

Arun District Council

REPORT TO:	Policy and Finance Committee - 6 December 2023
SUBJECT:	Budget Monitoring Report to 30 September 2023
LEAD OFFICER:	Antony Baden – Group Head of Finance & Section 151 Officer
LEAD MEMBER:	Councillor Matt Stanley, Chair of Policy and Finance Committee
WARDS:	All
CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION: The Council's budget supports all the Council's Objectives.	
DIRECTORATE POLICY CONTEXT: Budget monitoring and forecasting are key in ensuring sound financial control and control of spending is in place. It is also a major part in ensuring sound governance arrangements.	
FINANCIAL SUMMARY: The report shows the Capital, Housing Revenue and General Fund Revenue budget performance for 2023/24 as at the end of Quarter 2.	

1. PURPOSE OF REPORT

1.1. The purpose of this report is to appraise the Policy and Finance Committee of performance against the budgets approved by Full Council at its meeting of 9 March 2023.

2. RECOMMENDATIONS

2.1. To note the report.

3. EXECUTIVE SUMMARY

3.1. The budget monitoring update appended to this report sets out the General Fund Revenue Budget and Capital Programme forecast out turn performance against budget for 2023/24 as at the end of Quarter 2. The Housing Revenue Account forecast update presented to Housing & Wellbeing Committee on the 23 November 2023 is shown in Appendix B of this report for information.

4. DETAIL

Revenue Budget

- 4.1. The Council has an approved revised General Fund revenue budget of £33.514 million, (including Parish Precepts) and revised Capital Programme of £28.500 million for the year 2023/24. This report provides a forecast of spending and income against the approved budget for 2023/2024.
- 4.2. Some minor expenditure is anticipated against the Transformation budget of £3 million but at this stage it is not expected to exceed around £10,000. The savings of £2 million that were assumed would be identified in year will not materialise as a result of initiatives funded from the Transformation budget. Officers are however continuing to develop proposals to close the Council's budget funding gap and some of these may be realised in 2023/24. Further work is required to ascertain a more accurate picture so for the purpose of the Quarter 2 forecast, an overall zero variance has prudently been reported for both.
- 4.3. The Quarter 2 revenue budget forecast performance for the year is £28.828 million against the budget of £28.456 million, which is an overspend of £372k at Cost-of-Service level with an additional overachievement of income forecast of £508k on Interest & Investment income, leading to a net underspend of £136k end of year forecast.
- 4.4. The Committee is requested to note the budget monitoring report in Appendix A. The report provides information on a management by exception basis to enable the reader to understand the overall performance of the council. The report highlights the significant additional expenditure and any loss of income apparent in the second quarter of the financial year to date.

Capital Programme

- 4.5. Forecast expenditure against the capital programme as at the end of Quarter 2 is £21.91 million which is £6.59 million (23%) below the revised budget of £28.50 million for the year.
- 4.6. The forecast £6.59 million underspend is due to slippage in 2023/24 and will be carried forward into the following financial year.
- 4.7. As reported to this Committee on the 26 October 2023 the following schemes have been approved since the Quarter 1 report and added to the capital programme:
- Littlehampton Harbour west wall works - £0.75 million.
 - Warwick Nurseries & Boweries housing purchase scheme - £3.78 million.
 - Bognor Regis Arcade project - £7.991 million.
 - Waterloo Square scheme - £1 million.

Housing Revenue Account

4.8 The Housing Revenue Account Reserve is forecast to have a balance of £902k by the 31 March 2024, which is £281k below the budgeted position of £1,183k. Appendix B includes the full report that was taken to Housing & Wellbeing Committee on the 23 November 2023, which sets out the reasons for this and the actions being undertaken to improve the position.

5 CONSULTATION

5.1 Consultation with other stakeholders is not required for this report.

6 OPTIONS/ALTERNATIVES CONSIDERED

6.1 Not applicable.

7 COMMENTS BY THE GROUP HEAD OF FINANCE & SECTION 151 OFFICER

7.1 It is sound governance to monitor spending against budget during the financial year. Such control allows the Council to take prompt corrective action if spending or income significantly varies from the approved budgets.

7.2 The Council continues to incur some additional expenditure due to current inflationary pressures and net expenditure is monitored closely to ensure that corrective action continues to be taken if necessary.

7.3 The HRA balance projection is a significant concern and is forecast to decline below the £2 million recommended minimum balance approved by the Council. A report was presented to the Housing & Wellbeing Committee on 23 November 2023 and is attached in Appendix B.

7.4 Committee will note that the Group Head of Finance & Section 151 Officer will work throughout the financial year with other Group Heads to mitigate any overspends that have been highlighted in the report and to maximise potential income generation opportunities/cost avoidance efficiencies.

8 RISK ASSESSMENT CONSIDERATIONS

8.1 Regular budget monitoring and forecasting mitigates against the risk of poor financial control and ensures that Members are informed when corrective action is required and what action has been taken.

9 COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

9.1 There are no direct legal implications associated with this report.

10 HUMAN RESOURCES IMPACT

10.1 None.

11 HEALTH & SAFETY IMPACT

11.1 None.

12 PROPERTY & ESTATES IMPACT

12.1 None.

13 EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

13.1 None.

14 CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

14.1 None.

15 CRIME AND DISORDER REDUCTION IMPACT

15.1 None.

16 HUMAN RIGHTS IMPACT

16.1 None.

17 FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

17.1 None.

CONTACT OFFICER:

Name: Antony Baden

Job Title: Group Head of Finance and Section 151 Officer

Contact Number: 01903 737558

BACKGROUND DOCUMENTS:

Budget Book 2023/24

Minute 779, Full Council 9 March 2023 – Arun District Council budget 2023/24.

ARUN DISTRICT COUNCIL BUDGET MONITORING

1. Introduction

- 1.1. This Appendix sets out the forecast outturn position for the financial year 2023/24 as at Quarter 2, for the Revenue Budget and Capital Programme.
- 1.2 The budget monitoring statements are summarised in Tables 1 to 4 below with additional details on significant variances provided.

2. Revenue Budget

- 2.1 The overall Quarter 2 revenue budget forecast performance for the year is £33,377m against the budget of £33,514m which is an underspend of £136,000.

3. Forecast variance explanations

- 3.1 The forecast net overspends are £372,000 at Cost-of-Service level offset by an overachievement of income forecast of £508,000 on Interest & Investment Income, which equates to an overall forecast underspend of £136,000 as mentioned in paragraph 2.1. This represents an adverse change of £529,000 since the Quarter 1 forecast. Significant variances exceeding £100,000 by service committee are explained in paragraphs 3.2 to 3.4.
- 3.2 **Corporate Support** is reporting a forecast overspend of £228,000 which is an increase of £116,000 from the Quarter 1 report. The main reasons are outlined below: -
 - (i) Increased use of interim staff to cover vacant positions, creating a net pressure of £185k.
 - (ii) Various other minor pressures of £40k including increased postage costs and usage post pandemic.
- 3.3 **Planning Policy** is reporting a forecast overspend of £452,000 against budget. This is due to: -
 - (i) Under achievement of planning fee income - £558,000. Application fee income and workload was buoyant for a sustained period over the past three financial years prior to 2023/24 but there has been a drop off in applications in recent months. This is a national issue and Members will note that other West Sussex authorities are experiencing similar significant reductions in planning application fee income. The Government has recently confirmed that planning application fee increases will be applicable from the 6 December 2023, which could have a positive impact on fee income for the remainder of 2023/24.
 - (ii) An underspend of £676,000 is anticipated in relation to the very high level of vacancies across the planning service due to the difficulty in recruiting suitable and qualified staff. However, this is partially offset (£570,000) by

the use of external companies and specialist consultants to cover these vacancies.

3.4 **Housing & Wellbeing** is reporting an underspend of £240,000 which represents an adverse change of £160,000 since Quarter 1. The main changes explained below: -

- (i) **Homelessness** – The Quarter 2 forecast overspend has increased by £300,000 due to expenditure on providing Temporary Accommodation. The overall number has increased considerably since April 2023 from 166 households to 205 currently, which reflects the overall picture across the country. The situation is exacerbated by record high rents in the private rented sector where the local housing allowance typically covers about 50% of the rent, thus making it unaffordable to most homeless clients. The Council's social housing applicants list is lengthening, which means the length of an average stay in nightly paid accommodation also lengthens.
- (ii) **Revenues & Benefits administration** – This is forecast to underspend by £86,000 mainly due to staff vacancies although some of this will be offset by the cost of agency staff engaged to cover some posts.

Table 1					
Arun District Council - General Fund Budget Monitoring					
Forecast Outturn 2023/24					
Month 6 (Quarter 2)					
Committee	Revised Budget £'000	Q2 Forecast £'000	Q2 Forecast Variance £'000	Q1 Forecast Variance £'000	Movement between Q1 and Q2 Forecast £'000
Cost of Service					
Corporate Support	6,152	6,380	228	112	116
Economy	2,449	2,491	42	129	(87)
Environment	10,810	10,755	(55)	3	(57)
Planning Policy	906	1,359	452	0	452
Policy & Finance	2,203	2,147	(56)	0	(56)
Housing & Wellbeing	5,937	5,697	(240)	(400)	160
Total Cost of Services	28,456	28,828	372	(157)	529
Corporate Cost					
Parish Precepts	5,301	5,301	0	0	0
Other precepts and levies	249	249	0	0	0
Interest & investment income	(1,825)	(2,333)	(508)	(508)	0
Contingencies / miscellaneous	10	10	0	0	0
Pension deficit contributions	1,323	1,323	0	0	0
Total Corporate Cost	5,058	4,550	(508)	(508)	0
Total Revenue Costs	33,514	33,377	(136)	(665)	529
Financed By					
RSG / Retained Business Rates	(7,820)	(7,820)	0	0	0
New Homes Bonus	(616)	(616)	0	0	0
Other non ringfenced grants	(1,631)	(1,631)	0	0	0
Council Tax income - ADC	(12,982)	(12,982)	0	0	0
Council Tax income - T&P	(5,301)	(5,301)	0	0	0
Collection Fund def/(surp)	32	32	0	0	0
Total Finance By	(28,318)	(28,318)	0	0	0
Deficit/(Surplus)	5,196	5,060	(136)	(665)	529
Contribution to/(from) Reserves	(5,196)	(5,060)	0	0	0
Net Position	0	0	(136)	(665)	529

Capital Programme 2023/24

Table 2	
Capital Programme Forecast Outturn 2023-24	
	£'000
Original Capital Budget	14,941
Additions	
Carry Forwards from previous year (2022-23)	31,311
Additional Approvals In Year	6,341
Other Changes	(82)
Total - Additional Approvals In Year	37,570
Reprofiling	(24,010)
Revised Capital Budget	28,500

Capital Monitoring 2023/24

Forecast expenditure against the capital programme at the end of Quarter 2 is £21.91m (see Table 3 below). This represents an underspend of £6.59m or 23% below the current budget of £28.5m for the year. This is reported as slippage into the next financial year.

Table 3		
Capital Programme Monitoring Quarter 2 - 2023/24		
	£'000	Comment
Original Capital Budget	14,941	
Carry Forwards from prior year	31,311	
Sub Total - Approved Budget	46,252	This includes £24.01m of proposed budget reprofiling subject to approval.
Total In -Year Movements	(17,751)	
Current Budget:	28,501	
Projected Slippage	(6,590)	23% of Current Budget
Forecast Capital Expenditure	21,911	

Table 4										
Budget Monitoring 2023/24 - Capital Programme										
Project	Original Capital Budget (Approved) 2023/24	Carry Forwards from 2022/23	Additional Approvals In-Year	Reprofiled	Other Changes	Revised Capital Budget (Approved) 2023/24	Actual (Year to Date)	Commitments	Forecast Outturn for the Year (2023/24)	Variance (Forecast Outturn vs Revised Budget)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Levelling Up Fund (LUF) -	0	6,938	0	(5,689)	0	1,248	75	1,202	1,277	29
Levelling Up Fund (LUF) Alexandra	0	11,532	0	(8,543)	0	2,989	307	2,598	2,905	(84)
Alexander Theatre Littlehampton	3,750	0	0	(3,000)	0	750	785	0	785	35
Harbour Entrance	0	0	750		0	750	750	0	750	0
Policy & Finance	3,750	18,470	750	(17,232)	0	5,738	1,916	3,800	5,717	(21)
Information Communication	0	347	0	0	(32)	315	58	257	315	0
Corporate Service	0	347	0	0	(32)	315	58	257	315	0
Littlehampton Public Realm Asset Management	539	2,137	1,000	0	0	3,675	128	3,548	3,675	(0)
Bognor Regis Arcade,	0	0	781	0	0	781	0	781	781	0
Economy	539	2,933	1,781	0	0	5,253	587	4,665	5,252	(0)
Improvement & Discretionary	1,400	0	0	0	0	1,400	650	750	1,400	0
Keystone Centre	0	250	0	0	0	250	0	250	250	0
Sunken Gardens	0	226	0	0	(50)	176	106	70	176	0
Bersted Brooks Country Park	0	320	0	0	0	320	3	318	320	0
Place St. Maur	0	22	0	0	0	22	0	22	22	(0)
Play Areas	255	285	30	0	0	570	15	354	370	(200)
Environment	1,655	1,102	30	0	(50)	2,737	773	1,764	2,538	(200)
ALC Wet Change	0	578	0	0	0	578	439	139	578	0
Housing Improvements	2,931	0	0	0	0	2,931	1,208	1,723	2,931	0
Decarbonisation (match funding)	3,000	0	0	0	0	3,000	0	0	0	(3,000)
Civica Implementation	467	60	0	(107)	0	420	181	239	420	(0)
Stock Development	0	7,821	3,780	(6,671)	0	4,930	151	4,010	4,160	(769)
Sheltered Accommodation	2,600	0	0	0	0	2,600	0	0	0	(2,600)
Housing and Wellbeing	8,998	8,459	3,780	(6,778)	0	14,458			8,089	(6,369)
Total Capital Budget	14,941	31,311	6,341	(24,010)	(82)	28,500	5,313	16,597	21,910	(6,590)

Table 4 indicates estimated slippage in 2023/24 of £6,590,000.

Explanation of Variances

Housing & Wellbeing

- 4.1 The Housing Improvements & Stock Development scheme slippage (£770,000) relates to budget that has not yet been allocated to a specific area of work. This will be carried forward into the following financial year if required.
- 4.2 The Decarbonisation scheme slippage of £3,000,000 has arisen because the scheme has been put on hold as a result of the Council's unsuccessful bid to secure matched grant. Officers are considering other options and will report to Members in due course.
- 4.3 Officers are also developing options around the Sheltered Accommodation scheme (slippage of £2,600,000) and will report these to Members in due course.

Usable Revenue Reserves

Usable Revenue Reserves are amounts set aside from accumulated General Fund balances to provide financing for specific future expenditure plans and to provide the Council with a cash flow buffer. These reserves are reviewed regularly to ensure that they are being drawn down as appropriate and able to support the revenue budget. The table below summarizes the current position and the impact of the 2023/24 forecast out turn.

Usable Reserves at 31 March 2023	£m
Earmarked Reserves C/Fwd	27.533
General Fund Revenue Balance C/Fwd	5.000
Opening Usable Reserves 2022-23	32.533
Drawdown from reserves 2022-23	8.434
Less Underspend 2022-23	(1.694)
Total Drawdown:	6.740
Closing Usable Reserves at 31 March 2023	25.793
Earmarked Reserves C/Fwd	20.793
General Fund Revenue Balance C/Fwd	5.000
Opening Usable Reserves 2023-24	25.793
Drawdown from reserves	5.196
Less Underspend	(0.136)
Total Drawdown:	5.060
Estimated Closing Usable Reserves 31 March 2024	20.733

The Council held £25.793 million in earmarked reserves at 1 April 2023. This balance is anticipated to reduce to £20.733 million at the end of the financial year.

Appendix B

REPORT TO:	HOUSING & WELLBEING COMMITTEE 23 November 2023
SUBJECT:	Housing Revenue Account Forecast 2023/24 - Quarter 2 Update
LEAD OFFICERS:	Moh Hussein, Interim Group Head of Housing Tony Baden, Group Head of Finance & Section 151 Officer
LEAD MEMBER:	Cllr Carol Birch – Chair of Housing and Wellbeing Committee
WARDS:	All
CORPORATE PRIORITY/POLICY CONTEXT/CORPORATE VISION:	
<p>Delivering the right homes in the right places:</p> <p>Having a sustainable Housing Revenue Account enables the maintenance and growth of our social homes portfolio and supports the welfare of our residents.</p>	
DIRECTORATE POLICY CONTEXT:	
<p>A sustainable Housing Revenue Account supports the breadth of our objectives as set out in the Housing and Homelessness Strategy:</p> <ul style="list-style-type: none"> • Increase housing supply across all tenures • Improve housing conditions across all tenures • Create sustainable communities to meet the needs of all residents 	
FINANCIAL SUMMARY:	
<p>The Housing Revenue Account Reserve is forecast to have a balance of £902k by the 31 March 2024, which is £281k below the forecast position of £1,183k at the beginning of the year. This report sets out the reasons and actions being undertaken to improve the position.</p>	

1. PURPOSE OF REPORT

- 1.1 To update members of the Housing and Wellbeing Committee on the Housing Revenue Account “HRA” Forecast for 2023/24

2. RECOMMENDATIONS

2.1 It is recommended that the Committee makes observations on and notes this report.

3. EXECUTIVE SUMMARY

3.1 Work has continued between Housing and Finance to assess the 2023/24 forecast outturn for the Housing Revenue Account and outline potential mitigating actions to address the budget gap. Revised forecasts have been prepared for Supervision & Management and Repairs along with an assessment of the changes in loan charges and interest on balances reflecting updated interest rates and forecast of income in consultation with Housing.

4. DETAIL

4.1 The forecast is summarised in the table below:

Housing Revenue Account - Budget Summary				
		Budget	Forecast	Variance
		23/24	23/24	23/24
		£'000	£'000	£'000
Supervision & Management		5,865	6,261	396
Repairs & Maintenance		5,956	5,908	(48)
Rents, rates, taxes & other charges		186	186	0
Depreciation		5,808	5,808	0
Loan Charges		1,952	2,063	111
Total Expenditure		19,767	20,226	459
Gross Dwelling Rents (current stock)		18,345	18,452	107
Gross Non-Dwelling Rents (current stock)		479	462	(17)
Voids		(272)	(342)	(70)
Write-Offs		(96)	(61)	35
Other Income		764	764	0
Interest on Balance		207	330	123
Total Income		19,427	19,605	178
(Surplus)/Deficit		340	621	281
Gain or Loss on sale of HRA Non current assets		0	0	0
Net HRA (Surplus)/Deficit		340	621	281
Major repairs reserve				
Financing of capital spend		2,931	3,763	832
Provision for debt repayment (HRA Stock)		1,454	1,454	0

Provision for debt repayment (HRA Leases)		89	89	0
Total expenditure		4,473	5,305	832
Depreciation for year (credit)		5,808	5,808	0
Total income		5,808	5,808	0
(Surplus)/Deficit		(1,335)	(503)	832
Balance Brought Forward		(3,884)	(3,884)	0
Major repairs reserves Balance Carried Forward		(5,219)	(4,387)	832
HRA Reserve				
HRA Reserve - Balance Brought Forward		(1,523)	(1,523)	0
Net HRA (Surplus)/Deficit		340	621	281
HRA Reserve - Balance Carried Forward		(1,183)	(902)	281
In year (Surplus) / Deficit on HRA		(995)	118	1,114

- 4.2 The Council has an established minimum threshold for the Housing Revenue Account reserve of at least £2m. There is a statutory requirement for our Housing Revenue Account balance to maintain a positive balance. The balance on the Housing Revenue Account reserve is forecast to fall to £902k by the end of March 2024. The budgeted position expected a reserve balance of £1,183k and so this forecast is £281k below the forecast.
- 4.3 The balance on the Major Repairs Reserve is forecast to reduce to £4,387k by the end of March 2024, which is £832k lower than the forecast position of £5,219k
- 4.4 The 2023/24 position will continue to be monitored by officers each month and updates will be provided to future Housing & Wellbeing Committee meetings. Looking forward, the 2024/25 budget will be presented to this Committee on 25 January 2024, which will give a clearer picture of the Housing Revenue Account's financial position and will also outline the effectiveness of any actions being taken to bring the Housing Revenue Account reserve back to an acceptable and workable level.

Explanation of Variances

- 4.5 Supervision and Management - £396k adverse. The majority of this is the extra cost of agency staff. The number of agency staff has been progressively reducing. There are now seven agency officers remaining and by April 2024 it is anticipated all long-term agency postings will have ended.
- 4.6 Repairs and Maintenance shows a favourable variance of £48k although there are several significant variances, which are explained below.

- 4.7 The Responsive Repairs budget is spending above profile and projected to have an outturn of £3,512k, which is an adverse variance of £304k. The establishment of a Dynamic Purchasing System “DPS” framework has begun to reduce the cost of repairs, and as more tenders are awarded these costs are expected to reduce further. Increased capital spending on planned maintenance will also reduce responsive repair costs going forward.
- 4.8 The Repairs and Maintenance budget includes costs other than responsive repairs such as compliance and decarbonisation costs. The responsive repair and compliance budgets are forecast to overspend, but overall, the responsive repairs overspend of £304k is offset by the forecast underspend in other maintenance budgets of £351k.
- 4.9 Loan Charges are forecast to be overspent by £278k due to the increase in interest rates, (the budget assumption was 3.20% but the forecast average rate is 4.81%). However, this is partially offset by Interest on Borrowing (£167k) because no borrowing is required in 23/24 to fund decarbonisation works as the grant bid was unsuccessful and the review of Sheltered Accommodation has been delayed.
- 4.10 Gross dwelling rents are forecast to be £107k favourable. When a property becomes vacant, the rent charged to a new tenant is increased to the formula rent whereby the actual rent is below that level which generates a favourable forecast. This is offset by the increase in void properties and the current performance on void turnaround. Several new build properties have also become available at Water Meadows Way which were not factored into the budget and have contributed to the favourable position.
- 4.11 There has also been an increased focus on income recovery, and this is expected to see an improvement of up to 1%, (about £170k), in rental income by April 2024.

Actions to Improve Forecast

- 4.12 The service has developed service plans to increase revenue and reduce costs as follows:
- General Repairs Budget - £400k (included in forecast above)
 - Void Dwelling Repair - £400k (included in forecast above)
 - Cyclical Redecorations and Maintenance - £360k (included in forecast above)
 - Fire Compliance - £100k (included in forecast above)
 - Retrofit Inspections - £450k (included in forecast above)
 - Introduce service charges to recover costs of services already provided but not charged £280k
 - Increase income recovery by £300k employing a dedicated income recovery officer
- 4.13 Other actions being taken to reduce the deficit further are as follows:

- The DPS framework has now been established and tenders are starting to be awarded. The voids work has now been tendered to a different contractor, which has led to reductions in void times and repair costs.
- The mini-tender for works over £500 and major works are due to be out for tender by mid-November. Both will start to reduce our costs and improve timescales for residents.
- Over 20 further mini-tenders will be advertised and awarded over the coming months, helping to reduce costs and improve performance.

4.14 Further actions being taken are set out within the (Exempt) Appendix to this report.

5.0 CONSULTATION

5.1 Consultation with other stakeholders is not required for this report.

6.0 OPTIONS/ALTERNATIVES CONSIDERED

6.1 Not applicable for this report.

7.0 COMMENTS BY THE INTERIM GROUP HEAD OF FINANCE/SECTION 151 OFFICER

- 7 It is sound governance to monitor spending against budget during the financial year. Such control allows the Council to take prompt corrective action if spending or income significantly varies from the approved budgets.
- 7.1 The Housing Revenue Account balance projection is a significant concern and is forecast to decline below the £2m recommended minimum balance approved by the Council. Further reports will be presented to future Housing & Wellbeing Committees on a regular basis.
- 7.2 Committee will note that the Group Head of Finance & Section 151 Officer will work throughout the financial year with the Group Head of Housing to mitigate as far as possible any overspends that have been highlighted in the report and to maximize income.
- 7.3 Members will also note that the 2024/25 Housing Revenue Account budget will be reported to the 25 January 2024 Housing & Wellbeing Committee, which will give a clearer indication as to its longer-term financial health.

8 RISK ASSESSMENT CONSIDERATIONS

8.1

Risk	Likelihood	Impact	Mitigation
Agency costs are not minimised	3	4	CMT to review remaining agency contracts monthly
Severe weather increases responsive repair costs	4	4	Continue planned programme of roof replacements and triage roof repair work
Damp and mould costs increase	4	3	Undertake inspections and pro-active repairs
DPS may not deliver any in year savings	4	2	The forecast does not include savings from the DPS except for voids, where the contract has already been awarded
The savings identified are not delivered	3	4	CMT to review savings and income projections monthly

9 COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

9.1 The Local Government and Housing Act 1989 requires the Council to maintain a Housing Revenue Account that is separate from its General Fund account. The amounts to be credited or debited to the Housing Revenue Account can only be in respect of items detailed in the Act or covered by regulations issued by the Secretary of State. Budgets must be prepared each year for the Housing Revenue Account which will avoid a debit balance on the account, and action must be taken if in any year it appears a debit balance may arise.

10 HUMAN RESOURCES IMPACT

Not applicable

11 HEALTH & SAFETY IMPACT

Not applicable

12 PROPERTY & ESTATES IMPACT

Not applicable

13 EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

Not applicable

14 CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

Not applicable

15 CRIME AND DISORDER REDUCTION IMPACT

Not applicable

16 HUMAN RIGHTS IMPACT

Not applicable

17 FREEDOM OF INFORMATION/DATA PROTECTION CONSIDERATIONS

Not applicable

CONTACT OFFICERS:

Name: Moh Hussein

Job Title: Interim Head of Housing

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Name: Antony Baden

Job Title: Group Head of Finance & Section 151 Officer

Contact Number: 01903 737558

BACKGROUND DOCUMENTS

None