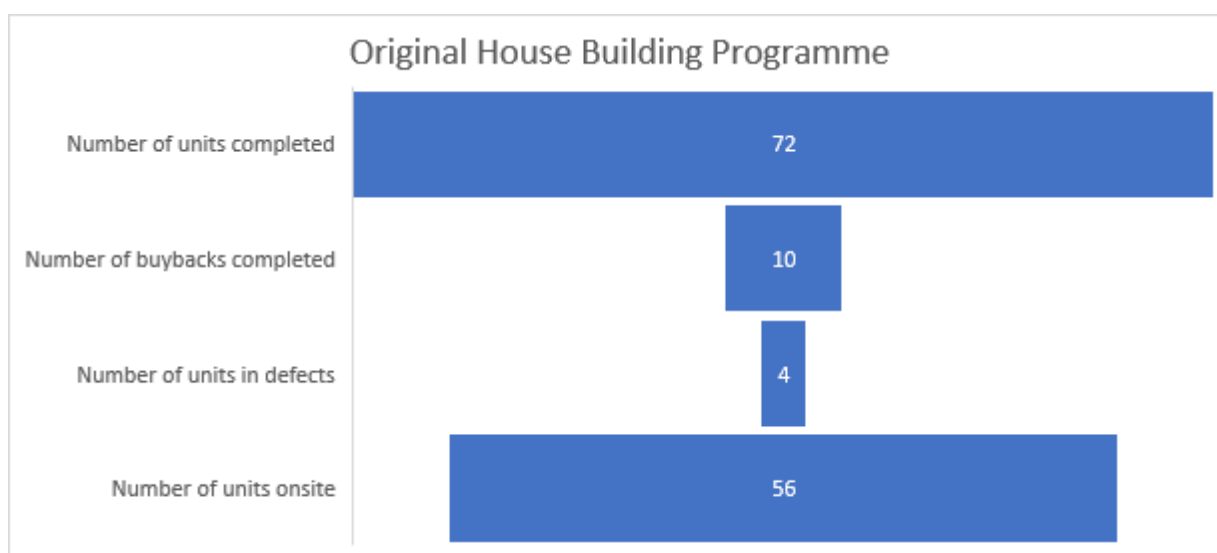
This update provides members with the Qtr2 position in relation to the Council’s House Building programme and affordable housing development by housing associations. The report includes the current position where more up to date information is available.

Council House building (CHB) programme

1. Original Council House Building Programme

The original council house building programme commenced in 2015 and consisted of 142 units. There have been 86 completions to date including 10 buybacks. There are 4 remaining schemes onsite. Two are due to complete this year, and two in early 2024/25.

Annual Targets								
	2023/24				2024/25			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Completions			11	13	32			
Schemes onsite (56)			Foxacre (2) Uplands (4)	Uplands (13) Rochester(5)	Bronzeoak (26) Windmill (3) Auckland (3)			



1.1 Uplands

Work has recommenced at Uplands with a new contractor in place to complete the remaining 17 units. Additional firestopping works have been requested by building control which has resulted in some de-construction of

work to date. This has caused further delay to handover with the 4 houses now expected to complete in December and the flats closer to March/April.

1.2 **Bronzeoak**

Work stopped in May 2023 following the administration of the main contractor on the site. A Construction Management Company (CMC) has been appointed and has started some preliminary work for the Council in putting together a site safety audit, liaising with the incumbent sub-contractors about completion of their work and the associated costs and putting together a rough order of costs estimate for completion of the scheme. It is likely that the completion of the scheme will be via the appointment of a CMC contractor who will manage the site and the contracts but with the Council making direct payments to suppliers and trade contractors for the work that is done, based on monthly valuations. Work is still ongoing to establish final costs to complete the scheme.

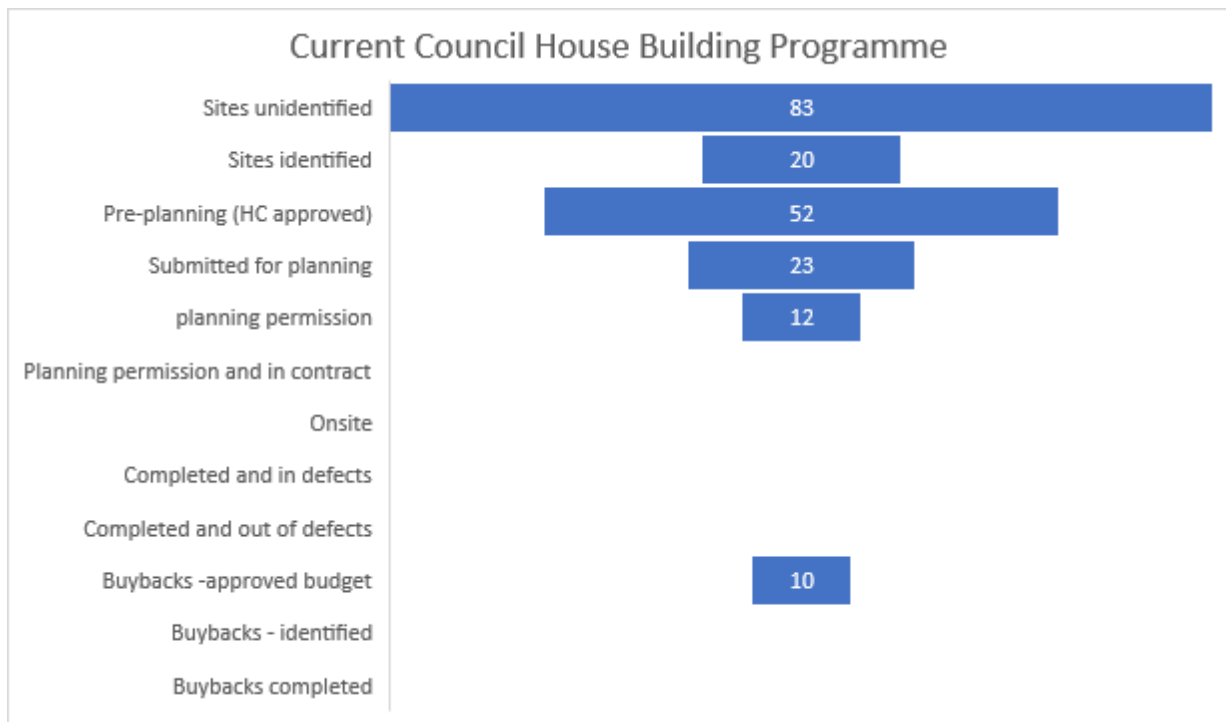
1.3 **Rochester Gardens/Foxacre/Windmill Close/Auckland road**

Rochester and Foxacre are due to complete in December/January 2023. Works are progressing well on both sites with roof trusses in place and first fix in progress at Rochester and second fix at Foxacre. Windmill and Auckland are also progressing well.

2. **Current Council House Building Programme**

Annual targets						
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Start on sites	40	40	40	40	40	
Completions		40	40	40	40	40
Current profile						
Start on sites	0	17	88			
Completions	0	2	19	52	42	

*Note the discrepancy in numbers is the 10 buybacks which have no start on site date but are included in completions



2.1 Some completion dates have been pushed back into following years to take account of delays in planning. The programme has also been pushed out due to the delays at Uplands and Bronzeoak where both sites were held up during Covid and then have suffered the administration of the main contractors. This has impacted on the capacity of the team to progress new sites and the delay at Bronzeoak has prevented the decant from Pelham House.

2.2 Risks to the CHB programme are:

- Biodiversity Net Gain – this will have a significant impact on some schemes within our programme leading to either the loss of units or additional cost associated with purchasing credits where 10% BNG cannot be achieved on site. The introduction of a policy of achieving 20% BNG on developments, including 100% affordable housing schemes, will have a significant impact on the Council’s ability to deliver the programme.
- Tender returns higher than budget – the increase in build costs is likely to result in higher than anticipated tender returns for schemes going forward. Where this is the case, a value engineering exercise will be undertaken with the highest ranked tenderers to see if the costs can be brought back within budget. Where this is not possible and where the contingency is not sufficient to cover the increased costs, revised budgets will need to be sought from committee.

2.3 **Wolfs Wood, Hurst Green**

Wolfs Wood (12 units) received planning consent in June 2023. Tenders have been received and are in the region of £4,000/sqm in contrast with

£2500/sqm when the project was originally budgeted. A budget increase is required and this is the subject of a separate report to this committee.

2.4 Featherstone, Blindley Heath

Featherstone (16 units) received planning approval on 2nd November and the construction contract will go out to tender shortly and continue into the new year.

2.5 Hollow Lane, Dormansland

The original scheme was for 7 units but was deferred by planning committee due to concerns about the height of the building. A revised scheme for 5 units received approval on 2nd November and the construction contract will go out to tender shortly and continue into the new year.

2.6 The Depot, Warren Lane

Pre- planning work continues at the depot following pre-application advice (22 units). A public consultation will be arranged shortly.

2.7 Sea Cadets, Caterham

The Council has now appointed an Employers Agent and an architect so pre-planning work can commence for an application for 16 units.

2.8 Pelham House

Pre-planning work continues with a planning application for 10 units expected to be submitted before year end. Most of the existing residents will be moving to Wadey Court (Bronzeoak) upon completion.

2.9 Stanstead Road

Residents of the existing scheme have been prioritised for re-housing following this committee's approval to proceed with preparing a planning pre app for the demolition of the site to provide 4 x 3 bed houses.

2.10 Buyback programme

Approval was given by this committee to buy-back a further 10 ex Right to Buy properties before the end of 2024/25. None have completed so far as priority has been given to the LAHF programme which has strict deadlines in order to receive the grant from DLUHC.

3.0 Local Authority Housing Fund

In addition to the current house building programme work is ongoing to complete on 7 purchases under the LAHF scheme before 30th November 2023. 6 purchases have completed with the final purchase due to complete by the end of the month. Officers are now in the process of securing 6 more properties under the LAHF round 2 following this committee's

approval in September. Two properties are already under offer with viewings ongoing.

4.0 Housing Enabling & Housing Association Activity

- 4.1 Clarion Housing Group are projecting the completion of 48 affordable rented flats at the former Rose and Young site in Caterham in December 2023.
- 4.2 Planning approval was given to vary the tenure for the 9-home affordable rented scheme at Dormansland station to Discounted Market Sale in March 2023.
- 4.3 The development of 22 homes at Oldencraig is nearing completion and has delivered four Discounted Market Sale homes to first time buyers with a local connection to Tandridge. 3 are sold and occupied and one remains on the market.
- 4.4 Rosebery Housing Association have completed the 10 affordable homes on the Antler Homes site at Whyteleafe Road, Caterham.
- 4.5 Mount Green HA have completed the 8 affordable homes on the Shanly Homes site at land off Anne's Walk in Caterham.
- 4.6 Since the last update planning approval has been granted on applications at De Stafford School in Caterham and Land West of Limpsfield Road in Warlingham. These sites will deliver 3 and 40 affordable housing units respectively.

5.0 Homes England

The Investment Partner application has been approved by Homes England along with the first grant bid – for the Uplands scheme for the sum of £1,020,000. Grant bids have also recently been submitted for the schemes at Caterham on the Hill.

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Quarter 2 2023/24 Budget Monitoring - Housing Committee

Housing Committee Thursday, 23 November 2023

Report of: Chief Finance Officer (Section 151)

Purpose: To note the 2023/24 Quarter 2 / Month 6 (September) financial position of the Committee and take associated decisions.

Publication status: Unrestricted

Wards affected: All

Executive summary:

This report presents the 2023/24 Quarter 2 / Month 6 (September) financial position of both Revenue and Capital for the Committee.

This report supports the Council's priority of: [Building a better Council/ Creating the homes, infrastructure and environment we need / supporting economic recovery in Tandridge/ Becoming a greener, more sustainable District

Contact officer Mark Hak-Sanders, Chief Finance Officer (S151)
mhaksanders@tandridge.gov.uk

Recommendation to Committee:

That the Committee's forecast Revenue and Capital budget positions as at Quarter 2 / M6 (September) 2023/24 be noted.

Reason for recommendation:

The Council has a duty to ensure that its expenditure does not exceed resources available. The medium-term financial outlook remains uncertain and so the Council must continue to take steps towards growing its financial resilience, including building reserves to a sustainable level.

It is essential, as a matter of prudence that the financial position continues to be closely monitored. In particular, Members must satisfy themselves that sufficient mechanisms are in place to ensure both that the revenue budget is delivered, and that any new expenditure is contained within the available resources.

Finance have committed to bringing quarterly financial monitoring updates to each Committee to ensure that all Members are aware of the financial position of the services within their remit, as context for decisions needed to mitigate any variance to budget and in terms of the effect on the budget for 2023/24.

The consolidated position for quarter 2 will be reported to Strategy & Resources Committee on the 30 November 2023.

Introduction and background

- 1 The 2023/24 Housing General Fund (HGF) Revenue draft budget was proposed at £684k on 24th January 2023 and approved by Full Council on the 20th February 2023. This has since been increased by £28k to distribute an amount held corporately for the 2023/24 pay award, bringing the total budget to £737k.
- 2 The 2023/24 Housing Revenue Account (HRA) Revenue draft budget was approved with a net operating Surplus of £2,711.6k before allowing for revenue contributions to capital expenditure and interest charges at 24th January 2023.
- 3 The HGF draft Capital programme for 2023/24 was approved at £503k on 24th January 2023. Carry forwards of £139k were approved at S&R committee on 29th June 2023 to increase the available budget to £642k. Rephasing of the Capital Programme was approved at the S&R Committee on 28TH September 2023 to re-set the budget required to £503k.
- 4 The HRA draft Capital programme for 2023/24 was approved at £15,397k on 24th January 2023. Carry forwards of £4,597k were approved at S&R Committee on the 29th June 2023, to increase the available budget to £19,995k. Rephasing of the Capital Programme was approved at the S&R Committee on 28TH September 2023 to re-set the budget required to £16,133k.

Key implications

Revenue

- 5 At Month 6 a full-year overspend of £24k for the HGF is forecast. The change from Month 3 is a deterioration of £9k. The main reasons for the variance and changes from Month 3 are set out below:

- £15k Meadowside Mobile Homes – increase costs for planned repairs and tree works (no change from M3).
- £9k Private Sector Enabling - £10k additional work through the Home Improvement Agency contract (offset by reductions in the costs in Community Services for the Handyman Services). There is a £3k additional cost of employees provided by the Mole Valley Partnership. This is offset by £4k release of underspend on housing renovation grants. (£9k increase from M3).

Alongside the known variance on Meadowside, risks are being managed with the budget, particularly in respect of Homelessness which is very sensitive to changes in temporary accommodation costs. Spend to-date is in line with expectations but a small increase in numbers can have a significant impact on the budget. Temporary Accommodation costs can also have a knock-on impact on Housing Benefit (although a reserve exists to mitigate the impact on the later).

- 6 At month 6 a full-year overspend of £97k is forecast for the HRA. The change from Month 3 is a deterioration of £37k. The main reasons for the variance and changes from Month 3 are set out below:
- £30k Salary costs - which relates to reinvestment in the Building Surveyors team to cover Health and Safety and other priority areas. (£30k deterioration from M3)
 - £82k Service costs – projected £60k increased costs on Orchard MRI Housing Management Software linked to upgrading to a new hosted version. Increase of £9k costs of voids for Council Tax. Release of (£5k) consultancy budget no longer required. (£22k deterioration from M3)
 - £2k Corporate Support Services – due to the HRA 30 year plan advisor contract increasing support to the Housing Development team. (£2k deterioration from M3)
 - (£17k) Other Income – (£17k) increase in income from private house lease extensions. ((£17k) improvement from M3)

Capital

Housing General Fund

- 7 The Committee's current capital budget is set at £503k. This is derived from the original Budget of £503k, plus carry forwards of £139k from previous years, less £139k of rephasing reported and approved in the September Committee cycle.
- 8 Against the revised budget of £503k, the Housing General Fund capital forecast at Q2 has been reviewed and reforecast to £420k. The variance of (£83k) is mainly due to surplus capital grant, which has been reprofiled into 2024/25.

Housing Revenue Account

- 9 The Committee's current capital budget is set at £16,133k. This is derived from the original Budget of £15,398k, plus carry forwards of £4,597k from previous years, less £8,569k of rephasing reported and approved in the September Committee cycle.
- 10 Against the revised budget of £16,133k, the HRA capital forecast at Q2 has been reviewed and reforecast to £16,031k. The changes are set out below:-
 - Council House Building. £86k acceleration in Warren Lane. The forecast is based on a line-by-line review of the Council House Building and associated schemes (including LAHF and buy-back programmes). Based on prior-year experience, overall slippage of 20% against scheme-by-scheme expectations has been assumed.
 - Adaptions for the Disabled has slippage of (£187k) which has been rephased into 2024/25.

Comments of the Chief Finance Officer

The Section 151 Officer confirms the financial information presented in this report has been based on reasonable working assumptions taking into account all material, financial and business issues and risks. The key financial implications at this stage are captured in the body of the report.

Comments of the Head of Legal Services

It is essential, as a matter of prudence, that the financial position of services continues to be closely monitored. In particular, Members must satisfy themselves that sufficient mechanisms are in place to ensure both that savings are delivered and that new expenditure is contained within the available resources. Accordingly, any proposals put forward must identify the realistic measures and mechanisms to produce those savings.

Under S28 of the Local Government Act 2003, a local authority must review its budget calculations from time to time during the financial year and take appropriate action if there is any deterioration in its budget. This report satisfies this statutory requirement.

Equality

There are no equality implications associated with this report.

Climate change

There are no significant environmental / sustainability implications associated with this report.

Appendices

Appendix A – Committee’s M6 (September) 2023 Financial Report and supporting data

Background papers

- Housing Committee 23/24 draft budget, Medium-Term Financial Strategy and capital programme – 24th January 2023
- 2023/24 final budget, MTFS and capital programme - Strategy and Resources Committee 31st January 2023
- 2023/24 final budget, MTFS and Capital programme – Full Council 10th February 2023.
- 2023/24 Budget – Outturn Report – Strategy and Resources Committee 29th June 2023.
- Quarter 1 2023/24 Budget Monitoring – Housing Committee 14th September 2023.

----- end of report -----

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Appendix A

Quarter 2 / Month 6 (September 2023) Financial Report – Housing Committee

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Mark Hak-Sanders
Chief Finance Officer (S151)

November 2023

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Revenue Commentary – Housing General Fund

2022/23 Outturn £k	Forecast Qtr 2 £k	Annual Budget £k	Outturn Variance £k	Change from Qtr 1 £k	One-off events £k	Ongoing Pressures £k
601 Salaries	865	865	0	0		
(141) Meadowside Mobile Homes	(109)	(124)	15	0		15
50 Westway	0	0	0	0		
75 Private Sector Enabling	91	82	9	9		9
(84) Housing of the Homeless	(179)	(179)	0	0		
51 Other Housing Renewal Functions	12	12	0	0		
0 Syrian & Afghan Refugees	25	25	0	0		
(45) Ukraine Placements	0	0	0	0		
4 Redstone House	0	0	0	0		
(69) Housing Benefits	31	31	0	0		
21 Other variances less than £10k	1	1	0	0		
462 Housing General Fund	737	713	24	9	0	24

Housing General Fund overspend £24k – Change £9k from M3, mainly due to :-

- **£15k Meadowside Mobile Homes** – No change from M3, reassessment for increased costs for planned repairs and tree works.
- **£9k Private Sector Enabling – change £9k from M3**, due to £10k additional work through the Home Improvement Agency contract (offset by reductions in the costs in Community Services) and £3k additional costs of employees provided by Mole Valley Partnership, offset by £4k release of underspend on housing renovation grants.

Alongside the known variance on Meadowside, risks are being managed within the budget, particularly in respect of Homelessness which is very sensitive to changes in temporary accommodation costs. Spend to-date is in line with expectations, but a small increase in numbers can have a significant impact on the budget. Temporary Accommodation costs can also have a knock-on impact on Housing Benefit (although a reserve exists to mitigate the impact on the latter).

Savings Tracker – Housing General Fund

Committee	Target	Complete	Green	Amber	Red	Black
Housing GF	210	60	0	150	0	0
Total	210	60	0	150	0	0

Target

- Achieved
- Plans in place
- Some risks to delivery
- Significant risk
- Not achieved

- The Housing general Fund Committee budget includes a savings target of £210k.
- Of this:
 - £60k is currently deemed to be achieved
 - £0k is deemed to be achievable
 - £150k is deemed to have some risk until the saving is actually delivered

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- Detail of the savings plan for this committee is set out below:

Savings Title	Total Target saving (2023/24)	Complete	Green	Amber	Red	Black
Homelessness and DFG	150			150		
DFG - Salary Capitalisation	60	60				
Total	210	60	0	150	0	0

Revenue Risks – Housing General Fund

Committee	Outline of Risk	Mitigation	Range Max - Min £k
Housing	Demand for Social accommodation is on the rise with lack of availability of LA's being able to house families and individuals. The use of Bed and Breakfast accommodation is on the rise not only in Tandridge but throughout the UK.	Keeping a watching brief on the costs Tandridge are incurring. The government have released additional grant of £154k in 2023/24 to help with the additional costs and also Tandridge hold funds within the Homelessness reserve which we expected will cover any additional costs.	

Revenue Budget –Housing Revenue

2022/23 Outturn £k	Forecast Qtr 2 £k	Annual Budget £k	Outturn Variance £k	Change from Qtr 1 £k	One-off events £k	Ongoing Pressures £k
2,302 Salaries	2,179	2,149	30	30		30
1,027 Services Costs	1,947	1,865	82	22		82
1,542 Corporate Support Service	1,574	1,572	2	2		2
2,457 Repairs and Maintenance	3,636	3,636	0	0		
1,616 Interest Changes on Loan	2,045	2,045	0	0		
(14,528) Rental Income Dwellings	(15,973)	(15,973)	0	0		
(263) Rental Income Garages	(385)	(385)	0	0		
(359) Other Income	(153)	(136)	(17)	(17)		(17)
(6,205) Total Revenue Movement before Tfr to Reserves	(5,130)	(5,227)	97	37	0	97
6,205 Transfer to Reserves	5,227	5,227	0	0		
0 HRA	97	0	97	37	0	97

Housing Revenue Account - £97k net overspend – Change £37k from M3, mainly due to :-

- **£30k Salary Costs** – Change £30k from M3, due to additional reinvestment in the Building Surveyors team to cover Health and Safety and other priority areas.
- **£82k Service Costs** – Change £22k from M3, due to releasing (£5k) consultancy budget no longer required offset by £9k increase costs of voids for Council Tax and £28k new fraud contract with R&B. Projected £60k increased costs on Orchard MRI Housing Management Software linked to upgrading to a new hosted version.
- **£2k Corporate Support Services** – Change £2k from M3, due to the HRA 30-year plan advisor contract increasing support to the Housing Development team.
- **(£17k) Other Income** - Change (£17k) from M3, due to increase in income from private house lease extensions.

Savings Tracker – Housing Revenue Account

Committee	Target	Complete	Green	Amber	Red	Black
Housing - HRA	150	-	-	150	-	-
Total	150	0	0	150	0	0

Target

- Achieved
- Plans in place
- Some risks to delivery
- Significant risk
- Not achieved

- The Housing Revenue Account budget includes a savings target of £150k.
- Of this:
 - £150k is deemed to have some risk until the saving is actually delivered

Detail of the savings plan for this committee is set out below:

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Savings Title	Total Target saving (2023/24)	Complete	Green	Amber	Red	Black
Housing Manage Salary apportionment	150			150		
Total	150	0	0	150	0	0

Capital Budget – Housing General Fund

Service	Annual Budget 2023-24 £k	Forecast M6 2023/24 £k	Variance M6 2023/24 £k	Nature of Variance	
				Variance Overspend/ (Underspend) £k	Variance Acceleration/ (Slippage) £k

Housing General Fund					
Disabled Facilities Grants	503	420	(83)	0	(83)
Total Housing General Fund	503	420	(83)	0	(83)

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- The Capital Budget was approved by Full Council on 9th February 2023 at £503k.

The request for Capital carry forwards of £139k from 2022/23 was approved in the S&R Committee on 29th June 2023, with a revised phasing to be reported during the September 2023 committee cycle.

At Q1, approved in the S&R Committee in September 23, the total capital requirement for 2023/24 was re-set at £503k with £139k carried forward into 2024/25.

- At Q2, the total Capital Forecast for HGF is £420k, with a slippage of (£83k), mainly due to surplus capital grant, reprofiled into 2024/25.
- Spend across the Committee’s schemes is c.£37k (9%) at M6 however with many projects in the pipeline to start this financial year the capital programme is on track to achieve the forecasted spend.

Capital Budget – Housing Revenue Account

Service	Annual Budget 2023-24 £k	Forecast M6 2023/24 £k	Variance M6 2023/24 £k	Nature of Variance	
				Variance Overspend/ (Underspend) £k	Variance Acceleration/ (Slippage) £k

Housing Revenue Account					
Council House Building	11,244	11,330	86	0	86
Improvements to Housing Stock	4,648	4,461	(187)	0	(187)
HRA IT - Hardware/Infrastructure	241	241	0	0	0
Total Housing Revenue Account	16,133	16,031	(102)	0	(102)

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- The Capital Budget was approved by Full Council on 9th February 2023 at £15,398k.
 - The request for Capital carry forwards of £4,597k from 2022/23 was approved in the S&R Committee on 29th June 2023, with a revised phasing reported during the September 2023 committee cycle.
 - At Q1, approved in the S&R Committee in September 23, the total capital requirement for 2023/24 was re-set at £16,133k with £3,862k carried forwards to 2024/25.
 - At Q2, the total Capital Forecast for HGF is £16,031k, with a Slippage Variance of (£102k), mainly due from
 - Council House Building – acceleration £86k.
 - Adaptations for the Disabled – slippage (£187k).
 - Spend across the Committee’s schemes is c.£4,512k (28%) at M6 although will accelerate as stalled schemes at Uplands and Bronzeoak are re-started and the LAHF purchases are completed.

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