

# TANDRIDGE DISTRICT COUNCIL

## HOUSING COMMITTEE

Minutes and report to Council of the meeting of the Committee held in the Council Chamber, Council Offices, Station Road East, Oxted on the 25<sup>th</sup> January 2022 at 7.30 pm

**PRESENT:** Councillors Pursehouse (Chair), Lockwood (Vice-Chair), Connolly (substitute in place of Ridge), Gaffney, Gillman, Groves, Hammond, Mills, Morrow, Shiner, Steeds and Swann

**ALSO PRESENT:** Councillors Bourne\*, Davies\*, Farr,\* O'Driscoll and Sayer\*

\* participated via Zoom

**APOLOGIES FOR ABSENCE:** Councillor Ridge

### 239. MINUTES OF THE MEETING HELD ON THE 30TH NOVEMBER 2021

These minutes were approved and signed as a correct record.

### 240. DECLARATIONS OF INTEREST

The Chair declared a pecuniary interest in agenda item 7 (HRA budget - Minute 243 below) on the basis that he rents Council garages on behalf of three community organisations in Warlingham. During that item, he left the Chamber for the discussion and voting on the setting of garage rents for 2022/23.

### 241. ENFORCEMENT POLICY FOR PRIVATE SECTOR HOUSING

A proposed enforcement policy for private sector housing was presented. It explained how the environmental health team (operating within the Tandridge / Mole Valley environmental health and licensing partnership) would regulate housing standards. The policy provided an overview of relevant legislation and the range of enforcement powers available. The intention was to raise standards in private sector housing throughout the District in collaboration with landlords, letting agents and tenants.

Section 11 of the policy dealt with civil penalties for offences under the Housing Act and is reproduced at Appendix A. Paragraph 4.1 of the covering report referred to the power to charge for serving notices under the Housing Act and stated that:

*"The Council has the power, under the Housing Act 2004, to make a charge as a means of recovering certain administrative and other expenses incurred in serving certain Housing Act notices. The charge for each notice will be based on time spent by the officer in gaining entry to a property, visiting and inspecting the property to determine appropriate action and the administration costs for the production of a Notice or Order. The charge is determined in accordance with the Fees and Charges Principles ... it is proposed that charges are introduced in the next financial year 2022/23."*

In response to Members' questions, it was confirmed that:

- The statutory framework of the policy did not extend to addressing Anti-Social Behaviour (ASB) the legal powers for which were provided by the ASB Crime & Policing Act 2014. Housing Associations were able to adopt the provisions of that Act although many chose not to do so and, in Tandridge, ASB enforcement was led by the police in partnership with other agencies, including the Council via the Community Safety Partnership. It was also confirmed that officers attend the Tandridge Private Landlords Forum as means of engaging with the private rented sector.
- A paragraph could be added to the policy regarding gas safety standards (i.e. in addition to electrical safety standards which had been included to draw attention to recent statutory provisions, namely the 'Private Rented Sector (England) Regulations 2020').
- The term 'Temporary Exemption Notice' for houses in multiple occupation (HMOs) was a statutory definition which could not be altered in the policy. The environmental health team continued to monitor situations where such notices were served (e.g. where a landlord was taking steps to cease the operation of an HMO and to make the property non-licensable).
- Within the team, one full time Environmental Health Officer was dedicated to private sector housing standards within Tandridge (such officers are professionally qualified).
- The proposal to delegate authority to the Executive Head of Communities to make 'minor amendments' to the policy would involve incidental updates and would not amount to material changes.
- While the power to impose civil penalties is intended to make landlords more inclined to fulfill their statutory duties, the imposition of such penalties would be a matter of last resort and the associated income is unlikely to present a meaningful contribution for investment in the service.
- If non-compliance with an enforcement notice continued after the payment of a civil penalty, a further enforcement notice could be served (the Council could then choose to prosecute for non-compliance with second or subsequent notice rather than apply a fixed penalty).
- The policy would be publicised by way of a news release, communicated to the local landlord forum and published on the council's website

**RESOLVED** – that:

- A. subject to the addition of a paragraph regarding gas safety standards, the Private Sector Housing Enforcement Policy and the associated policy documents, including the approach to agreeing Civil Penalties (Appendix A refers) be approved and adopted;
- B. authority be delegated to the Executive Head of Communities, in consultation with the Chair and Vice Chair of the Housing Committee, to make any minor amendments to the policy that may be necessary when it is reviewed annually; and
- C. the introduction of a charge for the service of Housing Act notices, which has been set in accordance with the current principles for fees and charges, be agreed and adopted.

## 242. HOUSING COMMITTEE 2022/23 DRAFT GENERAL FUND BUDGET AND MEDIUM TERM FINANCIAL STRATEGY

A proposed draft 2022/23 revenue budget and capital programme was presented. This explained that, due to current capacity constraints, a pragmatic approach had been taken regarding the distribution of pressures and savings to achieve a balanced budget position for 2022/23, namely:

Tranche 1 – savings and pressures which were straightforward to allocate (Appendix B).

Tranche 2 – those requiring more time to allocate correctly to each committee, including £367k of pressures (£193k of staffing increments and £174k of contract inflation) plus savings of £200k regarding staff vacancies. These were being held as ‘corporate items’ pending consideration during the next cycle of committee meetings.

Tranche 3 – the more complex cross-cutting savings totalling £450k, which would require service reviews and business cases to ensure accurate distribution to committees. The recently established Benefits Board would oversee this process to ensure that the benefits were being defined, owned and delivered. These budgeted savings were being held as ‘corporate items’ pending consideration during the June cycle of committee meetings.

In response to questions during the debate, Officers explained that:

- reference in the covering report to a loss of rental income from Redstone House should be read in light of the fact that:
  - the property is being marketed for sale and already vacant;
  - retention of the property would entail costly maintenance liabilities
- the cessation of funding for the Westway Centre was in accordance with the terms of the lease to the CIO (Charitable Incorporated Organisation) and officers were working proactively with trustees to enable them to access grant funding from other sources and generate rental income by sub-letting parts of the premises.

Regarding the recommendation to increase rentals for plots and garages at the Meadowside mobile homes park by 4.1% (in line with HRA rents for Council tenants) Councillor Morrow, seconded by Councillor Steeds, moved an amendment that the increase be capped at 2%, with the £468k revenue budget for the Housing General Fund being increased accordingly. Arguments for and against this amendment were discussed. Upon being put to the vote, the amendment was lost on the Chair’s casting vote.

**RESOLVED** – that:

- A. the Committee’s draft General Fund revenue budget for 2022/23 of £468k, as shown in Appendix B, taking account of pressures and savings allocated as part of Tranche 1 be agreed, and it be noted that that a further two tranches of pressures and savings currently held in corporate items on behalf of other Committees will be distributed over the coming months;
- B. the Housing Committee’s General Fund draft capital programme for 2022/23 in the sum of £460k for 2022/23, as shown in Appendix C, be agreed;
- C. the subjective revenue budgets in Appendix D, including movements from 2020/21 to 2022/23 and an estimated movement to 2023/24, be noted;

- D. it be noted that, due to timing and capacity constraints across the Council, c£0.7m of savings (as part of a £1.1m savings programme) and c£0.4m of pressures could not be allocated in time for the January and February committee cycle and, as such, will be allocated in three tranches as follows:
- Tranche 1 which are directly attributable to the committee have been allocated as per Appendix B;
  - Tranche 2 will be brought to the March committee cycle for approval; and
  - Tranche 3 will be overseen and monitored by the Benefits Board and will be brought to the June committee cycle for approval.

## **243. HOUSING REVENUE ACCOUNT - 22/23 DRAFT BUDGET**

A report was submitted to enable the Committee to consider a draft HRA revenue budget and capital programme for 2022/23. This explained that the HRA is a separate, ring-fenced account, paid from tenants' rents and service charges and governed by a regime based on a national system of self-financing. The report highlighted:

- new rules for the Right to Buy (RTB) although these would not provide additional resources for Tandridge given the relatively low number of RTB's in the District per annum;
- the ceiling for annual 'social' and 'affordable' rent increases of 4.1% (i.e. CPI at September 2021 + 1%)

The report explained that the current HRA business plan was based on a scheduled £2.85m loan repayment for 2022/23 being refinanced to allow sufficient resources for funding the Council house building programme. It also confirmed that the opening revenue balances for 2022/23 were approximately £6.5m, £1.7m of which was earmarked to support new build schemes. Any surplus generated by the HRA in the year would be apportioned between the 'new build' and 'repairs' reserves on a two-thirds / one-third basis as previously agreed. The permitted 4.1% increase for 'social' and 'affordable' rents was recommended. It was also proposed that rents for garages and service charges be increased by the same percentage.

The Committee received a presentation from Jeremy Cookson, the Council's HRA Consultant, which illustrated:

- the budget changes for 2022/23 in terms of the variations in costs and savings relative to the current year – this would reduce the transfer to reserves by £124,000 (although the HRA would still generate a surplus)
- the HRA capital programme, with provision for £16.5m of new build expenditure between 2022/23 and 2024/25
- base projections to 2050/51 of HRA debt / balances and sources of funding for the capital programme
- the impact of alternative new development scenarios on the HRA business plan from 2024/25 to 2031/32 (i.e. 9 units per annum to replace those sold via the Right to Buy; an accelerated programme of 35 units per annum; and the same accelerated programme but with rent increases limited to CPI).

The presentation concluded that, while there was a scope for sustaining a Council house building programme in future years, longer term grant funding should be sought to offset limitations in the availability of finite Right to Buy receipts. The potential advantage of borrowing now for investment in future years was also highlighted. Jeremy Cookson responded to Members' questions following the presentation.

During the following debate on the report, the intention to install new gas boilers in housing properties (as part of the energy efficiency scheme within the capital programme) was discussed, including a suggestion that this was at odds with the statement that there were no significant climate change implications. Officers also undertook to explain to Members (after the meeting) how the summary budget table in paragraph 3.9 of the report reconciles with Appendix F to these minutes (the main difference being that the latter includes the allocation of staffing costs).

The Executive Head of Communities confirmed that the proposed increases in service charges (including those for sheltered and older persons services) were necessary to absorb increased costs and were not intended to generate profits.

In accordance with Minute 240, the Chair left the meeting for the discussion and voting on the setting of garage rents for 2022/23. Councillor Lockwood took the Chair and presided over that matter before closing the meeting.

**RESOLVED** – that:

- A. social rents (excluding service charges) and affordable rents (including service charges) for 2022/23 be increased by 4.1% in accordance with government social rent policy guidance;
- B. the draft capital programme for 2022/23 in the sum of £11,585,700 and the subsequent years, as shown at Appendix E, be agreed;
- C. the draft revenue budget for 2022/23 with a net operating surplus of £2,401,800, before allowing for revenue contributions to capital expenditure and interest charges, as shown at Appendix F, be agreed;
- D. rents for garages be increased by 4.1% for 2022/23 to produce a standard weekly rent of £13.53 to tenants, or £16.25 (including VAT) for let to private tenants;
- E. service charges be increased by 4.1% for 2022/23 to produce an average weekly charge of £7.12;
- F. sheltered and older persons service charges be increased by 4.1% for 2022/23 to £14.33 and £3.13 respectively.
- G. the PWLB HRA Loan of £2.85m, due for repayment in 2022/23, be re-financed and programmed funding of £5.1m (£1.3m in 2022/23 and £3.8m in 2023/24) to finance the capital programme be financed by PWLB borrowing.

Rising 9.51 pm

**Extract from section 11 of the private sector housing enforcement policy****Civil penalties for offences under the Housing Act 2004**

The Housing and Planning Act 2016 introduced a range of measures to crack down on rogue landlords, including the power for Councils to issue civil penalties. Penalties of up to £30,000 may be issued as an alternative to prosecution for certain specified offences.

Income received from a civil penalty can be retained by the Council, provided that it is used to further its statutory functions in relation to enforcement activities covering the private rented sector.

A civil penalty may be imposed as an alternative to prosecution for the following offences under the Housing Act 2004:

- Failure to comply with an Improvement Notice (section 30)
- Offences in relation to licensing of Houses in Multiple Occupation (section 72)
- Offences in relation to licensing of houses under Part 3 of the Act (section 95)
- Contravention of an overcrowding notice (section 139)
- Failure to comply with management regulations in respect of Houses in Multiple Occupation (section 234)

The amount of penalty is to be determined by the Council in each case. The actual amount levied in any particular case should reflect the severity of the offence as well as taking account of the landlord's previous record of offending. In determining an appropriate level of penalty, the Council will have regard to the publication 'Civil Penalties under the Housing and Planning Act 2016' in which the Government's Department for Communities and Local Government (DCLG) provides statutory guidance.

A civil penalty can only be imposed as an alternative to prosecution. However, unlike prosecution action, where there are offences under Houses in Multiple Occupation Management Regulations, the Council may issue a civil penalty for each separate offence.

The same criminal standard of proof is required for a civil penalty as for prosecution. This means that before taking formal action, the Council must satisfy itself that if the case were to be prosecuted in a magistrates' court, there would be a realistic prospect of conviction. The Residential and Environment Team will consult with the Council's legal team in this respect.

**Determining the Sanction**

The following principles will apply to each case to be considered in relation to a civil penalty;

- Each case will be considered on its own merits
- There must be sufficient, reliable evidence to justify the action taken
- The action taken must be in the public interest
- Any mitigating circumstances will be considered
- The decision to prosecute an individual is a serious step and has serious implications for all involved. Decisions to prosecute should always be fair and consistent.

## Factors to be taken into consideration when determining the Penalty

In accordance with the statutory guidance, the Council will consider the following factors to help ensure that the civil penalty is set at an appropriate level:

- **Severity of the offence.** The more serious the offence, the higher the penalty should be.
- **Culpability and track record of the offender.** A higher penalty will be appropriate where the offender has a history of failing to comply with their obligations and/or their actions were deliberate and/or they knew, or ought to have known, that they were in breach of their legal responsibilities. Landlords are running a business and should be expected to be aware of their legal obligations.
- **The harm caused to the tenant.** This is a very important factor when determining the level of penalty. The greater the harm or the potential for harm (this may be as perceived by the tenant), the higher the amount should be when imposing a civil penalty.
- **Punishment of the offender.** A civil penalty should not be regarded as an easy or lesser option compared to prosecution. While the penalty should be proportionate and reflect both the severity of the offence and whether there is a pattern of previous offending, it is important that it is set at a high enough level to help ensure that it has a real economic impact on the offender and demonstrates the consequences of not complying with their responsibilities.
- **Deter the offender from repeating the offence.** The ultimate goal is to prevent any further offending and help ensure that the landlord fully complies with all of their legal responsibilities in future. The level of the penalty should therefore be set at a high enough level such that it is likely to deter the offender from repeating the offence.
- **Deter others from committing similar offences.** While the fact that someone has received a civil penalty will not be in the public domain, it is possible that other landlords in the local area will become aware through informal channels when someone has received a civil penalty. An important part of deterrence is the realisation that (a) the local housing authority is proactive in levying civil penalties where the need to do so exists and (b) that the level of civil penalty will be set at a high enough level to both punish the offender and deter repeat offending.
- **Remove any financial benefit the offender may have obtained as a result of committing the offence.** The guiding principle here should be to ensure that the offender does not benefit as a result of committing an offence, i.e. it should not be cheaper to offend than to ensure a property is well maintained and properly managed.

## Determining the Penalty

Tandridge District Council's 'Policy on determining the level of Civil Penalty as an alternative to prosecution under the Housing Act 2004' (pages 55 to 63 of the agenda pack) sets out how the Council will determine the level of financial penalty in individual cases, once the decision to impose a financial penalty has been made. It also provides further information about how the penalties are imposed, the procedure for issuing them and the process for appealing a penalty.

## APPENDIX B

## APPENDIX B

## 2022/23 Revenue Budget Movements, including pressures and savings allocated as part of Tranche 1

## HOUSING GENERAL FUND

		2022/23 £000	2023/24 £000	Total £000
<b>Brought forward budget</b>		<b>469</b>	<b>468</b>	
<b><u>Pressures</u></b>				
		Pressure		
Theme	Description	2022/23 £000	2023/24 £000	Total £000
Service Demands	Afghan refugees – Net funding pressure	10	0	10
Service Demands	Redstone – sale of the property / affordable housing – loss of rent	49	0	49
<b>Total Pressures</b>		<b>59</b>	<b>0</b>	<b>59</b>
<b><u>Savings</u></b>				
		Saving		
Theme	Description	2022/23 £000	2023/24 £000	Total £000
Fees and Charges	Reduce funding for Westway Centre (Douglas/Broughton) as per the lease	(50)	(50)	(100)
Fees and Charges	Increase Meadowside Mobile Home Sales	(10)	10	0
<b>Total Savings</b>		<b>(60)</b>	<b>(40)</b>	<b>(100)</b>
<b>Net movement for committee budget</b>		<b>(1)</b>	<b>(40)</b>	<b>(41)</b>
<b>Indicative Budget Requirement</b>		<b>468</b>	<b>428</b>	

*Note: for 2023/24 Pressures are indicative only at this stage and savings are those which are a continuation of those identified for delivery in 2022/23. These will be reviewed as part of the annual budget setting cycle for 2023/24.*



## APPENDIX C

## APPENDIX C

## CAPITAL PROGRAMME 2021/22 TO 2024/25 - Housing General Fund

COMMITTEE SCHEMES	Current Programme 2021/22 £	Estimated Programme 2022/23 £	Estimated Programme 2023/24 £	Estimated Programme 2024/25 £	Total Programme 2021-25 £
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## Housing General Fund

Current Continuing Programme					
Disabled Facilities Grant	460,000	460,000	460,000		1,380,000
<b>Total Current Continuing Programme</b>	<b>460,000</b>	<b>460,000</b>	<b>460,000</b>	<b>0</b>	<b>1,380,000</b>

Revisions and New Bids					
Disabled Facilities Grant				460,000	460,000
<b>Total Revisions and New Bids</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>460,000</b>	<b>460,000</b>

Proposed Programme					
Disabled Facilities Grant	460,000	460,000	460,000	460,000	1,840,000
<b>Total Proposed Programme</b>	<b>460,000</b>	<b>460,000</b>	<b>460,000</b>	<b>460,000</b>	<b>1,840,000</b>

### Subjective Revenue Budgets from 2020/21 to 2022/24

	2020/21		2021/22	2022/23	2023/24
	Annual Budget £k	Outturn £k	Annual Budget £k	Annual Budget <sup>1</sup> £k	Estimate <sup>2</sup> £k
Salaries	776	661	524	524	524
Meadowside Mobile Homes	(116)	(137)	(120)	(130)	(120)
Westway	100	123	100	50	0
Private Sector Enabling	64	53	71	71	71
Housing of the Homeless	(60)	(75)	(61)	(61)	(61)
Other Housing Renewal Functions	60	55	55	55	55
Syrian Refugees	15	(0)	15	15	15
Afghan Refugees	0	0	0	10	10
Redstone House	(49)	(48)	(49)	0	0
Housing Benefits	(193)	(132)	(69)	(69)	(69)
Care In The Community	1	1	1	1	1
Other Variances less than £10k	0	(51)			
Alarm Systems	(163)	(160)			
<b>Housing General Fund</b>	<b>435</b>	<b>291</b>	<b>469</b>	<b>468</b>	<b>428</b>

*Note 1: The Annual budget will be represented, to the committee in March 2022, when the Corporate Items Pressures and Savings have been distributed*

*Note 2: These include the indicative pressures and savings for the committee*

## APPENDIX E

## APPENDIX E

### CAPITAL PROGRAMME 2021/22 TO 2024/25 – HOUSING REVENUE ACCOUNT

COMMITTEE SCHEMES	Current Programme 2021/22 £	Estimated Programme 2022/23 £	Estimated Programme 2023/24 £	Estimated Programme 2024/25 £	Total Programme 2021-25 £
<b>Housing Revenue Account</b>					
<b>Current Continuing Programme</b>					
Structural Works	925,000	855,000	830,000		2,610,000
Modernisation & Improvements	439,000	732,000	511,000		1,682,000
Energy Efficiency Works	550,500	559,500	546,000		1,656,000
Service Renewals	758,000	712,500	695,000		2,165,500
Void Works	425,000	425,000	425,000		1,275,000
Health & Safety	190,000	190,000	180,000		560,000
Adaptations for the Disabled	250,000	250,000	250,000		750,000
Essential Structural Works	185,000	185,000	185,000		555,000
Communal Services	30,000	30,000	30,000		90,000
Council House Building	12,700,000	5,463,600	301,200		18,464,800
HRA IT - Hardware/infrastructure/Projects	351,500	60,600	72,200		484,300
<b>Total Current Continuing Programme</b>	<b>16,804,000</b>	<b>9,463,200</b>	<b>4,025,400</b>	<b>0</b>	<b>30,292,600</b>
<b>Revisions and New Bids</b>					
Structural Works				838,300	838,300
Modernisation & Improvements				516,100	516,100
Energy Efficiency Works				551,500	551,500
Service Renewals				702,000	702,000
Void Works				429,300	429,300
Health & Safety				181,800	181,800
Adaptations for the Disabled				252,500	252,500
Essential Structural Works				186,900	186,900
Communal Services				30,300	30,300
Council House Building		2,122,500	7,522,900	1,109,400	10,754,800
HRA IT - Hardware/infrastructure/Projects			(30,900)	68,300	37,400
<b>Total Revisions and New Bids</b>	<b>0</b>	<b>2,122,500</b>	<b>7,492,000</b>	<b>4,866,400</b>	<b>14,480,900</b>
<b>Proposed Programme</b>					
Structural Works	925,000	855,000	830,000	838,300	3,448,300
Modernisation & Improvements	439,000	732,000	511,000	516,100	2,198,100
Energy Efficiency Works	550,500	559,500	546,000	551,500	2,207,500
Service Renewals	758,000	712,500	695,000	702,000	2,867,500
Void Works	425,000	425,000	425,000	429,300	1,704,300
Health & Safety	190,000	190,000	180,000	181,800	741,800
Adaptations for the Disabled	250,000	250,000	250,000	252,500	1,002,500
Essential Structural Works	185,000	185,000	185,000	186,900	741,900
Communal Services	30,000	30,000	30,000	30,300	120,300
Council House Building	12,700,000	7,586,100	7,824,100	1,109,400	29,219,600
HRA IT - Hardware/infrastructure/Projects	351,500	60,600	41,300	68,300	521,700
<b>Total Proposed Programme</b>	<b>16,804,000</b>	<b>11,585,700</b>	<b>11,517,400</b>	<b>4,866,400</b>	<b>44,773,500</b>

## APPENDIX F

## APPENDIX F

## Housing Revenue Account draft revenue budget for 2022/23

Actual 2019/20	Budget 2022/23	Programme Areas	Employee Costs	Other Running Expenses	Total Gross Expenditure	Income	Net Direct Budget	Support Service Recharge	Charges for Capital	Budget 2022/23	Changes from 2021/22 to 2022/23
5,826	27,900	Right to Buy	24,700	2,400	27,100	(9,600)	17,500	11,200	0	28,700	800
237,456	206,000	Allocations Administration	121,100	15,400	136,500	(31,600)	104,900	106,100	0	211,000	5,000
82,812	58,200	Void Properties Management	6,000	26,100	32,100	0	32,100	27,000	0	59,100	900
<b>326,094</b>	<b>292,100</b>	<b>PROVIDING PEOPLE WITH HOMES</b>	<b>151,800</b>	<b>43,900</b>	<b>195,700</b>	<b>(41,200)</b>	<b>154,500</b>	<b>144,300</b>	<b>0</b>	<b>298,800</b>	<b>6,700</b>
2,564,418	3,339,000	Housing Repairs - Dwellings	676,000	3,173,000	3,849,000	(279,400)	3,569,600	0	0	3,569,600	230,600
578,579	646,000	Housing Repairs - Administration	239,300	14,500	253,800	0	253,800	408,300	0	662,100	16,100
<b>3,142,997</b>	<b>3,985,000</b>	<b>IMPROVING THE QUALITY OF HOUSING</b>	<b>915,300</b>	<b>3,187,500</b>	<b>4,102,800</b>	<b>(279,400)</b>	<b>3,823,400</b>	<b>408,300</b>	<b>0</b>	<b>4,231,700</b>	<b>246,700</b>
6,213,663	6,525,100	Housing Administration	726,800	1,107,900	1,834,700	(60,300)	1,774,400	153,700	5,075,000	7,003,100	478,000
337,224	54,800	Hostel Management	5,700	5,800	11,500	0	11,500	49,900	0	61,400	6,600
334,644	326,200	Rent Collection & Accounting	171,800	32,700	204,500	(5,900)	198,600	134,200	0	332,800	6,600
333,366	280,400	Estate Management	157,600	30,500	188,100	0	188,100	97,600	0	285,700	5,300
660	3,400	Tenant Participation	0	3,400	3,400	0	3,400	0	0	3,400	0
74,410	75,300	Other Expenses	0	58,600	58,600	0	58,600	18,300	0	76,900	1,600
39,784	42,700	Estate Regeneration Schemes	0	42,700	42,700	0	42,700	0	0	42,700	0
61,189	67,700	Debt Management Costs	0	0	0	0	0	0	67,700	67,700	0
<b>7,394,940</b>	<b>7,375,600</b>	<b>MANAGING THE SERVICES EFFECTIVELY</b>	<b>1,061,900</b>	<b>1,281,600</b>	<b>2,343,500</b>	<b>(61,558)</b>	<b>2,277,300</b>	<b>453,700</b>	<b>5,142,700</b>	<b>7,873,700</b>	<b>498,100</b>
388,300	436,000	Elderly Persons Dwellings	323,400	8,900	332,300	(149,300)	183,000	259,800	0	442,800	6,800
39,810	89,600	Alarm Systems	43,900	39,900	83,800	0	83,800	7,600	0	91,400	1,800
(1,685)	(23,100)	Leasehold Properties	43,300	88,700	132,000	(193,400)	(61,400)	40,100	0	(21,300)	1,800
<b>426,425</b>	<b>502,500</b>	<b>COMMUNITY SERVICES</b>	<b>410,600</b>	<b>137,500</b>	<b>548,100</b>	<b>(192,630)</b>	<b>205,400</b>	<b>307,500</b>	<b>0</b>	<b>512,900</b>	<b>10,400</b>
(13,081,593)	(13,938,600)	Dwelling Rent Income	0	0	0	(14,509,800)	(14,509,800)	0	0	(14,509,800)	(571,200)
(471,677)	(482,100)	Garage Rents	0	0	0	(501,900)	(501,900)	0	0	(501,900)	(19,800)
(663,399)	(659,100)	Service Charges	0	0	0	(683,100)	(683,100)	0	0	(683,100)	(24,000)
474,313	375,900	Rent Loss from Voids and Bad Debts	0	0	0	375,900	375,900	0	0	375,900	0
<b>(13,742,356)</b>	<b>(14,703,900)</b>	<b>RENT INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(15,318,900)</b>	<b>(15,318,900)</b>	<b>0</b>	<b>0</b>	<b>(15,318,900)</b>	<b>(615,000)</b>
<b>(2,451,900)</b>	<b>(2,548,700)</b>	<b>NET COST OF SERVICES</b>	<b>2,539,600</b>	<b>4,650,500</b>	<b>7,190,100</b>	<b>(15,893,689)</b>	<b>(8,858,300)</b>	<b>1,313,800</b>	<b>5,142,700</b>	<b>(2,401,800)</b>	<b>146,900</b>
1,688,757	1,662,500	Interest Payable on outstanding loans	0	1,639,600	1,639,600	0	1,639,600	0	0	1,639,600	(22,900)
(32,177)	(7,100)	Interest and Investment Income	0	0	0	(7,100)	(7,100)	0	0	(7,100)	0
795,320	893,300	Revenue Contributions to support HRA Capital Ex	0	0	0	(1,150,900)	(1,150,900)	0	1,920,200	769,300	(124,000)
<b>2,451,900</b>	<b>2,548,700</b>	<b>Capital Charges and HRA support for capital</b>	<b>0</b>	<b>1,639,600</b>	<b>1,639,600</b>	<b>(1,158,000)</b>	<b>481,600</b>	<b>0</b>	<b>1,920,200</b>	<b>2,401,800</b>	<b>(146,900)</b>
<b>0</b>	<b>0</b>	<b>SURPLUS / DEFICIT FOR THE YEAR</b>	<b>2,539,600</b>	<b>6,290,100</b>	<b>8,829,700</b>	<b>(17,051,689)</b>	<b>(8,376,700)</b>	<b>1,313,800</b>	<b>7,062,900</b>	<b>0</b>	<b>0</b>
<b>0</b>	<b>0</b>	<b>Transfer to HRA Working Balance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>0</b>	<b>0</b>	<b>HRA Budget</b>	<b>2,539,600</b>	<b>6,290,100</b>	<b>8,829,700</b>	<b>(17,051,689)</b>	<b>(8,376,700)</b>	<b>1,313,800</b>	<b>7,062,900</b>	<b>0</b>	<b>0</b>