



27 June 2017

Dear Sir/Madam

A meeting of the Housing Committee will be held on Wednesday, 5 July 2017 in the New Council Chamber, Foster Avenue, Beeston, commencing at 7.00pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors:	S A Bagshaw	J K Marsters
	L A Ball BEM	J W McGrath
	J A Doddy	J M Owen
	J C Goold	J C Patrick
	E Kerry (Chair)	A W G A Stockwell (Vice Chair)

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. MINUTES PAGES 1 - 3

The Committee is asked to confirm as a correct record the minutes of the meeting held on 29 March 2017.

4. HOMELESSNESS REDUCTION ACT 2017 PAGES 4 - 6

The purpose of this report is to update the Housing Committee on The Homelessness Reduction Act 2017 (HRA) which gained Royal Assent on the 27 April 2017.

5. SOCIAL LETTING AGENCY UPDATE PAGES 7 - 10

The purpose of this report is to provide an update on the Council's Social Letting Agency (SLA) which has been piloted by the Council's Housing Allocations and Options team since January 2015.

6. COMPARISON FOR VOID MANAGEMENT SERVICES PAGES 11 - 12

To provide the Committee with a summary of the services on offer from Robin Hood Energy and British Gas advising of the potential benefits for both tenants of the Council of using each organisation for the provision of gas and electric supplies.

7. HOUSING REVENUE ACCOUNT – UPDATE TO BUSINESS PLAN MODEL PAGES 13 - 20

To seek a recommendation to Council for approval of an updated Housing Revenue Account financial model to reflect the 2017/18 budget and changes that have taken place over the past year.

8. GRENFELL FIRE PAGE 21

To provide a briefing update to the Housing Committee on the safety of tenants and residents in the borough of Broxtowe following the fire at Grenfell Tower in North Kensington, London.

9. WORK PROGRAMME PAGE 22

To consider items for inclusion in the Work Programme for future meetings.

HOUSING COMMITTEE
29 MARCH 2017

Present: Councillor E Kerry, Chair

Councillors: D Bagshaw (substitute)
S A Bagshaw
L A Ball BEM
M J Crow
J C Goold
J K Marsters
J M Owen
J C Patrick
A W G A Stockwell

Apologies for absence were received from Councillors J A Doddy, J W McGrath and M Radulovic MBE.

44. **DECLARATIONS OF INTEREST**

Councillor M J Crow declared a pecuniary interest in agenda item 6 due to her letting out of a property in Nottingham City Council's area, minute no. 48 refers.

45. **MINUTES**

The minutes of the meeting held on 17 January 2017 were confirmed and signed.

46. **ROBIN HOOD ENERGY LIMITED**

The Committee considered the report which advised of the potential benefits for both tenants and the Council of using Robin Hood Energy Limited for the provision of gas and electricity supplies.

A representative from the company gave a presentation to members which, amongst other things, informed on options to address fuel poverty, the void switching service and smart meters. The service was run on a not-for-profit basis and it utilised comparison sites to ensure that competitive rates were offered to its users.

Members sought clarity on the company's customer relationship management process and potential barriers to entry. Officers sought clarification on void switching packages and time lines in comparison to arrangements with its current contractor.

RESOLVED that a further report containing more detail be brought to the next meeting of the Committee.

47. AIDS AND ADAPTATIONS POLICY

The Committee considered the draft Aids and Adaptations Policy for tenants in Council owned dwellings. Members sought clarification on operational issues relating to the installation of aids and adaptations at properties in terms of which were installed by Social Services and which were installed by the Borough Council. It was noted that where adaptations had been carried out and the occupants subsequently moved, every effort was made to ensure that future tenants were matched with the aids and adaptations carried out at the vacated property.

RESOLVED that the Aids and Adaptations Policy be approved.

48. NOTTINGHAM CITY COUNCIL CONSULTATION OF SELECTIVE LICENSING

The Committee considered the consultation document received from Nottingham City Council on the proposal to introduce a scheme of selective licensing of all private rented dwellings in the city. Nottingham City Council had formally consulted Broxtowe Borough Council whose members had been invited to respond to the consultation.

It was noted that, should the scheme proceed, there would be staffing implications for Broxtowe since it would be time consuming.

Councillor P D Simpson proposed that the scheme should be considered from the Borough's perspective taking into consideration Broxtowe's HMO Policy and that such considerations should be brought back to Committee. Councillor A W G A Stockwell seconded the proposal which was carried.

RESOLVED that:

- 1. A consultation response be formed by the Chair, the Director of Housing, Leisure and Property Services and the Head of Public Protection to incorporate the comments of the meeting.**
- 2. Further consideration be given to HMOs in the Borough.**

(Councillor M J Crow, having declared a pecuniary interest in the item, left the meeting during consideration of the matter and did not therefore take part in the debate or vote on it.)

49. HOUSEMARK ANNUAL REPORT

Members considered the contents of the Council's annual housing benchmarking report from HouseMark and noted its content. The Committee also received further information on quarterly benchmarking which gave more up to date information following publication of the agenda.

50. PAY TO STAY

The Committee considered the introduction of higher rents for high income social tenants known as Pay to Stay and noted that the non-mandatory scheme had not, as yet, been implemented by any other local authority.

RESOLVED that Pay to Stay be not implemented.

51. WORK PROGRAMME

Members considered the Committee's Work Programme and resolved to amend the Work Programme to include Robin Hood Energy on the agenda for its next meeting, postpone the Housemark Update from its 7 June meeting to its September meeting and to include Assistive Living on the Work Programme.

RESOLVED that the Work Programme be approved subject to the aforementioned amendments.

Report of the Director of Housing, Leisure and Property Services

HOMELESSNESS REDUCTION ACT 2017

1. Purpose of report

The purpose of this report is to update the Housing Committee on The Homelessness Reduction Act 2017 (HRA) which gained Royal Assent on the 27 April 2017.

It is likely to be enacted between 1 January 2018 and 1 April 2018.

2. Background

The HRA amends Part 7 of the Housing Act 1996. There are 13 clauses that amend many of the existing duties and bring in a substantial number of new duties, these have been summarised and attached as an appendix.

The Housing team will need to get to quickly adapt and modify existing practices in order to meet the demands of the new duties.

3. Summary

There are many implications arising out of the new legislation. The most important issues relates to the need to retain existing funding levels and ensure that new Government funding to implement the legislation is fully utilised by the housing team to ensure that the Housing Options team meet the challenges to come.

It is difficult to say what the impact on Broxtowe will be, although it is widely reported that Homelessness applications throughout the country will rise by up to 60%. The authority's position is arguably unique, as homelessness prevention has been a priority for a number of years. The housing options team are skilled and experienced in working with housing providers in the public and private sector, families and agencies in order to prevent people from becoming homeless.

There will be several new funding streams coming into the service from Central Government aimed at tackling homelessness and implementing the new legislation. The recommendation will be that this funding is protected and that these separate funding 'pots' be combined to provide more funding for targeted prevention work.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

APPENDIX

Homelessness Reduction Act – summary

1. The Homelessness Reduction Act is made up of 13 clauses. It introduces requirements for local housing authorities to carry out homelessness prevention work with all those who are eligible for help and threatened with homelessness. The act changes the point at which a person is classed as being threatened with homelessness from 28 days before a person is likely to be homeless to 56 days. It also makes changes to the way local housing authorities assess the point at which a person becomes homeless or threatened with homelessness.
2. The act requires local housing authorities to carry out an assessment of the application's needs, and that the steps agreed between the local housing authority and the applicant are set out in writing – in the form of a personalised plan.
 - Assessment 1 – The local authority must be satisfied that the applicant is ELIGIBLE for help and is HOMELESS or threatened with homelessness within 56 days. If not eligible or eligible but not homeless or threatened with homelessness applicant is to be notified in writing (s184 decision letter as we currently use). Do not proceed to assessment 2 and 3
 - Assessment 2 – Takes place only if the applicant is eligible and homeless or threatened with homelessness in the next 56 days. New duty to assess the applicants –
 - a) Housing needs and circumstances
 - b) Any support needs
 - c) Any specific requirements for the applicant regarding what accommodation would be suitable to meet their housing needs and any support needs.
 - Assessment 3 – There then follows a new duty under the HRA to discuss and agree the reasonable steps to be undertaken by the Council and the applicant to try and prevent or relieve the person's homelessness. Applicant will be given a written Personal Housing Plan. There is a duty to keep the plan and steps under review.
3. A new duty is placed on local housing authorities to take steps for 56 days to relieve homelessness by helping any eligible homeless application to secure accommodation. A new duty is introduced which will be owed to certain applicants who deliberately and unreasonably refuse to co-operate with local housing authorities. The act specifies that local agencies should refer those who are either homeless or at risk of being homeless to local housing authority housing teams. Provision is also made for certain care leavers to make it easier for them to show they have a local connection with both the area of the local

authority responsible for them and the area in which they lived while in care if that was different.

4. Casework should then commence to carry out the prevention or relief actions agreed with the applicant that the council are to take e.g. referrals to supported accommodation, Housing register etc.
5. There is a duty for those who may be homeless and may be in priority need now or who become homeless to assess whether an interim accommodation duty is owed. (No change here)
6. There is a duty to notify the applicant when the prevention or relief duty ends for whatever reason.
7. On-going investigations can take place as to whether the applicant is priority need and unintentionally homeless but no decision can be taken on a full duty until the relief duty has come to an end.
8. Any applicants in priority need and are not intentionally homeless but who fail to cooperate with the prevention or relief steps in the personalised action plans will not be owed a main homelessness duty at the end of the relief duty but are owed a TA duty until the duty is ended with a minimum 6 month AST or a offer of social housing
9. Applicants in priority need and are unintentionally homeless but who refuse a suitable 6 month AST at the relief duty stage – the relief duty ends and they are unable to proceed to be considered for a main duty – no further duty is owed
10. For applicants for whom the relief duty ends (and it hasn't ended for a negative reason) and they are still homeless they can then be assessed as to whether they are owed the main homeless duty for being in priority need and unintentionally homeless. (no change)
11. For these applicants where the decision is they are owed a full duty how the duty ends is unchanged. It ends positively with either social housing or a minimum 12 month fixed term assured shorthold tenancy

Report of the Director of Housing, Leisure and Property Services

SOCIAL LETTING AGENCY UPDATE1. Purpose of report

The purpose of this report is to provide an update on the Council's Social Letting Agency (SLA) which has been piloted by the Council's Housing Allocations and Options team since January 2015.

2. Background

Broxtowe Borough Council faces a difficult time where the demand for housing continues to increase whilst supply is becoming more difficult. Changes to housing benefit and Homeless Prevention legislation compounds the imbalance in supply and demand across all housing tenure.

The housing division began to work with private rented sector (PRS) landlords with an aim of developing good working relationships, encouraging landlords to consider letting to people who are on the Council's housing waiting list and to consider setting private rents within the Local Housing Allowance rates (LHA).

In addition to this objective the SLA set out to establish whether there was a demand for a management service, comparable with the private sector in terms of cost and service.

3. Summary

A detailed outline of the SLA scheme can be found in the appendix.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

APPENDIX

Social Lettings Agency**1 Introduction**

- 1.1 In the Borough of Broxtowe the private rented sector accounts for approximately 15.66% (7,800 properties) 2011 census of the housing market
- 1.2 Although the private rented sector plays a vital role in helping to meet the demand for housing in the borough, arguably the high demand has encouraged landlords and rental agents to ask for as much rent as tenants can afford
- 1.3 With so many tenants to choose from – and charging rents that are a lot higher than the Local Housing Allowance (LHA) rates used to calculate Housing Benefit a large proportion rental agents will now not let to people who are reliant on Housing Benefit even if the Council offers a financial incentive by way of a Deposit Guarantee.
- 1.4 The number of households prevented from becoming homeless (450 2016-17) and applying to the Council for assistance under the homelessness legislation is predicted to increase with the introduction of new homelessness legislation which has a particular emphasis on the prevention of homelessness.
- 1.5 New duties to assess, prevent and relieve homelessness for all eligible applicants especially among non-priority households who are currently not entitled to rehousing will place a greater demand for property throughout the borough.
- 1.6 The development of a Social Letting Agency Scheme (SLA) should help to increase the availability of private sector housing to those who are homeless or at risk of homelessness or for home seekers who apply to the Council for housing to have increased housing options through accessing the private sector.

2 Detail

- 2.1 The Council's SLA has primarily focussed on being a private rented access scheme in which applicants on the Council's housing register could gain access to the private rented sector.
- 2.2 This is achieved through the commitment of approximately 44 private sector landlords who work with the Council and make available their properties to let to people from the Council's housing register.
- 2.3 Since 2015 a further 50 landlords have expressed interest in working with the housing team.
- 2.4 In the same period over 311 applicants have obtained tenancies in the private sector through the SLA officer.

2.5 The current portfolio of properties that are made available to the Council from the private sector consists of:

- 8 shared houses with 34 rooms
- 29 x 1 bedroom properties
- 27 x 2 bedroom properties
- 10 x 3 bedroom properties

3 Property Management

3.1 A number of private sector landlords have made requests for a property management service and they have indicated that they would be willing to pay for the service if this was provided by the Council.

3.2 A commercial assessment of property management services found that typically the high street management agencies charge between 8-12% of the monthly rental income to manage a private let.

3.3 As an example a property that is being managed through a private sector management company that is being rented for £500pcm results in a management charge of £60pcm (annual charge £720).

3.4 During the pilot period the SLA has agreed to manage two properties at a cost of approximately £43 per month per property (£1,032pa).

3.5 The management service consists of:

- Tenant finding, undertaking assessments of tenant's needs to ensure suitability for private rent
- Support for both landlord and tenants to ensure a successful landlord/tenant relationship
- Carry out affordability assessments and support with housing benefit claims
- Complete the tenancy agreements
- Complete the inventories
- Carry out tenancy inspections.

4. Social letting agency

The SLA works closely with landlords in particular by minimising the landlord's risk by providing a deposit guarantee and housing management functions to ensure private tenancies do not fail.

4.1 The main features of the SLA scheme are;

- Accommodation will be let to an applicant who is on the Council's housing register
- The minimum a property will be let is 12 months
- The council provides an intensive form of housing management to the tenants, and appropriate levels of support are provided in accordance with identified need

- Each property will generate revenue capable of covering the costs associated with managing the property
 - The SLA will form part of the council's housing function including homelessness prevention services including rent deposit schemes
- 4.2 In the coming year the SLA will look at expanding the portfolio of properties it manages on behalf of private landlords.
- 4.3 This will generate an income for the Council whilst attempting to meet the demand for rented accommodation.

Report of the Director of Housing, Leisure and Property Services

COMPARISON FOR VOID MANAGEMENT SERVICES1. Purpose of report

To provide the Committee with a summary of the services on offer from Robin Hood Energy and British Gas advising of the potential benefits for both tenants of the Council of using each organisation for the provision of gas and electric supplies.

2. Background

Historically, the management of utility company debt has been problematic and new tenants have moved into properties with debts on meters. In addition, new tenants have not been advised of affordable ways to heat and light their properties which can have implications in terms of fuel poverty.

The Council currently use British Gas as a void switching service, where the gas and electric supplies are transferred to them when a property becomes void.

At Housing Committee meeting on 29 March 2017, Robin Hood Energy gave a presentation advising the group of the advantages of them providing this service.

3. Detail

On 29 March 2017 the Committee requested that a comparison of services provide by Robin Hood Energy and British Gas is provided to enable committee to make a considered decision on this subject.

The table, attached as an appendix, displays the main comparisons between the two organisations. This shows both organisations provide a similar level of service with similar advantages to both tenants and the Council.

3. Financial implications

There are no known financial implications for this proposal as service delivery will not be affected. Both services are at no cost to the Council and only require minimal administrative costs.

Recommendation

The Committee is asked to RESOLVE that the continued working with British Gas be approved.

Background papers

Nil

APPENDIX

**Comparison of services provided by
Robin Hood Energy and British Gas**

Service Delivery	Robin Hood Energy	British Gas
Smart meter roll out	Yes	No, but have asked to talk to us about this initiative
Void switching service	Yes	Yes
Average switch-over time	16 days	10 days
No standing charges when void – up-to 40 days	Yes	No
Annual retention payment available for customers who remain	Yes	No
Affordable energy bills	Yes (as quoted in promotional documents)	Yes (as quoted in promotional documents)
Dedicated, easy to contact account administrators	Yes	Yes
Monthly billing for customers	Yes	Yes
Priority service register for vulnerable customers	Yes	Yes
Free-phone contact number for residents	Yes	Yes
Notice period required to end agreement	3 months	28 days
Social fund to be used for good causes	No	Yes

Joint report of the Deputy Chief Executive and the Director of Housing and Property Services**HOUSING REVENUE ACCOUNT – UPDATE TO BUSINESS PLAN MODEL**1. Purpose of report

To seek a recommendation to Council for approval of an updated Housing Revenue Account (HRA) financial model to reflect the 2017/18 budget and changes that have taken place over the past year.

2. Background

In February 2012 the Council approved a HRA business plan for the period 2012 through to 2041. Included within the business plan was a detailed financial plan and tables modelling the capital programme and revenue position for the HRA through to 2041. The financial model has subsequently been updated and approved by Council during each financial year.

Details of changes to any of the assumptions used to produce the detailed model and the tables setting out projected income and expenditure over the lifetime of the plan are set out in appendix 1. The modelling has taken place using the services of Anthony Wilkinson (Associate Consultant) from the Chartered Institute of Housing who devised the model in the first place.

Appendix 2 gives an update to the capital programme and financing whilst appendix 3 provides an updated table showing the HRA summary.

3. Financial implications

The main impact of the changes is to extend the period before which all loans are repaid to around 2049/50. The detailed appendices, however, show that the HRA is still projected to be viable for the next 30 years and there is sufficient flexibility to provide the necessary finance for the capital programme.

Recommendation

The Committee is asked to RECOMMEND to Council that the updated financial model for the Housing Revenue Account be approved.

Background papers

Nil

APPENDIX 1

Detail of significant changes from HRA business plan model of March 2016

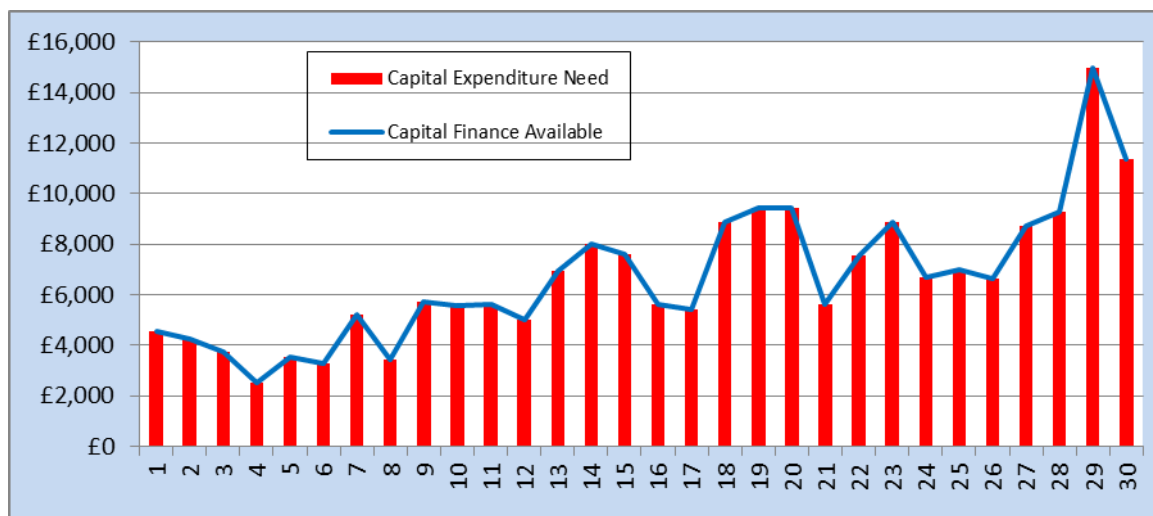
- The model has been updated to reflect the outturn position for 2015/16 which produced a net underspending of £83,200 after taking account of items carried forward to 2016/17
- Cabinet agreed during 2012/13 to allocate all eligible receipts from right to buy sales in new council housing provision within three years of receipt. The capital programme shown at appendix 2 makes no allowance for any new build schemes that have yet to receive approval. It is envisaged that resources from right to buy receipts will be used to fund the Council's share of any costs of such schemes that may come forward. The revenue implications of the programme are included within appendix 3.
- Assumptions of right to buy sales have increased to 24 per annum in line with the sales levels for the past two financial years
- The model reflects the latest budget estimates for 2017/18
- Reductions in council house rental income of 1.0% per annum for four years from 1 April 2016 until 31 March 2020 are assumed in line with the announcement by the Chancellor of the Exchequer on 8 July 2015
- Rents are assumed to return to CPI+1% following the end of the -1% restriction from 2020/21 (CPI is assumed to be 1.5% per annum)
- No allowance has been made at this stage for any payment to the government in respect of high value properties intended to assist with the funding of the extension of "right to buy" to housing association tenants. The proposals for this scheme have been delayed until at least 2018/19.

Summary of key results as shown by the model

- The HRA remains viable with a working balance of £1.0m being maintained for the years covered by the model
- The capital programme has remained largely unchanged from that as included in the model a year ago
- Headroom of £3.145m against the government's borrowing limit remains available to meet any foreseeable requirements to help finance new build schemes although capital receipts are more likely to be utilised
- If future rent increases are set below the assumption made in the model then either borrowing will have to be increased (subject to the borrowing limit not being breached) or the capital programme will need to be reduced
- There is the potential for interest rate risk with regards to the re-financing of existing loans that mature and any new borrowing that is undertaken

The model indicates that sufficient capital resources will be available to meet the planned capital spend over the lifetime of the programme. This is shown in figure 1:

Figure 1: Planned capital spending and capital financing 2017/18 to 2046/47



However, the planned capital financing is a combination of revenue funding derived from HRA income and, after 2029, refinancing: as current loans mature they are replaced with new loans rather than the loan debt being written down. This has two significant impacts:

- repayment of debt will not be achieved over the lifetime of the plan – the revised plan indicates that the debt balance at 2046/47 will still be £68.488m
- the interest rate exposure risk is increased as interest rates may be higher at the point of financing than the current rates applicable.

In order to reduce this risk over time it will be necessary to reduce the level of capital spending and/or increase net income to the HRA so that a higher proportion of the annual balance on the HRA can be allocated to the repayment of debt.

APPENDIX 2

Detailed planned capital programme with financing

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Total Capital Expenditure	4,554	4,272	3,759	2,528	3,522	3,266	5,238	3,414	5,709	5,560
Funding:										
Major Repairs Reserve	3,264	3,669	3,438	2,528	3,522	3,266	4,249	3,345	3,326	3,308
Right to Buy Receipts	0	0	0	0	0	0	0	0	0	0
HRA CFR Borrowing	0	0	0	0	0	0	0	0	0	0
Other Receipts/Grants	0	0	0	0	0	0	0	0	0	0
HRA Reserves	0	0	0	0	0	0	0	0	0	0
Revenue Contributions	1,414	727	446	124	124	124	1,113	194	2,507	2,376
Total Capital Funding	4,554	4,272	3,759	2,528	3,522	3,266	5,238	3,414	5,709	5,560

Year	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Total Capital Expenditure	5,647	4,998	6,959	7,990	7,610	5,634	5,418	8,861	9,436	9,416
Funding:										
Major Repairs Reserve	3,289	3,271	3,252	3,233	3,215	3,196	3,178	3,159	3,140	3,122
Right to Buy Receipts	0	0	0	0	0	0	0	0	0	0
HRA CFR Borrowing	0	0	40	982	520	0	0	1,379	1,902	1,838
Other Receipts/Grants	0	0	0	0	0	0	0	0	0	0
HRA Reserves	0	0	0	0	0	0	0	0	0	0
Revenue Contributions	2,482	1,852	3,792	3,900	3,999	2,562	2,365	4,448	4,518	4,581
Total Capital Funding	5,647	4,998	6,959	7,990	7,610	5,634	5,418	8,861	9,436	9,416

(Please note that figures may not add up exactly due to rounding)

Detailed planned capital programme with financing (Continued)

Year	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Total Capital Expenditure	5,645	7,548	8,863	6,708	7,019	6,634	8,700	9,267	14,990	11,379
Funding:										
Major Repairs Reserve	3,103	3,085	3,066	3,047	3,029	3,010	2,992	2,973	2,954	2,936
Right to Buy Receipts	0	0	0	0	0	0	0	0	0	0
HRA CFR Borrowing	0	0	951	0	0	0	282	770	6,511	2,957
Other Receipts/Grants	0	0	0	0	0	0	0	0	0	0
HRA Reserves	0	0	0	0	0	0	0	0	0	0
Revenue Contributions	2,666	4,588	4,971	3,785	4,114	3,748	5,551	5,649	5,650	5,611
Total Capital Funding	5,645	7,548	8,863	6,708	7,019	6,634	8,700	9,267	14,990	11,379

(Please note that figures may not add up exactly due to rounding)

APPENDIX 3

Detailed HRA summary

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
INCOME:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Rental Income	15,505	15,268	15,034	15,327	15,624	15,927	16,236	16,550	16,869	17,194
Void Losses	(110)	(109)	(107)	(109)	(111)	(113)	(115)	(118)	(120)	(122)
Service Charges	305	313	321	329	337	345	354	363	372	381
Non-Dwelling Income	291	298	305	313	321	329	337	346	354	363
Grants and Other Income	400	400	401	401	401	401	402	402	402	402
Total Income	16,391	16,171	15,954	16,260	16,572	16,890	17,213	17,542	17,877	18,218
EXPENDITURE:										
General Management	(1,529)	(1,568)	(1,607)	(1,647)	(1,688)	(1,730)	(1,774)	(1,818)	(1,863)	(1,910)
Special Management	(2,454)	(2,516)	(2,579)	(2,643)	(2,709)	(2,777)	(2,846)	(2,918)	(2,990)	(3,065)
Other Management	(34)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(42)
Bad Debt Provision	(32)	(32)	(31)	(32)	(32)	(33)	(34)	(34)	(35)	(36)
Responsive/Cyclical Repairs	(3,755)	(3,849)	(3,945)	(4,044)	(4,145)	(4,248)	(4,355)	(4,464)	(4,575)	(4,689)
Total Revenue Expenditure	(7,805)	(7,998)	(8,197)	(8,402)	(8,612)	(8,827)	(9,047)	(9,273)	(9,505)	(9,742)
Interest Paid	(2,554)	(2,497)	(2,414)	(2,356)	(2,287)	(2,212)	(2,146)	(2,076)	(2,021)	(1,996)
Interest Received	40	23	13	19	24	25	22	19	20	22
Depreciation	(3,476)	(3,457)	(3,438)	(3,419)	(3,401)	(3,382)	(3,364)	(3,345)	(3,326)	(3,308)
Net Operating Income	2,596	2,242	1,918	2,102	2,296	2,494	2,678	2,868	3,045	3,194
APPROPRIATIONS:										
Revenue Provision (HRACFR)	0	(3,671)	(1,587)	(2,102)	(2,296)	(2,494)	(1,690)	(2,798)	(663)	(942)
Rev. Contribution to Capital	(1,290)	(603)	(321)	0	0	0	(989)	(69)	(2,383)	(2,252)
Total Appropriations	(1,290)	(4,273)	(1,908)	(2,102)	(2,296)	(2,494)	(2,679)	(2,867)	(3,046)	(3,194)
ANNUAL CASHFLOW	1,306	(2,031)	10	0	0	0	0	0	(1)	0
Opening Balance	1,716	3,022	991	1,000	1,000	1,000	1,000	1,000	1,001	1,000
Closing Balance	3,022	991	1,000	1,000	1,000	1,000	1,000	1,001	1,000	1,000

(Please note that figures may not add up exactly due to rounding)

Detailed HRA summary (Continued)

Year	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
INCOME:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Rental Income	17,525	17,861	18,204	18,552	18,906	19,267	19,634	20,007	20,386	20,772
Void Losses	(125)	(127)	(129)	(132)	(134)	(137)	(140)	(142)	(145)	(148)
Service Charges	391	401	411	421	431	442	453	465	476	488
Non-Dwelling Income	372	381	391	401	411	421	432	442	453	465
Grants and Other Income	403	403	403	404	404	404	405	405	405	406
Total Income	18,566	18,919	19,279	19,645	20,018	20,397	20,783	21,176	21,576	21,983
EXPENDITURE:										
General Management	(1,958)	(2,007)	(2,057)	(2,108)	(2,161)	(2,215)	(2,270)	(2,327)	(2,385)	(2,445)
Special Management	(3,142)	(3,220)	(3,301)	(3,383)	(3,468)	(3,555)	(3,644)	(3,735)	(3,828)	(3,924)
Other Management	(43)	(44)	(45)	(46)	(47)	(49)	(50)	(51)	(52)	(54)
Bad Debt Provision	(36)	(37)	(38)	(38)	(39)	(40)	(41)	(41)	(42)	(43)
Responsive/Cyclical Repairs	(4,807)	(4,927)	(5,050)	(5,176)	(5,306)	(5,438)	(5,574)	(5,714)	(5,857)	(6,003)
Total Revenue Expenditure	(9,986)	(10,235)	(10,491)	(10,753)	(11,021)	(11,297)	(11,579)	(11,868)	(12,164)	(12,468)
Interest Paid	(1,966)	(1,922)	(1,895)	(1,911)	(1,934)	(1,918)	(1,862)	(1,853)	(1,905)	(1,964)
Interest Received	23	24	25	27	27	27	27	27	27	27
Depreciation	(3,289)	(3,271)	(3,252)	(3,233)	(3,215)	(3,196)	(3,178)	(3,159)	(3,140)	(3,122)
Net Operating Income	3,348	3,516	3,667	3,775	3,875	4,014	4,192	4,323	4,394	4,456
APPROPRIATIONS:										
Revenue Provision (HRACFR)	(990)	(1,788)	0	0	0	(1,576)	(1,951)	0	0	0
Rev. Contribution to Capital	(2,358)	(1,728)	(3,667)	(3,775)	(3,875)	(2,438)	(2,241)	(4,324)	(4,394)	(4,456)
Total Appropriations	(3,348)	(3,516)	(3,667)	(3,775)	(3,875)	(4,014)	(4,192)	(4,324)	(4,394)	(4,456)
ANNUAL CASHFLOW	0	0	0	0	0	0	0	0	0	0
Opening Balance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Closing Balance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000

(Please note that figures may not add up exactly due to rounding)

Detailed HRA summary (Continued)

Year	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47
INCOME:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Rental Income	21,165	21,564	21,969	22,382	22,802	23,228	23,662	24,102	24,550	25,006
Void Losses	(151)	(153)	(156)	(159)	(162)	(165)	(168)	(171)	(175)	(178)
Service Charges	500	513	526	539	552	566	580	595	610	625
Non-Dwelling Income	476	488	500	513	526	539	552	566	580	595
Grants and Other Income	406	406	407	407	407	408	408	409	409	410
Total Income	22,397	22,818	23,246	23,682	24,125	24,576	25,034	25,501	25,975	26,457
EXPENDITURE:										
General Management	(2,506)	(2,569)	(2,633)	(2,699)	(2,766)	(2,836)	(2,906)	(2,979)	(3,054)	(3,130)
Special Management	(4,022)	(4,122)	(4,225)	(4,331)	(4,439)	(4,550)	(4,664)	(4,781)	(4,900)	(5,023)
Other Management	(55)	(56)	(58)	(59)	(61)	(62)	(64)	(65)	(67)	(69)
Bad Debt Provision	(44)	(45)	(46)	(46)	(47)	(48)	(49)	(50)	(51)	(52)
Responsive/Cyclical Repairs	(6,153)	(6,307)	(6,465)	(6,626)	(6,792)	(6,962)	(7,136)	(7,314)	(7,497)	(7,684)
Total Revenue Expenditure	(12,780)	(13,099)	(13,426)	(13,762)	(14,105)	(14,458)	(14,819)	(15,189)	(15,568)	(15,957)
Interest Paid	(1,961)	(1,924)	(1,935)	(1,929)	(1,891)	(1,847)	(1,825)	(1,842)	(1,956)	(2,105)
Interest Received	27	27	27	27	27	27	27	27	27	27
Depreciation	(3,103)	(3,085)	(3,066)	(3,047)	(3,029)	(3,010)	(2,992)	(2,973)	(2,954)	(2,936)
Net Operating Income	4,581	4,737	4,846	4,971	5,127	5,289	5,426	5,525	5,524	5,487
APPROPRIATIONS:										
Revenue Provision (HRACFR)	(2,039)	(274)	0	(1,310)	(1,138)	(1,665)	0	0	0	0
Rev. Contribution to Capital	(2,541)	(4,464)	(4,846)	(3,661)	(3,990)	(3,624)	(5,426)	(5,525)	(5,525)	(5,486)
Total Appropriations	(4,580)	(4,738)	(4,846)	(4,971)	(5,128)	(5,288)	(5,426)	(5,525)	(5,525)	(5,486)
ANNUAL CASHFLOW	1	0	0	0	0	0	0	0	(1)	1
Opening Balance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	999
Closing Balance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	999	1,000

(Please note that figures may not add up exactly due to rounding)

Report of the Director of Housing & Property Services**GRENFELL TOWER FIRE**1. Purpose of report

To provide a briefing update to the Housing Committee on the safety of tenants and residents in the borough of Broxtowe following the fire at Grenfell Tower in North Kensington, London.

2. Background

The exact reasons for the speed of the spread of fire have yet to be determined. However, the government has concluded that there are additional tests that can be undertaken regarding the cladding that may have been applied to these blocks during refurbishment programs.

Broxtowe Council has confirmed with the Department for Communities and Local Government (DCLG) that they do not have any high rise domestic dwellings in the borough. Where domestic properties have recently had external insulation applied the council used the Wetherby Building Systems External Wall Insulation. This system is a solid insulation slab that is fixed to the existing masonry and rendered. This system has been tested by the British Research Establishment (BRE) and British Board of Agreement (BBA) and is suitable to be used on buildings below 18 meters in height. This prevents the 'chimney effect' which was seen at Grenfell and is believed to have allowed the fire to spread so quickly.

Although attention is primarily focused on the cladding used, why it spread have not yet been established, it is believed the fire originated from a faulty fridge freezer.

Hard wired smoke detectors are installed in the Council's Retirement Living Properties and facilities. As part of the Council's modernisation programme checks for existing smoke detectors are carried out in general needs properties and where necessary, replacement and or the installation of new ones is carried out.

Finally, fire risk assessments are carried out on an annual basis for Retirement Living complexes. Where general needs properties have communal areas these too have periodic fire risk assessments completed. An external provider will be carrying out a more in depth fire risk audit on a selection of Retired Living Schemes and general housing in July.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

Report of the Director of Legal and Planning Services

WORK PROGRAMME

1. Purpose of report

To consider items for inclusion in the Work Programme for future meetings.

2. Background

Items which have already been suggested for inclusion in the Work Programme of future meetings are given below. Members are asked to consider any additional items that they may wish to see in the Programme.

3. Work Programme

20 September 2017	Lone Working policy Tenant and Leaseholder satisfaction – results of STAR survey Assistive Living Social Lettings Agency Housing Strategy update Annual Report Homelessness Strategy Capita update
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4. Dates of future meetings

The following date for future meetings have been agreed:

- 1 November 2017
- 17 January 2018
- 13 March 2018

(All meetings to start at 7.00 pm)

Recommendation

The Committee is asked to consider the Work Programme and RESOLVE accordingly.

Background papers

Nil