

POLICY & RESOURCES COMMITTEE	Agenda Item 150 Brighton & Hove City Council
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Subject:	Housing Revenue Account Budget & Capital Investment Programme 2020/21 and Medium-Term Financial Strategy – Extract from the proceedings of the Housing Committee meeting held on the 20 January 2021.		
Date of Meeting:	11 February 2021		
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Wards Affected:	All Wards		

FOR GENERAL RELEASE

<i>Action Required of Policy & Resources Committee:</i>
To receive the recommendations of the Housing Committee for consideration.
Recommendation:
<p>(1) That the updated HRA revenue budget for 2021/22 as shown in Appendix 2 be agreed; and recommended to Council for approval; and</p> <p>(2) That the 3-year programme as set out in Appendix 4 be noted and that the Capital Programme Budget of £38.395m for 2021/22 be agreed and recommended to Council for approval.</p>

BRIGHTON & HOVE CITY COUNCIL

HOUSING COMMITTEE

4.00pm 20 JANUARY 2021

VIRTUAL MEETING

MINUTES

Present: Councillor Gibson (Joint Chair), Hugh-Jones (Joint Chair), Phillips (Deputy Chair), Williams (Opposition Spokesperson), Mears (Group Spokesperson), Atkinson, Barnett, Fowler, Hill and Osborne.

PART ONE

127 HOUSING REVENUE ACCOUNT BUDGET & CAPITAL INVESTMENT PROGRAMME 2020/21 AND MEDIUM-TERM FINANCIAL STRATEGY

127.1 Craig Garoghan presented the report to the committee.

127.2 Councillor Atkinson was informed that the provision of £3m has been set aside in the capital programme for the general acquisition of properties in the HRA. This can be used for purchases of homes to be used for general needs or temporary accommodation but will be dependent on the business case needs. The budget proposes the continuation of the funding of up to £40,000 for adult learning services to support ongoing work across council housing estates. The 30 year forecast will include increased provision for bad debts.

127.3 Councillor Mears was informed that the £40,000 for adult learning will contribute to schemes at Whitehawk and Hangleton & Knoll. It was confirmed that a breakdown of costs in the Housing Revenue Account (HRA) budget will be sent to the committee members. With regard to the fleet transfer it was noted that some procurement will be required to replace some of the old vehicles. A stock condition survey will form part of the asset management survey which will come back to the Housing committee. It was noted that the Fire Services report relating to the Pankhurst Avenue flats fire was still awaited, however, actions have been taken and the report is currently under review. The ventilation system at the Housing Centre is the responsibility of the tenant, Brighton and Hove City Council (BHCC). It was noted that as the service costs increase the hedge rate will also need to increase to keep inline. The councillor noted that tenants had agreed to funds from the HRA but no more.

127.4 Councillor Williams considered that a full report from the Fire Service on the fire at Pankhurst Avenue would be very important, as would be a complete breakdown of financial situation regarding in house services. The councillor considered the post of an early intervention officer was much needed. It was noted that there had been excellent reports of the adult learning at Whitehawk and considered this money well spent.

127.5 Councillor Hugh-Jones considered the retro fitting items to increase carbon efficiency into council homes produced massive benefits. The increase in housing stock via home purchases was considered good as was the stock condition survey. The investment in homes was good all round. The adult learning at Whitehawk was considered good and noted that courses will be increased. The provision of £4m towards sustainability was also considered good.

127.6 Councillor Gibson considered the report to be positive with a strong budget. It was considered that the building of new homes increased community wealth. Efforts to install photovoltaic panels need to double as it was considered that expectations need to be exceeded.

127.7 The Chair put the recommendations to a vote and they were agreed by 8 votes with 2 abstentions.

127.8 RESOLVED:

- (1) That a rent increase of up to 1.5% in line with government legislation as detailed in paragraph 4.15 of the report be approved;
- (2) That the service charges and fees as detailed in Appendix 3 to the report be approved;
- (3) That the proposal to set up a capital reserve of £4.010m for use in 2021/22 and beyond as discussed in paragraph 4.13 be noted;
- (4) That the proposal to use £1.200m of the Direct Revenue Funding to fund Housing First purchases as discussed in paragraph 4.11 be noted;
- (5) That the proposal to use £0.680m of the Direct Revenue Funding to fund general acquisition purchases as discussed in paragraph 4.12 be noted;
- (6) That the current HRA forecast outturn for 2020/21 in Appendix 1 to the report of a £0.860m underspend be noted;
- (7) That the Medium-Term Financial Strategy and 30-year financial projections shown in Appendix 5 to the report be noted;
- (8) That the requirement that further work on identifying resources will have to be considered to meet Carbon neutral aims 2030 be noted;
- (9) That the updated HRA revenue budget for 2021/22 as shown in Appendix 2 be agreed and recommended to full Council for approval.
- (10) That the 3-year programme as set out in Appendix 4 be noted and that the Capital Programme Budget of £38.395m for 2021/22 be agreed and recommended to full Council for approval.

127.9 RESOLVED TO RECOMMEND:

- (1) That the HRA revenue budget for 2021/22 as shown in Appendix 2 be approved;
and
- (2) That the 3-year programme as set out in Appendix 4 be noted and the Capital Programme Budget of £38.395m for 2021/22 be approved.