

BUDGET PROPOSALS REPORT FOR: SOCIAL SERVICES, HEALTH & HOUSING SERVICES 2013/14

Contact Officer: Steve Cross
Telephone: 0398

REASON FOR ITEM

1. To comply with the Budget and Policy Framework procedure rules as part of the agreed consultation process for the General Fund revenue budget, Housing Revenue Account budget and capital programme for 2013/14, this report sets out the draft revenue budget and capital programme of the Social Services, Health & Housing Group for 2013/14, along with indicative projections for the following two years. Following consideration by Cabinet on 20 December 2012, these proposals are now under consultation, and the proposals for each Group are being discussed at the January cycle of Policy Overview Committees.
2. Cabinet will next consider the budget proposals on 14 February 2013, and the report will include comments received from Policy Overview Committees. At the meeting on 14 February 2013 Cabinet will make recommendations to full Council regarding the budget and Council Tax levels for 2013/14. Full Council will meet to agree the budgets and Council Tax for 2013/14 on 28 February 2013.
3. The Committee needs to consider the budget proposals as they relate to Social Services, Health & Housing Group, but within the corporate context and the constraints applying as a result of the aggregate financial position of the authority.

OPTIONS AVAILABLE TO THE COMMITTEE

4. It is recommended that the Committee notes the budget projections contained in the report, and comments as appropriate on the combined budget proposals put forward by the Social Services, Health & Housing Group, within the context of the corporate budgetary position.

INFORMATION

Background

5. As reported to Council in February 2012, the budget report for Council Tax setting for 2012/13 contained an initial savings requirement of £12.1m for 2012/13. The budget strategy developed in response to the CSR 2010, which is reliant on the HIP Business Improvement Delivery project, contained challenging savings targets totalling in excess of £60m over the subsequent four year period. Having delivered budgeted savings of around £15.6m in 2010/11, £26.2m in 2011/12 and being well on track to deliver an additional £17.7m savings in 2012/13, initial plans had been developed to deliver the £12.8m savings required in 2013/14. Alongside this, Groups were also tasked with reviewing all pressures and a review also commenced of all corporate pressures.

6. Since February 2012, Central Government has published a large number of consultation papers that will potentially impact on council funding, including a number in relation to Education funding. In addition, the local government finance settlement issued in late December laid out a new 2 year settlement for local government as well as incorporating fundamental changes to the local government finance system. The estimated impact of these numerous changes on the likely level of council funding have been incorporated into the draft budget and the budget gap currently stands at £12.8m. However, there is clearly a high degree of uncertainty that will not be removed until the settlement has been analysed in detail. This analysis will be incorporated into the February 2013 Cabinet budget report.
7. The timetable for the development of the 2013/14 budget was brought forward as in previous years with work commencing as soon as the 2012/13 budget was agreed by Council in February 2012. The initial technical consultation for the proposed Business Rates Retention scheme released in July included a commitment to maintain funding stability for local government as far as possible. This provided a basis for the development of the MTFP for 2013/14 building upon the total government funding agreed for 2012/13 and enabled estimation of the likely budget gap for 2013/14 and the plans to bridge this gap to be developed.
8. Work on the development of savings proposals was integrated with service transformation work programmes and managed through the HIP Business Improvement Delivery programme. Over the year, two blocks of six challenge sessions were held covering the three groups, Corporate Budgets, BID cross cutting proposals and the Housing Revenue Account. These sessions focused on the latest in year position, a review of existing and emerging pressures, and progress on the development of savings proposals for 2013/14. As a result of this work the draft 2012/13 budget was comprehensively updated and early draft budget reports were provided to the Leader at the end of July and then to the Cabinet and CMT awayday in November.
9. The structure of the report reflects the budget proposals reported to Cabinet on 20 December 2012, and sets out the aggregate corporate position, followed by Social Services, Health & Housing Group's proposals extracted from the corporate budget.

The Budget and Policy Framework Procedure Rules

10. The consultation on the budget proposals commenced on 21 December 2012 following decisions taken by Cabinet on 20 December 2012.
11. There will be a further consideration by Cabinet of the budget proposals on 15 February 2013, including comments from Policy Overview Committees. These will be collated and reported back to Cabinet by the Corporate Services and Partnerships Policy Overview Committee. Council will be requested to approve the Cabinet's proposals on 28 February 2013, and if approved without further amendment they will be effective immediately.

Corporate Summary

12. While the focus of the discussion for the Policy Overview Committee should be the specific services within its remit, it is important that this discussion is conducted in the context of the overall corporate financial position.
13. The budget proposals included in this report represent Cabinet's budget strategy for 2013/14 and beyond. The revenue budget proposals have been developed to deliver a zero increase in Council Tax for 2013/14 whilst maintaining balances and reserves at well above the minimum recommended level.
14. The main challenge in delivering a balanced budget for 2013/14, as in the previous two years, is the development of significant savings - around £12.8m, on top of the £60m delivered over the last three years. However, the Council's Business Improvement Delivery Programme is now well established and is driving the delivery of these savings. The month 7 budget monitoring for 2012/13 shows that good progress is being made in responding to this challenge; with the latest year end forecast showing a projected budget underspend of £2,066k with 86% of the 2012/13 savings on track for delivery.
15. The final funding settlement for 2013/14 has only just been announced, but not yet fully analysed, and so the budget has therefore been drafted on the latest estimated position.
16. Detailed within the draft budget proposals, in addition to the £12.8m savings proposals are £2.4m of corporate reductions, £3.9m of contingency provisions and service pressures and an allowance of £2.9m for inflation.
17. The development of savings proposals has continued to concentrate on more efficient service delivery methods, the rolling out of the new Council operating model, focusing on core services and by not creating new pressures by providing services that are no longer funded by Central Government.
18. The draft general fund capital programme for 2013/14 amounts to £220m over three years, with £149m of that investment focused on meeting demand for Primary School Places across the Borough. In addition this programme will provide an additional £2m investment in highways & pavements; complete the borough wide libraries refurbishment programme; over £1m investment on improvements at Ruislip Lido; the re-provision of West Drayton Boys Club and £1.2m for grounds maintenance vehicles.

SOCIAL SERVICES, HEALTH & HOUSING BUDGET PROPOSALS

Summary of Key Financial Issues

19. Since the last report to this committee the Housing service with the exception of Housing Benefit has been transferred to the Finance directorate and the remaining housing services, except for housing support services, have moved into Residents Services. The service budget for housing support (previously known as supporting people) has remained within Social Care and Health.

Public Health

20. The Public Health transfer seeks to consolidate a primary objective of helping people to stay healthy and avoid getting ill. This includes work on a whole range of policy areas such as immunisation, nutrition, tobacco and alcohol, drugs recovery, sexual health, pregnancy and children's health. The DH¹ Gateway 18552 published on 10th January 2013 confirmed the ring fenced Public Health (PH) allocations to local authorities for both 2013/14 and 2014/15; for LBH this amounts to £15.28m and £15.71m respectively.
21. Officers are working with PCT colleagues to establish and confirm the value of contracts that will be novated across and staffing establishment that will be transferred from the PCT to LBH.

Care and Support Bill

22. The care and support draft Bill consolidates provisions from over a dozen different Acts into a single, framework for care and support. It is intended to achieve a fundamental reform of the way the law works. It places the wellbeing, needs and goals of people at the centre of the legislation to create care and support which fits around the individual and works for them. It provides a new focus on preventing and reducing needs, and putting people in control of their care and support. For the first time, it brings carers into the heart of the law, on a par with those for whom they care.
23. The proposals in the Draft Bill are based around two core principles:
- a. ***Individuals, communities and the Government have a responsibility to do everything that they can to prevent, postpone and minimise people's need for formal care and support.*** The care and support system should therefore be based on the simple notion of promoting people's independence and wellbeing.
 - b. ***Individuals should have control of their own care and support and be empowered to make the choices that are right for them,*** using personal budgets and direct payments and by accessing clear, comparable information and advice. This principle is intended to improve the quality and integration of the care being provided, with local authorities having a responsibility to provide leadership in shaping the local market and ensuring local services are integrated.
24. Although a formal response from the Minister to the consultation² is expected before March 2013 the Health Secretary has said a funding model was yet to be decided.

Chancellors Autumn Statement

25. Following the Chancellors Autumn statement on 5th December the DH have released two significant documents being the annual Adult Social Care grant allocations and the funding transfer from NHS to local authorities³.
26. The Funding transfer must be used to support adult social care services which also has a health benefit. LBH will need to agree with its local health partners how the funding is

¹ <http://www.dh.gov.uk/health/2013/01/ph-grants-las/>

² Ended 19th October 2012

³ DH Gateway references 18530 and 18568 respectively

best used within social care, and the outcomes expected from this investment. The Health and Wellbeing Boards (H&WB) will be the natural place for discussions between the NHS Commissioning Board, clinical commissioning groups and local authorities on how the funding should be spent, as part of their wider discussions on the use of their total health and care resources.

27. However the £3.7m grant can only transfer under a formal s256 agreement⁴ signed by the NHS Commissioning Board and LBH. The signing though can only be completed once the H&WB have agreed the s256 document. In this regard the H&WB Board are due to agree the proposals at their meeting on 19th February.

28. The annual DH grant announcement has consolidated 5 grants into a new single 'Local Reform and Community Voices' grant. These are set out in the table below along with the LBH allocations and a short definition of each.

| Grant Allocation (£k) | 2013/14 | 2014/15 |
|--|----------------|----------------|
| Deprivation of Liberty Safeguards in Hospital ⁵ | 18.1 | 18.1 |
| Local Healthwatch ⁴ | 57.7 | 59.5 |
| Independent Complaints Advocacy Service | 61.6 | 63.5 |
| Independent Mental Health Advocacy | 40.3 | 41.5 |
| Guaranteed Income payments for Veterans | 5.3 | 5.4 |
| Total | 182.3 | 188.0 |

29. A brief summary of the 5 elements of this new grant.

- a. Deprivation of Liberty Safeguards in Hospital. From April 2013, local authorities will have a new duty to make assessments and authorisations of DOLS in hospitals. These include assessing the nature and extent of deprivations of liberty that are appropriate on a case-by-case basis and authorising deprivation of liberty where appropriate. The additional funding within the Business Rates Retention scheme once established and will be added to this amount.
- b. Local Healthwatch. From April 2013, Local Healthwatch will be the new consumer champion for patients and the public in health and social care. Local authorities will provide funding to their local Healthwatch for the new information and signposting services. The additional funding within the Business Rates Retention scheme once established and will be added to this amount.
- c. Independent Complaints Advocacy Service. Currently the Independent Complaints Advocacy Service (ICAS) provides complaints advocacy support to people who wish to make a complaint about the service that they have received from the NHS. From April 2013, responsibility for commissioning NHS complaints advocacy will pass from the NHS to local authorities.

⁴ Section 256 (5A)(5B) of the 2006 NHS Act

⁵ In 2012/13 funding was provided within the Learning Disability & Health reform grant which has now been rolled into the Business Rates Retention scheme. These amounts are in addition to those allocations.

- d. Independent Mental Health Advocacy. From 1 April 2013, local authorities will have a duty under the Mental Health Act 1983 ('the Act') to make arrangements to enable every qualifying patient who wants one to have access to an Independent Mental Health Advocate (IMHA). Qualifying patients include most of those liable to be detained under the Act, all patients on supervised community treatment, all patients subject to guardianship under the Act and a few others who are being considered for certain specified treatments for a mental disorder.
- e. Guaranteed Income Payments (GIP) for Veterans. From October 2012, GIPs for veterans injured on active service, made under the Armed Forces Compensation Scheme, are disregarded from social care charging.

Welfare Reform

30. The Government's welfare reforms include the implementation of Universal Credit from 1st October 2013. A key element of this new benefit regime is the introduction of a cap on total benefit for 'workless households' who between them work less than 24 hours per week. Under Universal Credit a single benefit payment will be made and this will be capped at £500 for families and £350 for single people. This cap for workless households is likely to mean that affected households will have less money than they do currently from benefits with the likelihood that at least some will be unable to pay their rent.
31. The introduction of the cap on benefits will have an impact on the Council in two ways. First, some people in the Council's temporary accommodation will not be able to pay their rent and as a direct consequence the risk of rent arrears and more specifically bad debts will increase. This in turn will put a pressure on the homeless budget. Second, the cap will also impact on people who are currently in private rented accommodation but who may face the likelihood of eviction if they are unable to pay their rent. These people would then become homeless so putting further pressure on the homeless budget.
32. The benefit caps were also going to apply in the interim from 1st April 2013 on existing benefits before Universal Credit comes into force on 1st October 2013. So the pressures in the previous paragraph would have been felt from the start of the financial year. However, the Government made an announcement on 20th December 2012 to delay the introduction of the Benefit Cap, from 1st April 2013 pending a trial in four London Boroughs⁶. The aim being to "understand a wide range of issues around how we are implementing this change before national rollout." The precise date at which the national rollout will commence is to be made in the New Year but is expected to be during the summer of 2013.
33. To tackle the potential problems for local authorities as well as the individual households affected by the new benefit regime, the Department of Works & Pensions (DWP) has allocated additional monies for local authorities through the Discretionary

⁶ Bromley, Croydon, Enfield and Haringey will be the first to start to apply the Benefit Cap from April 2013.

Housing Payments pot for short term measures to help households affected by the Benefit Cap. DWP will also continue on longer term solution by supporting such claimants to adjust their circumstances, including providing the support to secure employment. As information has become available, Officers are working with DWP, specifically with Job Centre Plus, to help people likely to be affected to understand the changes and make appropriate preparations. The budget strategy also includes development of longer term measures to meet the changes emanating from the welfare reforms.

Independent Living Fund (ILF),

34. Following Government consultation on the future of the ILF the DWP announced (18th December 2012) their decision to transfer the funding and responsibility for ILF support to local authorities. This will mean the closure of the ILF on 31 March 2015, although DWP will continue to fund current eligible ILF users until this date. From an LBH perspective ILF customers are not systematically recorded; LBH does not hold this information.
35. Research undertaken by London Councils show that the cost of the 44 ILF cases in Hillingdon in 2011/12 amounted to approximately £675k, with an average annual cost per user of £15,578. In line with the Government's New Burdens doctrine LBH would expect that any increase in our role and responsibilities would be accompanied by a corresponding and appropriate level of funding, particularly within the current financial climate.
36. In early 2013 the ILF will publish a transition plan setting out how users will be supported over the next two years in preparation for the transfer. This will include how a review programme will ensure that the details of the care arrangements are captured and shared with their local authority, and how those users not currently receiving any local authority funding will be supported to engage with the mainstream care system. On-going engagement with users and organisations representing disabled people will be crucial; in early 2013 the ILF will commence an intensive programme of user and stakeholder engagement on the plans for transfer.

Housing Changes

37. The Housing area has undergone some changes as a result of a council wide restructure. Housing Benefits has been transferred into the Finance Directorate and the remaining housing services, except for housing support services, have moved into Residents Services. The service budget for housing support (previously known as supporting people) has remained within Social Care and Health.

2013/14 BUDGET

38. To aid discussion this section of the report has been organised across Adult Social Care & Health, Housing General Fund and Housing Revenue Account (HRA).

ADULT SOCIAL CARE & HEALTH BUDGET 2013/14

39. The movement between the current year's budget and the draft budget requirement for 2013/14 is summarised in Table 1 below. Each of the lines in Table 1 is set out in the following sections and in Appendix A.

Table 1: Adult Social Care Revenue Budget 2013/14

| | Budget (£000s) |
|------------------------------------|----------------|
| Budget 2012/13 | 62,890 |
| Inflation | 717 |
| Savings | (5,507) |
| Other Adjustments | 5,408 |
| Draft Group Revenue Budget 2013/14 | 63,518 |

Inflation (£717k)

40. Inflation projections have been updated to reflect latest economic conditions and available forecast information from HM Treasury as at November 2012. Future inflation forecasts have reduced over the current financial year as it became clearer that the economy had gone back into recession and that any recovery is likely to be very slow.
41. The current inflation assumptions allow for a potential 1% Local Government pay award for 2013/14 and an uplift of 1% to fund increased employers pension contributions for those staff within the Local Government Pension Scheme. The pay forecast remains broadly in line with that assumed in the budget forecast in February 2012.
42. Provision for 0.7% inflation on Social Care placements has been included, taking into account negotiations by the West London Alliance which are hoped to secure a fourth year of zero increases in these rates. For those contracts with unavoidable inflationary increases provision has been made in line with contractual commitments.

Savings (£5,507k)

43. The savings proposals contained within this draft budget have been developed through the HIP Business Improvement Delivery programme (BID), the Council's response to Central Government's austerity programme.
44. Savings proposals currently developed total £12.8m for 2013/14 across the council. The total savings figure for each group is net of the redundancy costs contained within their package of proposals. The savings included in the draft budget for Social Services, Health & Housing total £5.5m and are included in Appendix A.
45. The savings included in the budget for Adult Social Care Services total £5,507k and are shown in 3 parts. The first part represent the savings that will flow through unchanged from the current MTFP which total £3,759k; the second part represent an unchanged MTFP strategy but the financial appraisal has been revised following implementation

which total £469k; and the third part relates to new savings and total £275k. This new saving (£275k) relates to a review of all out of borough placements in order to ensure value for money.

Other Adjustments (£5,408k)

46. These are primarily technical changes relating to the recent Council restructure, including £5,684k Supporting People budgets transferring from Housing and £118k transferring Commissioning team budgets into Administration & Finance.

HOUSING GENERAL FUND (HGF) REVENUE BUDGET 2013/14

47. The movement between the current year's budget and the draft budget requirement for 2013/14 is summarised in Table 1 below. Each of the lines in Table 2 is set out in the following sections and in Appendix A.

Table 2: Housing General Fund Revenue Budget 2013/14

| | Budget (£000s) |
|----------------------------------|-----------------------|
| Budget 2012/13 | 18,324 |
| Inflation | 75 |
| Other Adjustments | (5,684) |
| Draft HGF Revenue Budget 2013/14 | 12,715 |

Inflation (£75k)

48. The current inflation assumptions allow for a potential 1% Local Government pay award for 2013/14 and an uplift of 1% to fund increased employers pension contributions for those staff within the Local Government Pension Scheme. The pay forecast remains broadly in line with that assumed in the budget forecast in February 2012.

Other Adjustments (£5,684k)

49. These are technical adjustments relating to the recent Council restructure, with the transfer of £5,684k Supporting People budgets to Social Care & Health.

DEVELOPMENT AND RISK CONTINGENCY AND SERVICE PRESSURES FOR GROUP

50. The Development and Risk Contingency for Social Services, Health & Housing Group provides for resources within the revenue budget that are unallocated at the beginning of the year, but that can be applied to issues as they arise during the year. The contingency is therefore used to budget for items where the probability or value of items is uncertain at the beginning of the year. The current draft Development and Risk Contingency includes items totalling £12.9m for 2013/14 for the Social Services, Health & Housing. Key items within this are set out below.

| Development & Risk Contingency (£000s) | Provision 2013/14 | Provision 2014/15 | Provision 2015/16 | Provision 2016/17 |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| Potential Calls | | | | |
| Increase in Transitional Children due to Demographic Changes | 3,814 | 5,165 | 6,229 | 7,286 |
| Social Care Pressures (Adults) | 8,323 | 10,453 | 12,400 | 14,500 |
| Impact of HB changes on Temporary Accommodation | 737 | 737 | 737 | 737 |
| Total Potential Calls | 12,874 | 16,355 | 19,366 | 22,523 |

Increase in Transitional Children due to Demographic Changes

51. The department works closely with the E&CS SEN team to identify at an early age children who may transfer to Adult Social Care due to their profound disabilities. The tables below show the trend since 2006/07; since 2011/12 the additional costs have averaged approx £1.2m per annum.

52. This amount also includes the contingency set aside for 2011/12 and 2012/13 which totals £2,742k. Members of this committee will be aware from previous MTF reports of the on-going pressure for disability services from the transfer of children⁷ from education into adult services.

53. The table below indicates the reasons and numbers for those children who have transferred since April 2006 and the forward looking forecast to 2017. The difficulty in financially planning for these transfers is that the associated costs can range from less than £100 per week to in excess of £2,000 per week depending on the care package required. This itself can be significantly influenced by the wider support network available for the young person.

| | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | Sub Total | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | Total |
|--|-----------|-----------|-----------|-----------|-----------|-----------|------------------|-----------|-----------|-----------|-----------|-----------|--------------|
| Low needs Learning Disability (LD) | 0 | 1 | 1 | 0 | 0 | 0 | 2 | 1 | 1 | 0 | 1 | 0 | 5 |
| Moderate needs LD | 4 | 5 | 9 | 9 | 11 | 6 | 44 | 12 | 8 | 11 | 9 | 7 | 91 |
| Severe needs (LD) | 16 | 9 | 17 | 8 | 8 | 8 | 66 | 13 | 12 | 14 | 13 | 8 | 126 |
| Autistic Spectrum Disorder | 4 | 6 | 5 | 1 | 7 | 5 | 28 | 10 | 3 | 12 | 11 | 14 | 78 |
| Behaviour, emotional & Social Difficulty | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 4 | 5 | 3 | 4 | 2 | 20 |
| Physical Disability | 7 | 5 | 4 | 1 | 0 | 3 | 20 | 6 | 3 | 1 | 0 | 2 | 32 |
| Mental Health | 2 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 1 | 0 | 4 |
| Communication Needs | 0 | 0 | 0 | 1 | 2 | 3 | 6 | 6 | 1 | 1 | 4 | 4 | 22 |
| Total | 33 | 28 | 36 | 20 | 29 | 25 | 171 | 52 | 33 | 42 | 43 | 37 | 378 |

⁷ Sometimes referred to as Transitional Children

Social Care Pressures (Adults)

54. This amount also includes the contingency set aside for 2011/12 and 2012/13 which totals £6,171k. The contingency is based on the financial modelling undertaken for the purchase of Adult Social Care from suppliers. The contingency shown above is based on a position earlier in the MTFF cycle and as in previous years is currently being updated for February cabinet.
55. The data used in the modelling is automatically collated within the IAS system 'Protocol' which is used to pay all ASC suppliers for client specific payments. This data source is therefore the most complete and reliable data available for monitoring and MTFF forward planning. Information is received via an automated report fortnightly. This reporting tool was established during 2005 and has been used from April 2006 to forecast in-year and for MTFF planning purposes. It therefore has good trend information which can be used to model what would happen if we did not take action to mitigate demographic pressures.
56. A review of the financial models which are used to predict future demand for both Adult and Children's services was undertaken by LG Futures and as a result of the findings from that review, new more interactive finance models are being developed for both Adults and Children's Services. Work on the new models is nearing completion and once full analysis of the output is completed a refresh of the social care demographic pressures will be undertaken. However at this stage the figures are based on the existing models which indicate the demographic pressures for 2013/14 remains at £8.3m for Adults Social Care, an increase of £2.15m from 2012/13. There are clear underlying pressures in these areas and work on improved models will allow these forecasts to be refined.
57. The client numbers going forward for each client group are based on detailed MTFF plans for each client group reflecting a detailed timetable for moving clients into supported housing; projecting the impact of TeleCareLine service and other initiatives/external changes.

Impact of HB changes on Temporary Accommodation

58. The wider economic downturn has affected the housing markets and the key issue for the housing area relates to the rental market. Private rentals have risen higher as a result of more people renting rather than buying. Some 85% of our Temporary Accommodation provision is from the private sector. The majority of these leases are due to expire and such a trend is significant as the Landlords will only renew at LHA (Local Housing Allowance) levels.
59. The contingency figure is based on an assumption that some landlords will not make their properties available when their current leases end due to the market rentals being more attractive. A drop out rate of 10% has been assumed leaving around 620 properties for temporary accommodation. The main consequence of a reduction in supply is pressure on the Bed and Breakfast (B&B) budget.

FEES AND CHARGES

60. Schedules detailing the proposals relating to fees and charges for 2013/14 for Social Services, Health & Housing are attached at Appendix C.
61. The Council is empowered to seek income from fees and charges to service users across a wide range of activities. Some of these fees and charges are set by the Government or other stakeholders, but many others are set at the discretion of the Council, based on Cabinet's recommendations.
62. The inflation assumption included in the budget does not take account of any increase in income from fees and charges. However, within their detailed savings proposals groups will take account of any projected increases as was the case in 2012/13.

CAPITAL PROGRAMME

63. The capital programme for 2013/14 was approved by Cabinet and Council as a one-year capital budget that focused on maximising the use of identified funding in order to minimise the level of new borrowing that ultimately impacts on budget requirements funded through Council Tax.
64. The process of developing a capital programme has again focused on identifying and sustaining available funding streams whilst simultaneously managing the impact of increased demand for primary school places in the borough. The Capital Programme is expected to require an investment in the region of £149m over the period 2010-15, to be financed from a combination of funding streams yet to be announced by Government.
65. The draft capital programme may need to be revised once the final impact of the settlement is known as this may impact on the affordability of the programme. A summary of the draft capital programme for the Social Services, Health & Housing Group is shown in Appendix D.

General Fund

66. For the General Fund there are only 2 items proposed within the draft capital programme, these are for the provision of Disabled Facilities and Private Sector Renewals Grant to support residents to live independently in their own homes.

Housing Revenue Account

67. For 2013/14 the HRA capital programme includes the works to stock programme of around £3.8m. Apart from this ongoing maintenance commitment to keep HRA stock in good condition the HRA Pipeline Phase 2 should also be completed during 2013/14.
68. Included in the programme for 2013/14 is phase 1 relating to the development of 126 of the 225 supported housing units envisaged. This project provides a strategic link with the Adult Social Care service by providing accommodation to enable people, who would otherwise need inappropriate and expensive residential care facilities, to live independent lives.

HOUSING REVENUE ACCOUNT

69. Following the changes to how the HRA is financed which became effective in April 2012 the opportunity has been taken for the HRA budget to utilise the same formats as for the General Fund.
70. There is a requirement to carry out a periodic review of rents for dwellings and charges for services and facilities provided to tenants. The rent restructuring formula used in previous years to set rent levels will continue into the future as part of the 10 year plan for the HRA. Attached at appendix B is a corporate summary of the HRA budget for 2013/14 - 2016/17 detailing all aspects of the budget movements from the budget agreed for 2012/13 set at Council in February 2012.

HRA Budget Requirement for 2013/14

71. The movement between the current year's budget and the draft budget requirement for 2013/14 is detailed in table 3 below. Further detail on each line in table 3 is explained below and a more detail summary is attached as appendix B.

Table 3: HRA Budget Requirement 2013/14

| | Budget (£000s) |
|---|---------------------------|
| Budget Requirement 2012/13 | 55,526 |
| Inflation | 502 |
| Corporate Items | (1,552) |
| Contingency | 34 |
| Priority Growth – Investment in Housing Stock | 4,937 |
| Savings | (2,019) |
| Budget Requirement 2013/14 | 57,428 |
| <u>Funding Sources</u> | |
| Net Dwelling Rents | 55,623 |
| Non Dwelling Income | 1,805 |
| Total Resources | 57,428 |

Corporate items

72. This relates to the use of £1,769k from balances to fund the increases in the major works programmes set out in para graph 73 below. This is reduced to £1,552k due to funding the revenue impact of £217k relating to capital expenditure which includes the interest and principal payments in relation to the self-financing regime.

Priority Growth

73. Additional major works proposals of £4.9m are included in 2013/14 to maintain and improve the condition of the Housing Stock. These relate to increasing the impact of the current major works programme agreed by Cabinet in February 2012 and include

energy efficiency projects, adaptations to properties to meet the needs of tenants, environmental improvements, security access controls amongst others.

Development and Risk Contingency

74. Following a review of debts due to the HRA the provision for writing off bad and doubtful debts has been increased by £34k to £877k for 2013/14.

Savings

75. Total savings of £2,019k are included in this draft budget of which £1,281k are new savings proposed for 2013/14. BID reviews of Housing Management Structure (£500k) and remodelling of back office functions (£400k) will deliver savings of £900k. Additionally a remodelling of the repairs service and a review of contracts will deliver further savings of £381k.

Fees and Charges

76. Rental income is the most significant element of the total resources available to the HRA and corresponding increases to resources rely on increase to rent. This draft budget has been developed on the basis of a 3.1% increase to rents calculated in line with the CLG national rent restructuring programme. Whilst a little more flexibility is now available to the Council as a result of self financing settlement, there remains a considerable restraint in the requirement to repay the outstanding debt. In essence the Government calculated the amount of debt the HRA could repay based on rent rises in line with the rent formula. In addition the proposed changes to Housing Benefit and the move to Universal Credit could increase the risk of rent arrears and default as a result and it would be prudent to continue to take a cautious approach to rent increases in the short to medium term. Charges for non-dwelling rents such as garages, hard standings, carports will also increase by the rate of inflation plus 0.5%.

77. Within the HRA self financing regime, the assumed expenditure allows for costs of general management and maintenance. This allowance does not cover certain services provided to tenants such as caretaking, cleaning, grounds maintenance etc. Other costs recharged to tenants include heating and energy, supported housing costs for those in sheltered housing and other optional services. In previous years for these charges and existing leasehold service charges the increases have been inflation plus a nominal amount to support the actual cost of service provision.

SUGGESTED COMMITTEE ACTIVITY

To be written by the O&S Team

BACKGROUND PAPERS

Medium Term Financial Forecast 2013/14 – 2016/17 – report to Cabinet 20 December 2012

Social Care & Health Savings

| | Net Variation from 2012/13 Budget Description | 2013-14 £000's | 2014-15 £000's | 2015-16 £000's | 2016-17 £000's |
|---|---|-------------------|-------------------|-------------------|-------------------|
| (1) FULL YEAR IMPACT OF PRIOR YEAR SAVING (NO CHANGES) | | | | | |
| BI1A | Estimated One-Off ASCH&H redundancy costs (not included in above) | -100 | -150 | -150 | -150 |
| ES1 | Full year impact of 2011-12 - West London Alliance home care framework & high cost packages | -100 | -100 | -100 | -100 |
| RE12 | Mental Health Commissioning | -294 | -383 | -383 | -383 |
| RE1 | Full year impact of 2011-12 saving - reablement service | -2,812 | -4,540 | -4,540 | -4,540 |
| RE2 | Full year impact of 2011-12 Saving - learning disability in-house services, day services & client transport | -313 | -403 | -403 | -403 |
| RE3 | Full year impact of 2011-12 Saving - older peoples in-house services, day services & client transport | -120 | -180 | -180 | -180 |
| BI1 | Full year impact of 2011-12 saving - application of BID operating model | -20 | -20 | -20 | -20 |
| (2) FULL-YEAR IMPACT OF PRIOR YEAR SAVING (REVISED) | | | | | |
| FC12 | Fees & Charges | -100 | -100 | -100 | -100 |
| | The annual increase in welfare benefits is based on the CPI for October and it is expected that this will create headroom between this rate and the LBH assumed income inflation rate. | | | | |
| RE1a | Full year impact of 2011-12 saving - reshaping learning disability housing & support | -224 | -2,906 | -2,906 | -2,906 |
| | The redesign and development of a range of housing options for people with a learning disability by supporting people with a learning disability to move from residential care to supported living accommodation or properties that meet their individual needs. By supporting people to maintain or regain a more independent lifestyle there will be a significant reduction in costs from a diversion from long-term residential placements. | | | | |
| RE1b | Full year impact of 2011-12 saving - reshaping physical disability housing & support | 0 | -510 | -510 | -510 |
| | The redesign and development of a range of housing options for people with a physical disability by supporting people with a learning disability to move from residential care to supported living accommodation or properties that meet their individual needs. By supporting people to maintain or regain a more independent lifestyle there will be a significant reduction in costs from a diversion from long-term residential placements. | | | | |
| RE1b-CC | Charles Curran, Closure of unit | -145 | -145 | -145 | -145 |
| | The earlier than expected availability of alternative independent living accommodation at Cottessmore and elsewhere has enabled the end closure date to be brought forward. | | | | |
| (3) NEW 2013-14 MEASURES | | | | | |
| ASC - ORD1 | Review of all Adult Social Care out of Borough placements | -275 | -400 | -400 | -400 |
| | To undertake a review of all out of borough care packages in order to ensure value for money. | | | | |
| | Major Transformation Projects & BID Reviews | -1,004 | -1,004 | -1,004 | -1,004 |

PART 1 – MEMBERS, PUBLIC AND PRESS

| | Net Variation from 2012/13 Budget Description | 2013-14 £000's | 2014-15 £000's | 2015-16 £000's | 2016-17 £000's |
|--|--|-------------------|-------------------|-------------------|-------------------|
| | Total Savings Adult Social Care & Health | -5,507 | -10,841 | -10,841 | -10,841 |

| Corporate Summary (HRA) | 2013/14 £(000s) | 2014/15 £(000s) | 2015/16 £(000s) | 2016/17 £(000s) |
|--|----------------------------|----------------------------|----------------------------|----------------------------|
| <u>Resources</u> | | | | |
| Increase/(Decrease) in Number of Dwellings units after conversion to social rent from different rent schemes | 35 | 40 | 5 | (45) |
| Increase in Average Weekly Dwelling Rent (%) | 3.1% | 3.0% | 3.0% | 3.0% |
| Equivalent number of dwelling units after conversion to social rent from different rent schemes | 10,335 | 10,375 | 10,380 | 10,335 |
| Average Weekly Dwelling Rent | £104.55 | £107.69 | £110.92 | £114.25 |
| | | | | |
| <i>Gross Dwelling Rental Income</i> | 56,187 | 58,103 | 59,873 | 61,402 |
| | | | | |
| Void Risk Contingency | (564) | (588) | (609) | (626) |
| | | | | |
| <i>Net Dwelling Rental Income</i> | 55,623 | 57,515 | 59,264 | 60,776 |
| | | | | |
| <i>Non-Dwelling Rental Income</i> | 1,805 | 1,859 | 1,914 | 1,972 |
| | | | | |
| Net Rental Income | 57,428 | 59,374 | 61,178 | 62,748 |
| | | | | |
| <u>Budget Requirement</u> | | | | |
| | | | | |
| Roll Forward Budget | 55,526 | 55,526 | 55,526 | 55,526 |
| | | | | |
| Inflation | 502 | 1,509 | 2,574 | 3,709 |
| Corporate Items | (1,552) | 553 | 2,000 | 3,030 |
| Contingency | 34 | 56 | 78 | 78 |
| Priority Growth - Investment in Housing Stock | 4,937 | 3,749 | 3,019 | 2,424 |
| Savings | (2,019) | (2,019) | (2,019) | (2,019) |
| | | | | |
| <i>Budget Requirement</i> | 57,428 | 59,374 | 61,178 | 62,748 |

PART 1 – MEMBERS, PUBLIC AND PRESS

HRA Savings

| | Net Variation from 2012/13 Budget Description | 2013/14 £(000s) | 2014/15 £(000s) | 2015/16 £(000s) | 2016/17 £(000s) |
|---|---|--------------------|--------------------|--------------------|--------------------|
| (1) FULL YEAR IMPACT OF PRIOR YEAR SAVING (NO CHANGES) | | | | | |
| | General Services | -150 | -150 | -150 | -150 |
| | Repairs Services - Responsive | -588 | -588 | -588 | -588 |
| (2) NEW 2013-14 MEASURES | | | | | |
| | General Services | -400 | -400 | -400 | -400 |
| | This review will result in the remodelling of the back office functions removing vacant posts | | | | |
| | Bid Review | -500 | -500 | -500 | -500 |
| | To Undertake a BID review of current Housing Services | | | | |
| | Repairs Services - Responsive | -381 | -381 | -381 | -381 |
| | Review of all facilities management functions across the Council. Anticipated outcome: rationalisation of contracts, service improvements and streamlined structure. Conservative estimate of staff savings (£150k) and contract management savings (£100k). More will be known after the RIE is completed in September. Phase 1 Management restructuring gives 2013/14 GF saving of £144k in 2013/14 HRA saving £145K in 2013/14. Further savings will be identified in next phase or work . | | | | |
| | Total Savings HRA | -2,019 | -2,019 | -2,019 | -2,019 |

SOCIAL SERVICES, HEALTH & HOUSING GROUP FEES AND CHARGES 2013/14

ADULT SOCIAL CARE SERVICES

Introduction

1. This appendix sets out the current 2012/13 charges and any proposed changes to Social Care fees and charges for 2013/14.
2. The full cost of Social Care services is recharged to Other Local Authorities; therefore the maximum charge in some cases refers to the amount that would be charged should another LA use that service.
3. The regulations governing the Social Care (Social Services) charging regime are complex and therefore, as an aid to decision making, the report provides Members with background information on the statutory framework which regulates it.

Recommendations

4. It is **recommended** that discretionary charges for Social Care services remain unchanged.
5. A number of LBH social care charges are linked to the DWP and DCLG rates and are therefore based on current information although subject to confirmation. Cabinet are asked to **delegate authority** to Officers to amend the proposed charges contained in this report should these rates subsequently confirmed by the DWP and DCLG be different.

Residential Services

6. Local authorities (LA's) are obliged to charge persons provided with accommodation under Part 3 of the National Assistance Act 1948. Section 22 of the Act requires LA's to fix a standard rate for such accommodation at an amount equivalent to the full cost to the authority in providing or purchasing it. LA's must assess an individual's ability to pay for services and decide what amount should be charged using the 1992 Assessment of Resources Regulations. Residents must be given a clear explanation of their financial assessment and informed of any proposed changes. The specific rules are reviewed and published annually by the DH in their Charging for Residential Accommodation Guide (CRAG).
7. Residents will pay their assessed charge direct to the LA except when placed in the independent sector when residents may pay their contribution direct to the home or to the LA with the LA paying the remainder. LA's remain responsible for the full amount of the debt should the resident default on payment. A charge should not be made for aftercare services provided under section 117 of the Mental Health Act 1983.
8. Clients may choose accommodation anywhere in England and Wales and at a more expensive rate than the council would usually expect to pay providing that the resident or a third party is willing and able to pay the 'top up' difference. Failure to meet top up arrangements could result in the resident being moved to other cheaper accommodation.

Similarly self-funding clients with diminishing resources could find themselves being moved to lower cost accommodation. However, if their assessed needs can only be met in their current accommodation neither the resident nor a third party should be asked for a top up. Any arrangements made between the council, a resident and third parties will need to be reviewed regularly to take account of changes to accommodation fees and the council's usual costs which may not change in line and at the same rate. It must be made clear to residents and third parties whether the council intends to share the costs of future accommodation price increases.

9. Funding councils may refer to their own "usual costs" when making placements in another council's areas. A council's usual cost policy should be set at the start of each financial year, planning period or in response to significant market changes. The calculation of usual costs should be based on actual cost of providing care, other local factors and best value requirements. Councils should not set arbitrary ceilings on the amount they expect to pay for services nor should residents be charged more as a result of market inadequacies or commissioning failures. Councils need to be able to demonstrate that set costs are sufficient to meet assessed care needs to provide residents with the level of care services that they could reasonably expect to receive.

Non-Residential Services

10. Section 17 of the Health and Social Services and Social Security Adjudications Act 1983 gives councils a discretionary power to charge adult recipients of non-residential services. Section 17 of the Act provides that councils may recover such charges as they consider reasonable; this necessitates taking account of a user's financial means. Particular care needs to be taken to avoid an adverse impact on a user's income and guidelines have been published by the DH and are contained in "Fairer Contributions Guidance, Calculating an Individual's Contribution to their Personal Budget" published in July 2009. Councils can justify charging a flat rate for services such as meals which substitute for ordinary living costs.
11. In considering what is reasonable in their local circumstances councils may need to go beyond the DH minimum requirements that a user's net income should not be reduced below defined basic levels of income support or the Guarantee Credit of Pension Credit plus a 25% buffer. This minimum level is set so as not to undermine policies for social inclusion and the promotion of independence
12. It is proposed that the currently hourly rate charge for Homecare services remains unchanged at £14.40.
13. It is not acceptable to make a charge on disability benefits without assessing the reasonableness of doing so for each user. The guidance expects earnings of disabled people and their carers to be disregarded for assessment purposes so as to provide an incentive for them to enter and progress in the work environment. Councils have a responsibility to seek to maximise the incomes of users, where they would be entitled to benefits and therefore should ensure that comprehensive benefits advice is provided to all users at the time of a charge assessment. Councils need to monitor the impact of charging policies on users and need to know how much it costs to administer their system.

PART 1 – MEMBERS, PUBLIC AND PRESS

14. At the present time the number of people in receipt of a personal budget is increasing and by the end of 2012/13 is expected to become the majority of service users. The DH guidance⁸ allows authorities to choose the percentage of a person's personal budget that should be subject to a charge and thereby determines the maximum charge according to their individual financial circumstances. A maximum charge of 100% of an individual's personal budget was set when Council approved the 2012/13 budget and there are no proposals to change this for 2013/14. However this will continue to be reviewed annually whilst experience is gained.
15. The transition to personal budgets is expected to be completed by the end of June 2013 and as a result all service users assessed for a personal budget will have been financially assessed under Fairer Charging to determine their maximum contribution towards their care services. Under personal budget arrangements there is no longer a direct relationship between the service purchased by the individual and a unit charge, indeed the council will be unaware of what an individual is purchasing and individuals may not utilise traditional services to which a unit charge can be applied as has been the case in the past. If an individual has savings greater than the CRAG upper limit which is currently £23,250 then they will pay the full cost of the care provided. The personal budget is calculated by the Resource Allocation system (RAS) and represents the amount of money an individual requires to meet their assessed needs.

Income Management

16. Assessment of a person's need for care should not be confused with the financial assessment of a person's ability to pay a charge. Once someone has been assessed as needing a service that service should not be withdrawn because the user refuses to pay the charge. The Council should continue to provide the service while pursuing the debt which may involve taking action through the civil courts.
17. The Council's solicitor advises that the Council has no course of redress should a client default on payment in such circumstances where a client is charged the full rate without them having completed a financial assessment. The solicitor advises also that where a person has power of attorney over a client's affairs and defaults on making a payment on their behalf the council would have to sue the client who in turn would have to counter sue the person with power of attorney. This course of action is not considered feasible due to the fact vulnerable clients are generally reluctant to pursue the matter.

HOUSING GENERAL FUND SERVICES (HGF)

Introduction

18. This part sets out the current 2012/13 charges and any proposed changes to the fees and charges relating to Housing General Fund (HGF) and Housing Revenue Account (HRA) services for 2013/14. The paragraphs below give brief details of Housing General Fund fees, along with any proposed changes to the current charges.

⁸ Fairer contributions guidance: calculating an individual's contribution to their personal budget

Recommendation

19. It is **recommended** that discretionary charges for Housing Services are agreed as set out in this paper. For the Housing General Fund Services these are recommended to remain at the 2012/13 level except for the Colne Park Caravan site where the rental charge is uplifted by 3.1% and utility charges are increased in line with expected increases from the suppliers.

Colne Park Caravan Site

20. Following consultation with Hillingdon Housing Service, and in line with HRA dwelling increases, a 3.1% inflationary increase for the main rental charge is recommended for all plots at the caravan site. This inflationary rise is set in line with the main council dwelling rents.

21. Charges for water and electricity are recommended to increase in line with expected increases from the relevant suppliers. The expected increase in charges from the water supply company is likely to be 7.01% from April 2013 and, the increase for electricity costs is expected to be 9.43%.

Private Sector Enforcement Notice

22. A charge can be made when a formal enforcement notice is served under the Housing Act 2004. The service has in the past charged the maximum allowed under the statutory order. For 2013/14 this is unchanged at £300.

HMO Licensing

23. This relates to Houses in Multiple Occupation, which depending on size are now subject to more detailed regulation and licensing. The Council's costs are recoverable via a fee which is set according to a formula agreed by the West London Housing sub-regional group. For 2013/14 it is recommended that this stays at the 2012/13 level. This varies from a minimum charge of £311 to a maximum of £480. The minimum charge of £311 only applies for multiple license applications from the same landlord.

Works in Default

24. Officers will, after appropriate notice, ensure that works to property are carried out, where there is a safety or health concern. Costs incurred are recoverable which, following legal advice, are based on the cost of the officers' time involved in resolving the issue.

Homelessness / Temporary Accommodation

25. Two main types of temporary accommodation are used for homeless residents of the borough:

- a) Private Sector Short-term Leases (PSL).
- b) Bed & Breakfast accommodation (B&B).

a) PSL

26. In 2002/03 the Government provided new incentives to local authorities which made PSL properties affordable for local authorities for use in accommodating homeless clients.

PART 1 – MEMBERS, PUBLIC AND PRESS

Rent charges for PSL properties are constrained; the Government sets maximum rent levels for Housing Benefit eligibility. In recent years the practice has been at Hillingdon for officers to set the precise level of rent, with appropriate member consultation, within the cap level.

27. From 2010/11 the Government reviewed the subsidies paid for Housing Benefit on PSL properties and significantly revised the cap level and now apply the cap across homes according to the number of bedrooms. This had the effect of reducing the council's income by around £6m per annum. The Government set these housing benefit cap levels based on LHA levels at January 2011 for the two years: 2011/12 and 2012/13. A recent DWP Housing Benefit and Council Tax Benefit General Information Bulletin dated 19th October advised that the housing benefit cap level would remain unchanged for 2013/14. Consequently, in line with current practice, there will be no change in weekly PSL rents as shown in the table below.

| Weekly Rent Charged | 1 Bed | 2 bed | 3 bed | 4 bed | 5 bed |
|---------------------|---------|---------|---------|---------|---------|
| 2013/14 Rent pw | £195.77 | £226.92 | £268.47 | £310.00 | £341.16 |
| 2012/13 Rent pw | £195.77 | £226.92 | £268.47 | £310.00 | £341.16 |

b) Bed & Breakfast

28. From 2010/11 the housing benefit threshold for B&B has been similarly set at the January 2011 LHA rates. Officers are recommending a rental charge to recover cost of procuring and managing B&B accommodations be set at the appropriate LHA bed levels for 2013/14, which have remained at the same level as 2012/13.

HOUSING REVENUE ACCOUNT SERVICES

29. The proposed increase in rent from April 2013 is based on DCLG rent restructuring guidance. This takes the September RPI rate (2.6%) and adds 0.5% for rent restructuring. This combination results in the proposed average rent increase of 3.1% from April 2013. The paragraphs below give brief details of HRA fees, along with any proposed changes to the current charges.

Recommendation

30. It is **recommended** that discretionary charges for the HRA are either increased or remain the same as set out in tables A to E below.

HRA Rent Setting Framework

31. The HRA account framework is regulated by the DCLG. Dwelling rents are calculated using the formula rent in line with the DCLG national rent restructure programme. The rent restructure programme was introduced in 2002/2003 and the 2012/13 HRA self financing settlement assumed that future rents would be charged using these rent restructuring guidelines.
32. Accordingly, the Hillingdon dwelling rents proposal recommends an average increase of 3.1%. This average is based on property specific calculations using the rent restructuring

formula provided by DCLG. The maximum increase for any property in Hillingdon will be 3.84%.

33. The HRA Self-financing Determination that was implemented on 1st April 2012 assumes an increase in line with the rent re-structuring formula of (September) RPI +0.5%. Consequently, in order to minimise losses to the HRA, it is recommended that rents be increased by an average of 3.10%. The Table A below shows that increases range from 2.23% to 3.84% which is due to the rent restructuring formula as it is applied to each type of property; the average though is 3.1%.

Table A: HRA Dwelling Rents

| Table A | | Previous Year | Previous Year | Current Year | Next Year Proposed:- with new build | |
|----------------|--------------------------------------|----------------|----------------|----------------|-------------------------------------|------------|
| Dwelling Rents | | 2010/11 Rent | 2011/12 Rent | 2012/13 Rent | 2013/14 RENT | |
| | | Actual rent pw | Actual rent pw | Actual rent pw | Proposed Rent pw | % Increase |
| | HRA Council Dwelling Rents (Average) | £95.29 | £89.98 | £101.41 | £104.53 | 3.10% |
| a. | 1 bed Flats/ Maisonettes | £77.82 | £77.63 | £82.61 | £85.78 | 3.84% |
| b. | 2 beds Flats/ Maisonettes | £88.37 | £88.38 | £94.05 | £97.58 | 3.75% |
| c. | 3+ beds Flats/ Maisonettes | £102.00 | £102.00 | £108.55 | £111.94 | 3.12% |
| d. | 1 bed Houses/ Bungalows | £87.58 | £87.61 | £93.23 | £95.97 | 2.94% |
| e. | 2 beds Houses/ Bungalows | £101.95 | £101.96 | £108.51 | £111.39 | 2.66% |
| f. | 3 beds Houses/ Bungalows | £115.49 | £115.49 | £122.91 | £125.65 | 2.23% |
| g. | 4+ beds Houses/ Bungalows | £125.38 | £125.41 | £133.47 | £137.66 | 3.14% |

34. Included in the rent restructuring calculation for rents set out in the table is an inflation factor prescribed by the DCLG. The increase to rents includes an element of the rent restructuring formula that allows for convergence of social housing rents towards a formula rent. Consequently, the rent increase for the year 2013/14 has been based on the September 2012 RPI of 2.6% +0.5% and therefore an average increase of 3.10% for HRA tenants within the Borough. This will increase the rent income to be generated for 2013/14 by £1.653m and this is in line with the 30 year business plan for HRA.

Non Dwelling Rents

35. HRA non-dwelling rents cover garages, hard standings, carports, shops and commercial premises. This report deals with garages, hard standings and carports. Shops and commercial premises are managed as part of the Council's Corporate Landlord function.

36. Garage, hard standing and carport rents are not covered by rent restructuring. Historically, we have always increased non-dwelling rents by the same base percentage used to increase dwelling rent each year. For 2013/14, officers are recommending an inflationary increase of 3.1% to the existing average charges listed in Table B below.

Table B: HRA Non-Dwelling Rents

| Table B | | Previous Year | Current Year | Next Year Proposed | |
|--------------------|---------|---|---|------------------------------|---------------|
| Non Dwelling Rents | | 2011/12 Average Weekly Charges | 2012/13 Average Weekly Charges | 2013/14 | |
| | | | | Average Weekly Charges | % Increase |
| a. | Garages | £10.51 | £11.10 | £11.44 | 3.10% |

PART 1 – MEMBERS, PUBLIC AND PRESS

| | | | | | |
|----|---------------------------------|-------|-------|-------|-------|
| b. | Car Ports | £7.04 | £7.43 | £7.66 | 3.10% |
| c. | Hard Standings / Parking Spaces | £4.04 | £4.27 | £4.40 | 3.10% |

Service Charges and Allowances

37. Within the HRA self financing regime, the assumed expenditure allows a limited category of costs to cover general management and maintenance. This allowance does not cover certain services provided to tenants such as caretaking, cleaning, grounds maintenance, CCTV cameras etc. Government expectations are that these costs are identified and de-pooled from the general level of rents and charged for separately. Local authorities can recover the actual cost of the relevant service, and only tenants receiving the service (either individually or as a group) within similar types of properties, can be charged the appropriate amount.
38. In previous years the Council's policy has been to increase existing service charges and allowances by inflation plus a nominal rate to support actual cost of service provision. Officers are recommending changes listed in Table C to Table D below for 2013/14. The base inflation rate used in calculating HRA rent increase for 2013/14 is 2.6%. We are recommending that service charges go up by the rates as stated below in Table C, where appropriate; except for energy supplies where the policy is to recover costs so that in some cases charges can be reduced to reflect efficiencies or reductions in costs.
39. Additional management support is being provided at the newly built Extra Care Housing accommodation, Triscott House site. These new residents receive support services from two dedicated staff that will, for example, help manage security of the site, liaise with individual care workers coming on the site and provide support for residents if need arises. This charge is related to, but independent of the tenancy. The charge would apply to extra care housing where additional support is being provided. Currently, this would apply to the new build site at Triscott House and potentially to future sites of a similar nature.
40. There is relief for this support charge from housing support funding. The local authority's housing support commissioner has indicated that all housing support costs – including 70% of the scheme manager's costs, 100% of the support worker's costs and 4% for void loss - can be recovered from housing support grant subsidy if the individual is eligible for this. If the individual is not eligible, or does not wish to apply for subsidy, they must personally pay the charge. In line with other services charges within the HRA, the officer recommendation is to increase these by 2.6%.

Table C (i): Ancillary charges

| | ANCILLARY CHARGES | CURRENT YR | Proposed Change | | ESTIMATE |
|----|--|-----------------------------|-----------------|---------------|-----------------------------|
| | | 2012/13 CHARGES & ALLOWANCE | % | £ | 2013/14 CHARGES & ALLOWANCE |
| | | £ | | £ | £ |
| a. | Grounds Maintenance Cost of cutting grass, weeding and general open space management within the HRA. | £1.06 - £3.44 | 5% | £0.05 - £0.17 | £1.11 - £3.61 |
| b. | CCTV Cost of maintaining CCTV cameras on HRA estates | £0.61 wk | 8% | £0.05 | £0.66 wk |
| c. | Door Entry Cost of managing and maintaining door entry systems on HRA estates | £0.23 wk | 2.6% | £0.01 | £0.24 wk |
| d. | Window Cleaning Window cleaning for shelter schemes | £0.26 wk | 2.6% | £0.01 | £0.27 wk |
| e. | Management Support Charge Management support for additional Extra Care in HRA Accommodation | £22.77 wk | 2.6% | £0.59 | £23.36 wk |

41. As stated above the policy for service charges, such as energy related charges are to recover costs. HRA energy contracts are managed within the LBH LASER energy procurement contract, procured by Kent County Council and this contract is allowing the procurement of energy at much cheaper rates than normal domestic market prices. Taking this into account, the cost of energy for the HRA has gone up by an average of 9.43%. Estimated charges are shown in Table C (ii) below and they are increased in line with electricity and gas inflation: actual energy charges are however, also dependent on energy usage.

Table C (ii): Heating and Energy Charges

| Table C (ii) | 2012/13 | | 2013/14 | |
|---|-----------------------|--------------------------|--------------------------|------------------|
| Energy Charges | Current Weekly Charge | Increase / (reduction) % | Increase / (reduction) £ | Estimated Charge |
| Communal Electric (Cost of providing communal and street lighting on estates) | £1.31 | 9.43% | £0.12 | £1.43 |
| Sheltered Heating - Communal Element (supply to communal arrears) | £2.83 | 9.43% | £0.27 | £3.10 |
| Sheltered Heating - Property Element (supply to dwellings) | £4.43 to £7.64 | 9.43% | £4.85 to £8.36 | £0.42 to £0.72 |
| District Heating | £4.88 to £11.82 | 9.43% | £5.34 to £12.93 | £0.46 to £1.11 |

42. Table C (iii) below lists all allowances paid in the HRA for redecoration and home release payments. It is recommended that these allowances are frozen at the current rate.

PART 1 – MEMBERS, PUBLIC AND PRESS

PART 1 – MEMBERS, PUBLIC AND PRESS

Social Services, Health & Housing Policy Overview Committee – 30 January 2013

Table C (iii): Allowances

| Table C (iii) | | Current Year | | Proposed |
|---------------|---|-----------------------------|-----------------|-----------------------------|
| Allowances | | 2012/13 Charges & Allowance | Proposed Change | 2013/14 Charges & Allowance |
| 1 | REDECORATION ALLOWANCES | | | |
| a. | Living Room | £105.00 | 0 | £105.00 |
| b. | Dinner/Kitchen | £150.00 | 0 | £150.00 |
| c. | Staircase | £105.00 | 0 | £105.00 |
| d. | Landing/Hallway | £50.00 | 0 | £50.00 |
| e. | Double Bedroom | £105.00 | 0 | £105.00 |
| f. | Single Bedroom | £75.00 | 0 | £75.00 |
| g. | Bathroom | £75.00 | 0 | £75.00 |
| h. | WC | £30.00 | 0 | £30.00 |
| i. | Dining Recess | £25.00 | 0 | £25.00 |
| j. | Working Kitchen | £105.00 | 0 | £105.00 |
| k. | Sweeping Flue | £5.00 | 0 | £5.00 |
| l. | Two Room Allowance | £260.00 | 0 | £260.00 |
| | | | | |
| 2 | OTHER ALLOWANCES | | | |
| a. | Home Release Reward - Reduction by 1 Bed | £750.00 | 0 | £750.00 |
| b. | Home Release Reward - Reduction by 2 Bed | £1,000.00 | 0 | £1,000.00 |
| c. | Home Release Reward - Reduction by more than 2 Beds | £1,250.00 | 0 | £1,250.00 |
| d. | Statutory Home Loss | £4,700.00 | 0 | £4,700.00 |

43. Table D below is the list of caretaking charges. Caretaking costs have been reviewed and are recommended to increase in line with inflation (September RPI of 2.6%) which is in line with policy to recover costs within the HRA.

Table D: Caretaking Charges

| Table C (iii) | Previous Year | Previous Year | Current Year | Next Year Proposed | | |
|--------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------|------------------------------------|--------|
| Caretaking Charges | 2010/11 Charges & Allowance Per wk | 2011/12 Charges & Allowance Per wk | 2012/13 Charges & Allowance Per wk | Increase/ (Decrease) Per Wk | 2013/14 Charges & Allowance Per wk | |
| Caretaking Band | | | | % | £ | £ |
| A | £10.00 | £10.00 | £10.00 | 2.60% | £0.26 | £10.26 |
| B | £6.50 | £6.50 | £6.50 | 2.60% | £0.17 | £6.67 |
| C | £4.50 | £4.50 | £4.50 | 2.60% | £0.12 | £4.62 |
| D | £3.50 | £3.50 | £3.50 | 2.60% | £0.09 | £3.59 |
| E | £2.50 | £2.50 | £2.50 | 2.60% | £0.07 | £2.57 |
| F | £1.50 | £1.50 | £1.50 | 2.60% | £0.04 | £1.54 |
| Sheltered Housing | £5.00 | £5.00 | £5.00 | 2.60% | £0.13 | £5.13 |

PART 1 – MEMBERS, PUBLIC AND PRESS

| | | | | | | |
|------------------------------|-------|-------|-------|-------|-------|-------|
| Queens Lodge | £6.30 | £6.30 | £6.30 | 2.60% | £0.16 | £6.46 |
| Additional Refuse Collection | £1.84 | £1.84 | £1.94 | 2.60% | £0.05 | £1.99 |
| Scooter's Charge | £0.00 | £5.15 | £5.15 | 0 | 0 | £5.15 |

Other Charges

Sheltered Charges

44. It is proposed that there is no change to the housing related support charge to sheltered housing; this will stay at £16.94.
45. Charges for granting consent to leaseholders for improvements to their flats were reviewed in 2011/12. It is proposed to keep the charges unchanged. This will be £184.50 for minor works permissions and also to split this into two categories - for simple works (such as giving consent to rewire the property) a charge of £50, and for works that require plans or a specification to be checked and approved (eg windows, kitchens, heating and the like), a charge of £130. For major works and more complex cases (eg an extension or loft conversion), the fee will range from £92.24 to £100 and to continue to charge an additional sum based on the hourly rate of the technical officer involved in dealing with the works. In addition, any legal costs that the Council may incur will also be payable by the leaseholder.

Charges for optional services to tenants

46. Where the Council, due to various circumstances, carries out repairs that are the residents' responsibility, the Council maintains the right to charge these works back at cost, or if done under the handyman scheme at a reduced charge subsidised from the HRA repairs account. The Council introduced a scheme for vulnerable tenants as part of the local offer to help them maintain their gardens in an acceptable condition. This is also subsidised - from the garden maintenance budget in the HRA – and tenants using the service pay a weekly sum which will vary depending on the level of service they chose. For 2013/14 it is recommended that these remain at the same level as the 2012/13 charges.

Table E Optional services

| Service | Description | 2013/14 charge |
|----------------------|---|--|
| Rechargeable repairs | On request or on leaving a property | At cost |
| Handyperson scheme | Qualifying repairs | Voluntary £10 contribution plus the cost of any materials used |
| | Replacing lamps in light fitting (for tenants over 60 or with a disability that prevents them doing this) | The cost of the lamp |
| Gardening service | Hedge cutting (standard frequency) | £39.50 annually or £0.76 per week |
| | Lawn mowing (standard frequency) | £197.51 annually or £3.80 per week |
| | Bed maintenance (standard frequency) | £26.33 annually or £0.51 per week |
| | Hedge cutting (increased frequency) | £65.83 annually or £1.26 per week |
| | Lawn mowing (increased frequency) | £296.26 annually or £5.70 per week |
| | Bed maintenance (increased frequency) | £59.25 annually or £1.14 per week |

PART 1 – MEMBERS, PUBLIC AND PRESS

Discretionary Repairs to dwellings

47. Where the Council exercises its discretion to carry out works that are the residents responsibility, but due to various circumstances the Council carries out these works, the Council maintains the right to recharge costs for these works to the relevant residents.

2013/14 MTFF

48. The total client income base for Adult Social Care is approx £7.8m which will increase by approx £100k due to the increase in individual DWP benefits for service users in receipt of long term residential care. This marginal increase in income is because the majority of the department's charges (and therefore income) is effectively set by Government.

49. The total income base for Housing General Fund is approx £141k which will increase by approx £5k due to these increases. This marginal increase in income is because the majority of the department's charges (and therefore income) is effectively set by Government through the benefit system.

50. The total income base for Housing Revenue Account is approx £55.5m which will increase by approx £1.9m due to these increases, the majority of which are based on Government guidelines, eg rent formula.

FEES AND CHARGES 2013/14

| Type of Fee / Charge (charges are per week unless otherwise stated) | Type | VAT Status | Current Minimum Charge £ | Proposed Minimum Charge £ | % Increase Min Charge | Current Max Charge £ | Proposed Maximum Charge £ | % Increase Max Charge | Date of last change to charge | Effective Date |
|--|------|------------|-----------------------------|------------------------------|-----------------------|-------------------------|------------------------------|-----------------------|-------------------------------|----------------|
| Adult Social Care | | | | | | | | | | |
| Homecare (Per hour) | R | OTS | Nil | Nil | 0.00% | 14.40 | 14.40 | 0.00% | 09-Apr-12 | 08-Apr-13 |
| TeleCareLine (TCL): | | | | | | | | | | |
| Level 1 | R | OTS | 0.00 | 0.00 | 0.00% | 1.13 | 1.13 | 0.00% | 01-Apr-05 | 08-Apr-13 |
| Level 2 | R | OTS | 0.00 | 0.00 | 0.00% | 5.00 | 5.00 | 0.00% | 01-Apr-11 | 08-Apr-13 |
| Level 3 | R | OTS | 0.00 | 0.00 | 0.00% | 8.50 | 8.50 | 0.00% | 01-Apr-11 | 08-Apr-13 |
| Level 4 | R | OTS | 0.00 | 0.00 | 0.00% | 12.00 | 12.00 | 0.00% | 01-Apr-11 | 08-Apr-13 |
| Meals on wheels (per meal): | | | | | | | | | | |
| Daily delivery | R | OTS | 2.80 | 2.80 | 0.00% | 2.80 | 2.80 | 0.00% | 05-Apr-10 | 08-Apr-13 |
| Frozen meals weekly/fortnightly | R | OTS | 2.80 | 2.80 | 0.00% | 2.80 | 2.80 | 0.00% | 05-Apr-10 | 08-Apr-13 |
| Lunch club dining centre meal | R | OTS | 2.80 | 2.80 | 0.00% | 2.80 | 2.80 | 0.00% | 05-Apr-10 | 08-Apr-13 |
| Day centre meal | R | OTS | 2.80 | 2.80 | 0.00% | 2.80 | 2.80 | 0.00% | 05-Apr-10 | 08-Apr-13 |
| Respite (Residential) Care : | | | | | | | | | | |
| Young Adults (18-25) | R | OTS | Nil | Nil | 0.00% | 61.53 | 61.53 | 0.00% | 09-Apr-12 | 08-Apr-13 |
| Adults (25-60) | R | OTS | Nil | Nil | 0.00% | 76.09 | 76.09 | 0.00% | 09-Apr-12 | 08-Apr-13 |
| Older People (60+) | R | OTS | Nil | Nil | 0.00% | 118.09 | 118.09 | 0.00% | 09-Apr-12 | 08-Apr-13 |
| Permanent (Residential) Care: | | | | | | | | | | |
| Young Adults (18-25) | R | OTS | 63.10 | 64.30 | 0.00% | No Max | No Max | 0.00% | 09-Apr-12 | 08-Apr-13 |
| Adults (25-60) | R | OTS | 77.85 | 79.20 | 0.00% | No Max | No Max | 0.00% | 09-Apr-12 | 08-Apr-13 |

PART 1 – MEMBERS, PUBLIC AND PRESS

| Type of Fee / Charge (charges are per week unless otherwise stated) | Type | VAT Status | Current Minimum Charge £ | Proposed Minimum Charge £ | % Increase Min Charge | Current Max Charge £ | Proposed Maximum Charge £ | % Increase Max Charge | Date of last change to charge | Effective Date |
|--|------|---------------|-----------------------------------|------------------------------------|--------------------------------|-------------------------------|------------------------------------|--------------------------------|--|-------------------|
| Older People (60+) | R | OTS | 119.20 | 121.90 | 0.00% | No Max | No Max | 0.00% | 09-Apr-12 | 08-Apr-13 |
| Colham Road: | | | | | | | | | | |
| under 25 | R | OTS | 62.60 | 63.80 | 0.00% | 2,086.21 | 2,138.36 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| over 25 | R | OTS | 77.35 | 78.70 | 0.00% | 2,086.21 | 2,138.36 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| Merrimans House: | | | | | | | | | | |
| Full board: under 25 | R | OTS | 62.60 | 63.80 | 0.00% | 1,631.28 | 1,672.02 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| Full board: over 25 | R | OTS | 77.35 | 78.70 | 0.00% | 1,631.28 | 1,672.02 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| Respite: under 25 | R | OTS | Nil | Nil | 0.00% | 61.53 | 61.53 | 0.00% | 09-Apr-12 | 08-Apr-13 |
| Hatton Grove: | | | | | | | | | | |
| under 25 | R | OTS | 62.60 | 63.80 | 0.00% | 1,592.64 | 1,632.40 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| over 25 | R | OTS | 77.35 | 78.70 | 0.00% | 1,592.64 | 1,632.40 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| Merchiston House: | | | | | | | | | | |
| under 25 | R | OTS | 62.60 | 63.80 | 0.00% | 2,569.91 | 2,634.10 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| over 25 | R | OTS | 77.35 | 78.70 | 0.00% | 2,569.91 | 2,634.10 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| Charles Curran: | | | | | | | | | | |
| under 25 | R | OTS | 62.60 | 63.80 | 0.00% | 1,592.64 | 1,632.40 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| over 25 | R | OTS | 77.35 | 78.70 | 0.00% | 1,592.64 | 1,632.40 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| Chapel Lane: | | | | | | | | | | |
| under 25 | R | OTS | 62.60 | 63.80 | 0.00% | 1,110.41 | 1,138.13 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| over 25 | R | OTS | 77.35 | 78.70 | 0.00% | 1,110.41 | 1,138.13 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| Fully staffed supported housing unit (*) | | | | | | | | | | |
| Goshawk Gardens | R | OTS | 13.80 | 13.80 | 0.00% | 831.81 | 852.60 | 2.50% | 09-Apr-12 | 08-Apr-13 |
| 236 Swakeleys Rd | R | OTS | 13.80 | 13.80 | 0.00% | 831.81 | 852.60 | 2.50% | 09-Apr-12 | 08-Apr-13 |

PART 1 – MEMBERS, PUBLIC AND PRESS

| Type of Fee / Charge (charges are per week unless otherwise stated) | Type | VAT Status | Current Minimum Charge £ | Proposed Minimum Charge £ | % Increase Min Charge | Current Max Charge £ | Proposed Maximum Charge £ | % Increase Max Charge | Date of last change to charge | Effective Date |
|--|------|---------------|-----------------------------------|------------------------------------|--------------------------------|-------------------------------|------------------------------------|--------------------------------|--|-------------------|
| Satellite supported housing unit (*) | | | | | | | | | | |
| 9 Petworth Gardens | R | OTS | 13.80 | 13.80 | 0.00% | 149.80 | 153.51 | 2.48% | 09-Apr-12 | 08-Apr-13 |
| 8 Newhaven close | R | OTS | 13.80 | 13.80 | 0.00% | 149.80 | 153.51 | 2.48% | 09-Apr-12 | 08-Apr-13 |
| (*) the minimum charge represents the Amenity contribution paid by all residents | | | | | | | | | | |
| Other Accommodation: | | | | | | | | | | |
| Supported Accommodation | R | OTS | 0.00 | 0.00 | 0.00% | No Max | No Max | 0.00% | 04-Apr-11 | |
| Adult Care Scheme | R | OTS | 0.00 | 0.00 | 0.00% | No Max | No Max | 0.00% | 04-Apr-11 | |
| Learning Disability Day & Resource Services (per day): | | | | | | | | | | |
| Parkview | R | OTS | Nil | Nil | 0.00% | 83.00 | 85.00 | 2.41% | 09-Apr-12 | 08-Apr-13 |
| Phoenix | R | OTS | Nil | Nil | 0.00% | 83.00 | 85.00 | 2.41% | 09-Apr-12 | 08-Apr-13 |
| Challenging Behaviour | R | OTS | Nil | Nil | 0.00% | 83.00 | 85.00 | 2.41% | 09-Apr-12 | 08-Apr-13 |
| Woodside | R | OTS | Nil | Nil | 0.00% | 45.55 | 46.70 | 2.52% | 09-Apr-12 | 08-Apr-13 |
| Resource Service | R | OTS | Nil | Nil | 0.00% | N/A | 85.00 | N/A | 09-Apr-12 | 08-Apr-13 |
| Older People (per day): | | | | | | | | | | |
| Grassy Meadow | OP | OTS | Nil | Nil | 0.00% | 47.90 | 49.00 | 2.30% | 09-Apr-12 | 08-Apr-13 |
| Asha | OP | OTS | Nil | Nil | 0.00% | 47.90 | 49.00 | 2.30% | 09-Apr-12 | 08-Apr-13 |
| Poplar Farm | OP | OTS | Nil | Nil | 0.00% | 47.90 | 49.00 | 2.30% | 09-Apr-12 | 08-Apr-13 |
| Asian Carers Grant Respite (Day Care) | OP | OTS | Nil | Nil | 0.00% | 47.90 | 49.00 | 2.30% | 09-Apr-12 | 08-Apr-13 |
| Personal Budgets (PB) | | | | | | | | | | |

PART 1 – MEMBERS, PUBLIC AND PRESS

| Type of Fee / Charge (charges are per week unless otherwise stated) | Type | VAT Status | Current Minimum Charge £ | Proposed Minimum Charge £ | % Increase Min Charge | Current Max Charge £ | Proposed Maximum Charge £ | % Increase Max Charge | Date of last change to charge | Effective Date |
|--|------|---------------|-----------------------------------|------------------------------------|--------------------------------|-------------------------------|------------------------------------|--------------------------------|--|-------------------|
| Maximum Financial contribution | R | OTS | Nil | Nil | 0.00% | 100% of PB | 100% of PB | 0.00% | 09-Apr-12 | |
| Client Financial Affairs (CFA) | | | | | | | | | | |
| Management charge (Per Hour) | R | OTS | 36.00 | 36.00 | 0.00% | 36.00 | 36.00 | 0.00% | 09-Apr-12 | |
| Housing | | | | | | | | | | |
| Colne Park Caravan Site: | | | | | | | | | | |
| Main Rental Charge - Single Plot | R | EXP | 122.80 | 126.63 | 3.10% | 122.80 | 126.63 | 3.10% | 01-Apr-12 | 01-Apr-13 |
| Main Rental Charge - Double Plot | R | EXP | 214.90 | 221.55 | 3.10% | 214.90 | 221.55 | 3.10% | 01-Apr-12 | 01-Apr-13 |
| Water Single Plot | R | EXP | 5.11 | 5.47 | 7.01% | 5.11 | 5.47 | 7.01% | 01-Apr-12 | 01-Apr-13 |
| Water Double Plot | R | EXP | 8.94 | 9.57 | 7.01% | 8.94 | 9.57 | 7.01% | 01-Apr-12 | 01-Apr-13 |
| Personal Use Electricity (Charge per kwh) | R | EXP | 0.09 | 0.10 | 9.43% | 0.09 | 0.10 | 9.43% | 01-Apr-12 | 01-Apr-13 |
| Communal Electric charge per week | R | EXP | 0.20 | 0.22 | 9.43% | 0.20 | 0.22 | 9.43% | 01-Apr-12 | 01-Apr-13 |

PART 1 – MEMBERS, PUBLIC AND PRESS

| Type of Fee / Charge (charges are per week unless otherwise stated) | Type | VAT Status | Current Minimum Charge £ | Proposed Minimum Charge £ | % Increase Min Charge | Current Max Charge £ | Proposed Maximum Charge £ | % Increase Max Charge | Date of last change to charge | Effective Date |
|--|------|---------------|-----------------------------------|------------------------------------|--------------------------------|-------------------------------|------------------------------------|--------------------------------|--|-------------------|
| Private Sector Housing (Fixed fees): | | | | | | | | | | |
| Private Sector Enforcement Notice | R | EXP | 300.00 | 300.00 | 0.00% | 300.00 | 300.00 | 0.00% | 01-Apr-09 | 01-Apr-13 |
| HMO licensing | R | EXP | 311.00 | 311.00 | 0.00% | 480.00 | 480.00 | 0.00% | 01-Apr-09 | 01-Apr-13 |
| Works in default | R | EXP | N/A | N/A | N/A | Full Cost Recovery | Full Cost Recovery | N/A | 01-Apr-09 | |
| Agency Charge for DFG (a % is applied to cost of works) | R | EXP | 15.00% | 16.50% | 0.00% | 16.50% | 16.50% | 0.00% | 01-Apr-12 | 01-Apr-13 |
| Chemical Toilet Emptying | R | OTS | 5.50 | 5.50 | 0.00% | 5.50 | 5.50 | 0.00% | 09-Apr-12 | 01-Apr-13 |
| Homelessness (set to recover costs up to HB threshold levels): | | | | | | | | | | |
| Temporary Accommodation | R | EXP | 150.00 | 150.00 | 0.00% | 375.00 | 375.00 | 0.00% | 01-Apr-10 | 01-Apr-13 |
| Bed & Breakfast | R | EXP | 150.00 | 150.00 | 0.00% | 375.00 | 375.00 | 0.00% | 01-Apr-10 | 01-Apr-13 |

Notes:

R relates to a charge that is resident based
The VAT status code 'OTS' relates to Outside Scope
The VAT status code 'EXP' relates to Exempt service

PART 1 – MEMBERS, PUBLIC AND PRESS

Housing Capital Budget

General Fund Capital Programme (2013/14 - 2016/17) (£000s)

| Full Project Forecast Outturn | Revised Budget | Forecast Outturn | Project | Draft Programme | Financed by: | | | Draft Programme | | | Financed by: | | |
|-------------------------------------|-------------------|---------------------|-------------------------------------|--------------------|-------------------------|--------------------|------------------|--------------------|--------------|--------------|-------------------------|--------------------|------------------|
| | 12/13 | 12/13 | | | Borrowing / Receipts | External Grants | Other Sources | 14/15 | 15/16 | 16/17 | Borrowing / Receipts | External Grants | Other Sources |
| | | | Programmes of Works | | | | | | | | | | |
| 12,500 | 2,500 | 2,500 | Disabled Facilities Grant (DFG) | 2,500 | 900 | 1,600 | 0 | 2,500 | 2,500 | 2,500 | 2,700 | 4,800 | 0 |
| 3,446 | 450 | 450 | Private Sector Renewal Grant (PSRG) | 710 | 450 | 260 | 0 | 762 | 762 | 762 | 1,350 | 936 | 0 |
| 15,946 | 2,950 | 2,950 | Total Programmes of Works | 3,210 | 1,350 | 1,860 | 0 | 3,262 | 3,262 | 3,262 | 4,050 | 5,736 | 0 |

Housing Revenue Account Capital Programme (2013/14 - 2016/17) (£000s)

| | | | | | | | | | | | | | |
|---------------|---------------|--------------|---|---------------|---------------|--------------|--------------|---------------|---------------|--------------|---------------|--------------|---------------|
| 16,631 | 2,691 | 2,384 | Works to Stock | 3,792 | 0 | 0 | 3,792 | 3,485 | 3,485 | 3,485 | 0 | 0 | 10,455 |
| 3,873 | 2,591 | 354 | New Build - HRA Pipeline Sites Phase 2 | 2,237 | 2,137 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27,052 | 14,000 | 2,200 | New Build - Supported Housing Programme Phase 1 * | 15,572 | 13,682 | 1,890 | 0 | 9,280 | 0 | 0 | 9,280 | 0 | 0 |
| 12,748 | 0 | 0 | New Build - Supported Housing Programme Phase 2 | 0 | 0 | 0 | 0 | 4,249 | 8,499 | 0 | 11,253 | 1,495 | 0 |
| 60,304 | 19,282 | 4,938 | Total HRA Capital Programme | 21,601 | 15,819 | 1,990 | 3,792 | 17,014 | 11,984 | 3,485 | 20,533 | 1,495 | 10,455 |

* Based on latest Business case recommendations to commence with the delivery of 126 units where there are developed projects