

**A MEETING OF THE HOUSING BOARD
WAS HELD ON 19 JANUARY 2022**

Councillor Burgess

Councillors Jessop, Beavis, Foster-Reed, Hammond, Hutchison, Mrs Jones, Mrs Morgan, Westerby and Scard (Substituting for Mrs Batty)

45. APOLOGIES FOR NON ATTENDANCE

Apologies were received from Councillor Mrs Batty who was substituted by Councillor Scard.

46. DECLARATIONS OF INTEREST

There were none

47. MINUTES OF THE PREVIOUS MEETING OF THE HOUSING BOARD HELD ON 10 NOVEMBER 2021

RESOLVED: That the minutes of the meeting held on the 10 November 2021 be signed as a true and correct record.

48. DEPUTATIONS - STANDING ORDER 3.4

There were none

49. PUBLIC QUESTIONS

There were none

50. BUSINESS PLAN FINANCIAL MODEL UPDATE AND COUNCIL DWELLING RENTS 22/23

Consideration was given to a report by the Borough Treasurer and Housing Service Manager regarding recommendation to full Council the Housing Revenue Account (GRA) Business Plan Financial Model including the revised 2021/22 budget and the 2022/23 budget including recommendations on rent levels for next year.

Officers advised Members of some changes to figures shown in Appendix B and circulated an amendment. They also wished to adjust the wording in paragraph 5.4 to remove the distinction between older style and new style garages in terms of rent increase.

In answer to a Members question Officers explained that the figure for heating upgrades was for normal upgrades and not heat pumps.

Members were advised that the Other Income shown in Appendix A included court costs, alarms, water, management fees from tenants and eligible service charges to hostels and sheltered schemes.

Members were advised that following site condition surveys, the priority was to upgrade electrics. Additional energy efficiency works will be carried out during major repairs, and the budget will change as new programmes come on stream.

In answer to a Members question, Officers advised that data is being collated to identify suitable properties for retro fitting of solar panels for which grants might be available and that the programme of insulating had been carried out previously.

Members were advised that assessments now covered the whole building including roofworks, and works were undertaken in one visit which makes it more cost effective.

Officers explained that property stock is rated as Good Fair or Poor, which helps to identify the budget required for the Capital Scheme. Poor does not mean that the property is sub standard, just that there maybe more than two issues requiring attention.

Members were advised that most asbestos surveys and removals have been completed, and the budget is more for when issues are discovered during general maintenance and repair.

Officers explained that the heading Estate Capital in Appendix D was a generic heading.

A Member wished to thank Officers for an excellent report which showed how tenants were being cared for and there were improvements for all through heating updates, new kitchens, bathrooms, windows and doors and most importantly disabled adaptations.

RESOLVED: That the Housing Board recommended to Council that:

- The revised HRA Business Plan Financial Model extract (Appendix A) and associated 2021/22 Revised Budget and 2022/23 Budget (Appendix B) be agreed.
- That Council Dwelling rents increase by CPI (3.1% @sept 2021) plus 1% .The Council is setting it's rents according to the five year policy programme as detailed in the new national rent policy introduced in February 2019.
- The rent for all garages be increased in line with inflation, as agreed in the Garage Renewal strategy.

51. ANY OTHER ITEMS

CHAIRMAN

Concluded at 6.11 pm