



11 July 2017

Dear Sir/Madam

You are hereby summoned to attend a meeting of the Broxtowe Borough Council to be held on Wednesday 19 July 2017 in the New Council Chamber, Town Hall, 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: Members of the Council

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 - 13

To approve as a correct record the minutes of the Council meeting held on 17 May 2017.

4. MAYOR'S ANNOUNCEMENTS
5. YOUTH MAYOR'S REPORT ON BROXTOWE YOUTH VOICE ACTIVITIES
6. PRESENTATION OF PETITIONS
7. LEADER'S REPORT
8. REPRESENTATION ON OUTSIDE BODIES

To RESOLVE to appoint the Council's representative to Relate.

9. PUBLIC QUESTIONS
10. MEMBERS' QUESTIONS
11. MEMBERS' SPEECHES ON WARD ISSUES
12. QUESTIONS ON OUTSIDE BODIES
13. NOTICE OF MOTION

The following notice of motion has been received from Councillor R I Jackson:

"The Council expresses its sympathies to the family and friends of Owen Jenkins who tragically lost his life trying to help others. This Council will play a leading role in coordinating all other agencies to ensure that such a tragedy can never happen again and give support to Owen's family and friends as they grieve."

14. AD HOC COMMITTEE AND LICENSING AND APPEAL COMMITTEE – SUBSTITUTES PAGES 14 - 15

To review the Council's substitute arrangements for Committees.

15. APPOINTMENTS TO COMMITTEES AND WORKING GROUPS

To make appointments in accordance with the schedule to be laid before the meeting.

16. REFERENCE PAGE 16

Bramcote Bereavement Joint Services Committee – 22 June 2017
ONLINE PUBLICATION OF CEMETERY RECORDS

RECOMMENDED to the councils of both authorities that this be delegated to the Joint Committee to progress.

17. REFERENCE PAGE 17

Policy and Performance Committee – 4 July 2017
SCHEME OF DELEGATION – PROPERTY LETTINGS AT BEESTON SQUARE

RECOMMENDED to Council that Financial Regulation 14.4 be amended to include: ‘In respect of properties in Beeston Square only, lettings, negotiations and settlement of leases and rent for Council owned land or property where the annual rental exceeds £100,000 shall be referred to the Policy and Performance Committee for approval.’

18. REFERENCE PAGES 18 - 25

Housing Committee – 5 July 2017
HOUSING REVENUE ACCOUNT – UPDATE TO BUSINESS PLAN MODEL

RECOMMENDED to Council that the updated financial model for the Housing Revenue Account be approved.

19. MEMBER APPOINTMENT PANEL

RECOMMENDED to Council that five councillors, including the three group leaders or their nominees, be nominated to form an appointment committee to fill the position of Managing Director of Liberty Leisure following an external advertisement.

20. RECOGNITION OF INTERIM DEPUTY CHIEF EXECUTIVE AND SECTION 151 OFFICER

Following the resignation of the Deputy Chief Executive, an appointment panel comprising the Leader of the Council, the Leader of the Opposition and the Committee Chair of the Finance and Resources Committee (a member of the Liberal Democrat Group was invited but sent apologies) met on 4 July and interviewed three candidates. Mr Darr's résumé will be separately circulated to all councillors, and should members accept the recommendation, he will commence work on 24 July 2017.

The Council is asked to RESOLVE that the unanimous recommendation of the Member Appointment Panel to appoint Zulfiqar Darr as the Council's interim Deputy Chief Executive and section 151 Officer until further notice be approved.

21. EXCLUSION OF PUBLIC AND PRESS

The Committee is asked to RESOLVE that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of the Act.

22. DELEGATION TO RECEIVE REPORT

Members will receive further information at the meeting.

23. COMMON SEAL

The Council is asked to RESOLVE that the Common Seal be affixed to or the Proper Officer do sign on behalf of the Council, where appropriate, any orders, deeds or documents necessary to give effect to any resolutions of the Council or Committees.

BROXTOWE BOROUGH COUNCIL

COUNCIL MEETING

17 MAY 2017

Councillor G Harvey, Mayor

Councillors:	E H Atherton	A Harper
	D Bagshaw	E Kerry
	S A Bagshaw	S Kerry
	L A Ball BEM	H G Khaled MBE
	J S Briggs	L A Lally
	T P Brindley	W J Longdon
	M Brown	G Marshall
	D A Burnett	R D MacRae
	B C Carr	J K Marsters
	S J Carr	J M Owen
	M J Crow	P J Owen
	E Cubley	J C Patrick
	R H Darby	M Radulovic MBE
	J A Doddy	C H Rice
	S Easom	K E Rigby
	J C Goold	R S Robinson
	J W Handley	P D Simpson
	M Handley	A W G A Stockwell

Apologies for absence were received from Councillors T A Cullen, D A Elliott, R I Jackson, P Lally, J W McGrath and M E Plackett, in addition to S Saleem, Youth Mayor and Y Alsudani, Deputy Youth Mayor.

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

2. **MINUTES**

The minutes of the meeting held on 1 March 2017 were confirmed and signed.

3. **MAYOR'S ANNOUNCEMENTS**

The Mayor gave a résumé of his year in office and expressed thanks to his escort, friends and family, Council employees and fellow Council members for their valued assistance and support during the period.

4. VOTE OF THANKS

A vote of thanks to the Mayor was proposed by Councillor M J Crow, seconded by Councillors J C Patrick and S J Carr and carried unanimously.

5. ELECTION OF MAYOR

It was proposed by Councillor S A Bagshaw and seconded by Councillors L A Ball BEM and M Handley that Councillor H G Khaled MBE be elected Mayor of the Borough for the ensuing year.

RESOLVED that Councillor H G Khaled MBE be elected Mayor of the Borough for 2017/18.

Councillor H G Khaled MBE, having signed the Declaration of Acceptance of Office, thanked the Council for having elected her Mayor of the Borough. Councillor Khaled stated that she had chosen to support the charity Wellbeing of Women during her year in office.

6. PRESENTATION OF FORMER MAYOR'S JEWEL OF OFFICE

The Mayor presented the Jewel of Office to Councillor G Harvey to mark his term of office.

7. APPOINTMENT OF DEPUTY MAYOR

It was proposed by Councillor S J Carr and seconded by Councillors J M Owen and M Radulovic MBE that Councillor D A Burnett be appointed Deputy Mayor of the Borough for the ensuing year.

RESOLVED that Councillor D A Burnett be appointed Deputy Mayor of the Borough for 2017/18.

Councillor D A Burnett, having signed the Declaration of Acceptance of Office, thanked the Council for the appointment.

8. RECOGNITION OF POLITICAL LEADERS

It was noted that Councillor R I Jackson is the Leader of the Council and Councillor M J Crow was chosen as the Deputy Leader. Councillor M Radulovic MBE is Leader of the Opposition with Councillor D A Elliot as the Deputy Leader, whilst Councillor S J Carr is Leader of the Liberal Democrat Group with Councillor K E Rigby as the Deputy Leader.

9. ARRANGEMENTS FOR THE DISCHARGE OF FUNCTIONS

Appointments to committees and working groups

RESOLVED that in accordance with the powers set out in the **Local Government Act 2000** and all and every power enabling, the following be appointed with the powers appropriate to each as set out in the scheme of delegation or as approved by Council:

Alcohol and Entertainments Licensing Committee

Conservative

D A Burnett (Chair)
W J Longdon (Vice Chair)
E H Atherton
M J Crow
M E Plackett
P D Simpson
A G W A Stockwell

Labour

T A Cullen
R H Darby
P Lally

Liberal Democrat

K E Rigby

Independent

R D MacRae

Community Safety Committee

Conservative

J G Goold (Chair)
M Brown (Vice Chair)
E Cubley
G Harvey
S Kerry
J M Owen

Labour

T A Cullen
J C Patrick
D Bagshaw

Liberal Democrat

B C Carr

Finance and Resources Committee

Conservative

P D Simpson (Chair)
T P Brindley (Vice Chair)
E Cubley
S Easom
P J Owen
A W G A Stockwell

Labour

S A Bagshaw
P Lally
G Marshall

Liberal Democrat

S J Carr

Governance, Audit and Standards Committee

Conservative

J W Handley (Chair)
E H Atherton (Vice Chair)
T P Brindley
J C Goold
S Kerry
J M Owen

Labour

S A Bagshaw
J W McGrath
J C Patrick

Liberal Democrat

K E Rigby

Housing Committee

Conservative

E Kerry (Chair)
A W G A Stockwell (Vice Chair)
L A Ball BEM
J A Doddy
J C Goold
J M Owen

Labour

S A Bagshaw
J W McGrath
J C Patrick

Liberal Democrat

J K Marsters

Jobs and Economy Committee

Conservative

A Harper (Chair)
M J Crow (Vice Chair)
E Cubley
J W Handley
M Handley
J W Longdon

Labour

T A Cullen
P Lally
R S Robinson

Liberal Democrat

B C Carr

Leisure and Environment Committee

Conservative

S Easom (Chair)
M E Plackett (Vice Chair)
J S Briggs
E Cubley
P J Owen
C H Rice

Labour

R H Darby
L A Lally
R S Robinson

Liberal Democrat

S J Carr

Licensing and Appeals Committee

Conservative

D A Burnett (Chair)
W J Longdon (Vice Chair)
E H Atherton
M J Crow
M E Plackett
P D Simpson
A W G A Stockwell

Substitutes

1. L A Ball BEM
2. T P Brindley
3. M Brown
4. J W Handley
5. A Harper
6. G Harvey
7. E Cubley

Labour

D Bagshaw
T A Cullen
J C Patrick

Substitutes

1. S A Bagshaw
2. J W McGrath
3. L A Lally

Liberal Democrat

K E Rigby

Substitute

1. S J Carr

Independent

R D MacRae

Planning Committee

Conservative

M Handley (Chair)
L A Ball BEM (Vice Chair)
J S Briggs
T P Brindley
M Brown
A Harper
P J Owen

Substitutes 1. W J Longdon
2. G Harvey
3. S Kerry
4. J M Owen
5. J W Handley
6. A G W A Stockwell
7. E Cubley

Labour

D Bagshaw
G Marshall
R S Robinson

Substitutes 1. J C Patrick
2. J W McGrath
3. T A Cullen

Liberal Democrat

J K Marsters

Substitute 1. B C Carr

Independent

R D MacRae

Policy and Performance Committee

Conservative

R I Jackson (Chair)
M J Crow (Vice Chair)
S Easom
J C Goold
A Harper
E Kerry
P D Simpson

Labour

D A Elliott
G Marshall
J W McGrath

Liberal Democrat

S J Carr

Ad Hoc Committee

Conservative

J W Handley (Chair)
G Harvey (Vice Chair)
A Harper

Substitute: D A Burnett

Labour

D A Elliott

Substitute: T A Cullen

Liberal Democrat

J K Marsters

Substitute: B C Carr

Independent Member(s)

L Ogilvie

Investigating and Disciplinary Committee

Conservative

T P Brindley (Chair)
M Handley (Vice Chair)
M Brown

Substitute: W J Longdon

Labour*

G Marshall
R S Robinson
J C Patrick

Substitute: S A Bagshaw

*One member to attend listed in order of priority.

Liberal Democrat

K E Rigby

Substitute: S J Carr

Computer Working Group

Conservative

E H Atherton
D A Burnett
E Cubley
S Kerry
J M Owen

Labour

R H Darby
L A Lally

Liberal Democrat

B C Carr

Energy Efficiency Working Group

Conservative

M Brown
J A Doddy
G Harvey
C H Rice
P D Simpson

Labour

G Marshall
R S Robinson

Liberal Democrat

J K Marsters

Housing Performance Group

Conservative

L A Ball BEM
J S Briggs
E Cubley
J C Goold
E Kerry

Labour

D Bagshaw
J C Patrick

Liberal Democrat

J K Marsters

Local Joint Consultative Committee

Conservative

E H Atherton
J S Briggs
D A Burnett
J C Goold
A Harper
W J Longdon
C H Rice

Labour

D Bagshaw
T A Cullen
R H Darby

Liberal Democrat

K E Rigby

Bramcote Bereavement Services Joint Committee

Conservative

R I Jackson
S Easom

Labour

M Radulovic MBE

11. REPRESENTATION ON OUTSIDE BODIES

RESOLVED that the appointment of representatives on outside bodies be as follows:

NO.	BODY/ORGANISATION	REPRESENTATIVE
1	Age Concern, Chilwell	Cllr E H Atherton Cllr J S Briggs
2	Age Concern, Eastwood	Cllr A Harper
3	Attenborough Nature Reserve Visitor Centre	Cllr J S Briggs Cllr R I Jackson Cllr E Kerry
4	Beeston Consolidated Charity	Cllr E H Atherton D Jenkins
5	Beeston Rylands Community Centre	Cllr E Kerry Cllr T A Cullen
6	Broxtowe Citizens Advice Bureau	Cllr H G Khaled MBE
7	Broxtowe Wildlife Forum	Cllr M Brown
8	Campaign to Protect Rural England (Notts) Branch Executive Committee	Cllr M Brown
9	Canalside Heritage Centre	Cllr J S Briggs
10	Core City Board/Joint Leadership Board	Cllr R I Jackson
11	East Midlands Councils	Cllr R I Jackson or nominated representative
12	East Midlands Museum Service	Cllr J M Owen
13	Eastwood Volunteer Bureau Management Committee	Cllr A Harper
14	Francis Dixon and Catherine Gregory Charity	Cllr J C Goold and Cllr M E Plackett
15	Greater Nottingham Groundwork Trust	Cllr M E Plackett
16	Greenwood Partnership Board	Cllr J S Briggs
17	Joint Planning Advisory Board	Cllr A Harper

18	Local Government Association	Cllr R I Jackson or nominated representative
19	Local Government Information Unit	Cllr R I Jackson
20	Nottingham Express Transit Development Board	Cllr R I Jackson
21	Nottingham Playhouse Trust	Cllr J M Owen
22	Nottinghamshire Local Government Leaders Group	Cllr R I Jackson or nominated representative
23	Relate	To be confirmed
24	United Charities of Abel Collins	Cllr S J Carr
25	Health Scrutiny - Lead Member	Cllr H G Khaled MBE
26	Sure Start	Cllr M J Crow Cllr J C Goold
27	Broxtowe Action Fund	Cllr P D Simpson
28	Health and Wellbeing Board	Cllr J A Doddy
29	Notts Police and Crime Commissioner's Panel	Cllr A Harper

10. LIBERTY LEISURE BOARD OF DIRECTORS

Members were informed of the benefits of the appointment of a third Director to the Board of Liberty Leisure.

RESOLVED that a third Director be appointed to the Board of Liberty Leisure to ensure that in the event of a tied vote between the current two Directors, a deciding vote can be cast.

11. LOCAL DEVELOPMENT SCHEME

Members considered an update to the Council's Local Development Scheme and were informed that the Council would prepare a single Development Plan Document, the Part 2 Local Plan, which would deal with all relevant planning issues, cover the whole Borough and complement the Aligned Core Strategy (the Part 1 Local Plan).

RESOLVED that the updated Local Development Scheme, incorporating the timetable referred to in the report, will have effect from 11 May 2017.

12. APPOINTMENT PROCESS: TO BE AGREED

A report was circulated to members which provided information regarding the resignation of the Deputy Chief Executive effective from the end of July 2017, and made proposals for the filling of the position.

RESOLVED to set up a five member appointment panel to appoint an interim Section 151 Officer subject to the person selected being approved as required by law at Council on 19 July 2017.

13. APPOINTMENT OF INDEPENDENT PERSONS TO THE AD HOC COMMITTEE

It was agreed that the contents of the report would not be discussed as to allow the report to be considered without the exclusion of public and press, as stated on the agenda.

RESOLVED that Linda Ogilvie and Hazel Salisbury be appointed as Independent Persons to the Ad Hoc Committee.

14. COMMON SEAL

RESOLVED that the Common Seal be affixed to or the Proper Officer do sign on behalf of the Council, where appropriate, any orders, deeds or documents necessary to give effect to any resolutions of the Council or Committee.

Report of the Deputy Monitoring Officer

**AD HOC COMMITTEE AND LICENSING AND APPEAL COMMITTEE
– SUBSTITUTES**1. Purpose of report

To review the Council's substitute arrangements for Committees.

2. Background

The Council at its meeting on 1 March 2017 considered appointments to the Ad Hoc Committee and Appeals Committee and an Investigating and Disciplinary Committee. On that occasion the Council put in place arrangements for the membership of those Committees including resolving to appoint a named substitute from each political group to act in the event of a conflict of interests.

Upon reflection it is now considered that there may not be sufficient named substitutes appointed in respect of the Ad Hoc Committee, the Investigating and Disciplinary Committee and the Licensing and Appeals Committee in the event that more than one member from a political group were to have a conflict of interests and that the Council would benefit from having a larger pool of named substitutes to draw from in each case. Further information is included in the appendix.

In addition it would be helpful to confirm the quorum of the Ad Hoc Committee.

3. Financial implications

There are no financial implications in these recommendations.

Recommendation**Council is asked to:**

- 1. RESOLVE to appoint the following number of additional named substitutes from each political group to each Committee from a prioritised list from the Conservative, Labour and Liberal Democrat groups tabled at the meeting: Ad Hoc Committee – 3 Conservative, 1 Labour and 1 Liberal Democrat, Investigating and Disciplinary Committee – 3 Conservative, 2 Labour and 1 Liberal Democrat, Licensing and Appeals Committee – 3 Conservative, 2 Labour and 1 Liberal Democrat.**
- 2. RESOLVE to amend the Constitution at Council Procedure Rule 22 to state that “Only Rules 4-7, 10-21 and 23 apply to meetings of Committees and Sub Committees” to make it clear that the Council’s arrangements for substitutes do apply to Committees.**
- 3. RESOLVE that the quorum of the Ad Hoc Committee is three members.**

Background papers

Nil

APPENDIXFurther information

In appointing further named substitutes the Council will need to ensure that any member has received appropriate formal training before sitting as envisaged by Council Procedure Rule 23.3 “In order to be eligible to sit as substitutes on regulatory or quasi-judicial Committees or Standards Committee or panels or staff appointments or disciplinary bodies established by the Council, Members must have received formal training in relevant procedures and the law.”

Although the Council’s Constitution at Council Procedure Rule 23.1 permits any Member of the Council “to act as a substitute on a Council Body, subject to meeting training requirements” and it may have been Council’s intention to apply this to Committees at Council Procedure Rule 22, the Constitution is silent on the application of Rule 23 to Committees stating that “Only Rules 4-7, 10-21 apply to meetings of Committees and Sub Committees”. The Constitution would benefit from making it clear that Rule 23 was intended to apply to Committees and Sub Committees.

Report of the Director of Housing, Leisure and Property Services

ONLINE PUBLICATION OF CEMETERY RECORDS1. Purpose of report

The ultimate purpose of the report is for the councils of both authorities to delegate to the Bramcote Bereavement Services Joint Committee the power to consider and introduce online publication of cemetery data.

2. Background and financial implications

Members will be aware from previous reports that the cemetery records of both authorities have recently been digitised. The crematorium records were digitised many years back.

There are a number of companies in the UK which specialise in the commercial online publication of such data (subject to appropriate safeguards). For example:-

<https://www.deceasedonline.com/>

<https://www.ancestry.com>

The benefits of such arrangements are:

- Income streams for the councils providing the data (which is greater if done on the back of an existing well-advertised commercial operation than if done on a stand-alone basis)
- Easier access to the data for the public (eg. those researching family trees etc)
- Less staff time spent providing routine information (basic information is provided online for free).

An initial estimate of combined annual income (Broxtowe/Crematorium/Erewash) is approximately £3,000 per year. The income would accrue to the Joint Committee if this report is approved by the Joint Committee and by both councils.

3. Advantages of undertaking via the Joint Committee

If both councils formally delegate to the Joint Committee the power to consider and introduce online publication of cemetery data then only one set of agreements would be needed on behalf of Broxtowe, the Crematorium and Erewash. Otherwise, three sets of agreements and approvals at each stage would be required.

Recommendation

The Committee is asked to CONSIDER the principle of publishing cemetery records online and to RECOMMEND to the councils of both authorities that this be delegated to the Joint Committee to progress.

Background papers

Nil

Report of the Director of Housing, Leisure and Property Services

SCHEME OF DELEGATION – PROPERTY LETTINGS AT BEESTON SQUARE1. Purpose of report

To recommend an appropriate scheme of delegation for property lettings at Beeston Square.

2. Background

Committee will recall the Council's purchase of the leasehold interest in Beeston Square from Henry Boot in 2016. The Council inherited a range of leases already granted by Henry Boot, these are all within the range £10,000 to £100,000 per annum. There are currently two vacant properties and some of the other leases are coming up for renewal.

3. Existing scheme of delegation and financial regulations

The Council's Constitution delegates responsibility for annual lettings up to an amount not exceeding the rental currently set out in Financial Regulations to the Director of Housing, Leisure and Property Services in common with the Director of Legal and Planning Services. The amount currently specified in Financial Regulation 14.4 is £10,000. Above this figure all lettings (and by implication the Council's negotiating position) need to be approved by Committee. This is considered unwieldy in relation to The Square and could significantly delay the negotiation and letting process, to the financial detriment of the Council.

4. Proposed scheme of delegation

It is proposed that Financial Regulations be amended to increase the value of delegated powers in respect of Beeston Square only. Because the Council has limited experience of letting high value town centre properties it is proposed that professional external commercial advice be sought at two stages in the process: when determining the Council's initial negotiating position and before finalising the terms of any lease.

Recommendation

The Committee is asked to RECOMMEND to Council that Financial Regulation 14.4 be amended to include: 'In respect of properties in Beeston Square only, lettings, negotiations and settlement of leases and rent for Council owned land or property where the annual rental exceeds £100,000 shall be referred to the Policy and Performance Committee for approval.'

Background papers

Nil

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

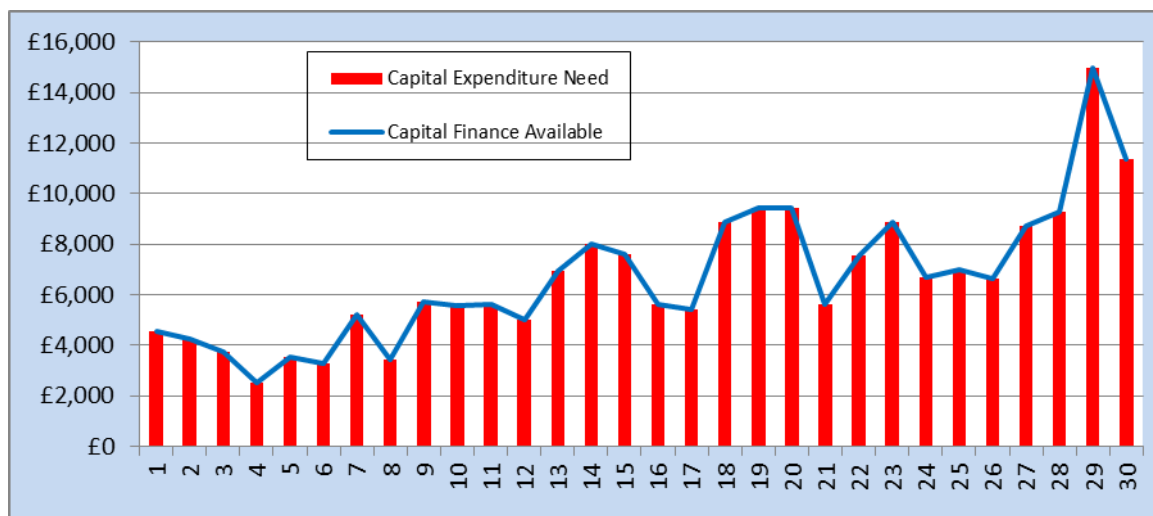
- The model has been updated to reflect the outturn position for 2015/16 which produced a net underspending of £83,200 after taking account of items carried forward to 2016/17
- Cabinet agreed during 2012/13 to allocate all eligible receipts from right to buy sales in new council housing provision within 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)