

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE OVERVIEW & SCRUTINY COMMITTEE - HOUSING
- 14 JANUARY 2020

(To be read in conjunction with the Agenda for the Meeting)

Present

Cllr Richard Seaborne (Chairman)
Cllr Christine Baker
Cllr Patricia Ellis

Cllr Michael Goodridge
Cllr Anna James
Cllr Jacquie Keen

Cllr Jerry Hyman (Substitute)

Co-opted Members

Terry Daubney

Dennis Smith

Apologies

Cllr Peter Marriott, Cllr Richard Cole and Cllr Michaela Gray

43. MINUTES (Agenda item 1.)

The Minutes of the Meeting held on 20 November 2019 were confirmed as a correct record and signed.

44. APOLOGIES FOR ABSENCE AND SUBSTITUTES (Agenda item 2.)

Apologies for absence were received from Cllrs P Marriott (VC), Richard Cole and Michaela Gray.

Cllr J Hyman attended as a substitute.

45. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations in relation to items on the agenda.

46. QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 4.)

There were no questions submitted by members of the public.

47. QUESTIONS FROM MEMBERS (Agenda item 5.)

There were no questions submitted by Members.

48. SERVICE PLANS (Agenda item 6.) (Pages 9 - 34)

Housing Operations

Annalisa Howson, Service Improvement Manager, outlined the Housing Operations section of the Service Plan via a presentation (copy attached to minutes).

Members were informed of the five outcomes the service would work towards:

- financial robustness;
- meeting the needs of tenants;
- a professional and skilled workforce;
- an effective partner; and
- improved customer experience.

Issues raised by members:

- Members wished to know what objectives were rolling over from previous years and what were new.
 - Hugh Wagstaff, Head of Housing Operations, advised most of the projects outlined in the SP were new.
- Efficiencies were being made in the General Fund departments. Where were the efficiencies being made in the housing arena?
 - Hugh Wagstaff advised the VfM paper would outline the efficiencies being implemented. Retendering of the maintenance contract was one such efficiency saving. Graeme Clark, Strategic Director, advised that Housing was a Waverley function and that the Council was looking at efficiency plans in all areas corporately.
- The Chairman asked that in the 'impact' section of item 2 that 'Failure to reduce the carbon footprint' be added.
- Annalisa Howson was asked to explain what 'sustainable tenancy' meant – she explained it meant helping tenants to maintain their tenancy to allow them to continue staying in the property.
- The Chairman asked officers to be mindful of the wording in these documents as some terminology may not be obvious in its meaning.
- Hugh Wagstaff advised that outcome 3 was rolled over from last year.
- Outcome 4 – members asked if this had not already started?
- Outcomes 3.5 and 3.6 there were no figures under resources.
 - Annalisa Howson advised that there was already a training budget so it was hoped there would be no additional funding required.
 - Hugh Wagstaff advised that Waverley have an apprentice levy from the government so this would be used for some of this funding.
- Members asked for some of the objectives to have measurable targets so there was tangible evidence whether they had been met or not.
 - Hugh Wagstaff advised that performance reports are provided to O&S quarterly to monitor this.
- Outcome 5 – Hugh Wagstaff advised that the new maintenance contract was an example of this and they would be monitoring its performance closely. The contractor would receive a bonus subject to the results of residents questionnaires.
- Members asked what 'One customer view' meant.
 - Annalisa Howson advised that the new customer management system would mean all areas of the business would work from one recording system meaning an officer could have a holistic view of all contacts a customer had made with the council and should details change it

- would only have to be changed once instead of informing every single department.
- Members queried why the section on Blunden Court had financial resources as zero.
 - Hugh Wagstaff advised that this related to additional resources and as all resources had already been budgeted for there were no additional ones anticipated.
 - Annalisa Howson explained that all the procurement work had been done.
 - It was suggested that outcome 5 should be split out to Blunden Court as a separate outcome to the other areas.
 - HO5.5 - The committee asked that 'Asbestos' be expanded to explain if it is testing or removal to make it clearer.
 - HO5.8 – impact of not completing is not delivering on the carbon footprint reduction.

Housing Delivery

Andrew Smith outlined the Housing Delivery part of the service plan explaining that the communities objectives were not under the remit of this committee.

He explained there were five key areas with 14 objectives the service would work towards:

- Supporting community initiatives
- Delivering new affordable homes
- Preventing homelessness
- Regulating private landlords and
- Three cross cutting themes with Housing operations of meeting the needs of tenants, up skilling staff and improving the customer experience.

Issues raised by members:

- Although not in the Committee's remit Andrew Smith was asked if there were plans to recruit more police officers for Waverley as Community Safety came under his remit. He explained there was a desire to increase numbers but a decision had not been made as yet.
- Outcome 7 should include major remodelling also.
- HDC7.8 – should have a start date of 01/04/2020 not 2019.
- HDC 7.4 – members asked about the sites at feasibility stage. Andrew Smith advised that they could not be named in the public domain at present. It was suggested that the paragraph be reworded or removed.
- It was suggested that HDC7.4 be split down into 2 parts with the schemes at Chiddingfold, Churt and Godalming be a separate objective.
- HDC 7.7 – Members asked for clarification on the bidding of properties. Andrew Smith was asked if we were bidding on properties already built? If so they were keen to know if there was a price difference between us purchasing and costs to build. Louisa Blundell explained that as builds were tenure neutral and appraisals on the properties were carried out we certainly wouldn't be paying more.

- It was asked how often developers fail to deliver once a planning application is agreed. Andrew Smith explained that we do press them and there are often discussions around viability.
- HDC 7.1 – The Chairman advised there seemed to be two objectives and asked for them to be split. He also asked for 'location' to be added into the sentence regarding affordable housing.
- HDC 7.5 – It was requested that 'Carbon Neutral' be changed to 'Low Carbon' as it is very difficult to have a carbon neutral home.
- HDC 7.6 – Members asked for the final sentence regarding refurbishment of phases 2 & 3 to be removed.
- HDC 7.7 – First sentence please add 'in target locations'
- Objective 8 – Members emphasised that the homelessness team were brilliant.
- HDC 9.3 – Members asked how easy it was to measure the carbon footprint of an Edwardian house. Andrew Smith advised that this was a good topic to provide a presentation on.

The Committee noted the Service plans and asked the Executive to note their comments.

49. HOUSING REVENUE ACCOUNT (HRA) BUDGET (Agenda item 7.) (Pages 35 - 40)

The Committee had received a briefing prior to the meeting on the HRA to better understand the complexities of the budget. Lindsay Kennedy introduced herself and advised she had redesigned the business plan and drawn up the HRA budget.

Members had queried in the briefing what efficiencies had been made by the Housing team. Lindsay Kennedy advised that there were a large amount of high value spends going out from the HRA and these were put up to tender so we were getting value for money on these contracts. Various efficiencies have been implemented over the area and contractors were regularly challenged over charge increases.

It had been raised that the rent increase proposed was above the rate of inflation and may be unaffordable to some. It was explained that due to the Government's ruling that rents must decrease by 1% each year for the last 4 years this had caused a deficit which needed to be 'clawed' back.

Some Members advised they had been frustrated by the rent decrease and that they felt a 2.7% rise was not unreasonable. The Tenant Panel members suggested that it would be helpful for tenants if they knew where this money was spent.

It was pointed out that the Council was dedicated to providing 'affordable' housing and that if we put up rents at a faster rate than inflation then the rents would not be 'affordable'. It was also pointed out that as 2019-2020 was a 53 week year this meant that a 2.7% increase pa meant a 5% increase weekly as this year would be split over 52 weeks.

Officers were asked to explain why, when the budget sheet showed good reserves, we were looking to raise rents by so much. It was suggested we could make efficiencies by cutting out the 'Back funding Pension Cost'; however, Graeme Clark

advised this was a statutory charge and not in our power to not pay. He explained it was a balancing act and that the balance sheet only showed 4 years. The reserves would eventually run out.

Members were advised that many tenants had built up a credit on their rent accounts by not reducing their payments over the 4 year period and thus it was felt the rent increase was affordable. It was also pointed out that if the rents had not reduced by 1% each year (over last 4 years) the rent was likely to have been similar if not more than the 2.7%.

The Chairman highlighted that in the draft capital program there were a lot of projects coming up but no indication of a budget to support this. Andrew Smith advised that this was in the service plan discussed earlier in the meeting.

The chairman asked that paragraph 23 of the report be strengthened as the Climate Change Emergency needed more weight applying.

It was felt that paragraph 26 was a little one sided and there should be a cap to the level of delegation allowed. There should be a differentiation between a tactical need and a strategic need.

The committee then voted on the recommendations set out in the report.

Recommendation:

1. AGREED with a majority vote (1 vote against)
2. AGREED with a majority vote (1 abstention)
3. AGREED with a majority vote (1 abstention)
4. AGREED unanimously
5. NOTED
6. NOTED
7. AGREED subject to the addition of leaseholder charges being added to annexe 3 which had been omitted.
8. AGREED unanimously
9. AGREED unanimously
10. Officers to re-word this recommendation and send to Chairman to be circulated for agreement.

At 9.25pm the committee were advised that procedure rules stated that committees should not proceed for more than 30 minutes over the allotted time slot without a vote being taken as to whether to conclude the agenda or reconvene at a later date. A vote was taken and it was AGREED to continue to the conclusion of the agenda.

50. REVIEW OF ASBESTOS MANAGEMENT AUDIT (Agenda item 8.)

The committee received a report outlining the asbestos Internal Audit. It was highlighted that nine areas for improvement had been identified. Of the nine, five have been completed and four were in progress.

Around 5000 asbestos management surveys had been carried out and there were approximately 80 properties outstanding. These were being risk assessed. Legal action would be taken to access high risk properties, if necessary.

Members asked clarification on how/why there were 80 properties outstanding? Hugh Wagstaff advised that some had been refusals others for differing reasons. Officers were looking at ways to engage with these properties before taking legal action.

Officers were asked if these checks just related to properties or water pipes under highways also. It was clarified this was just properties Waverley BC owned.

The report was NOTED.

51. COMMITTEE WORK PROGRAMME (Agenda item 9.)

YM circulated copies of the current work programme. She advised that she had noted items raised during discussion this evening.

Members were asked to note Section A of the work programme. YM advised it was important to note the scrutiny tracker to ensure actions were carried out.

Items for the next meeting in March were currently identified as:

- Corporate Performance Report (Standing Item)
- Housing Development Update (Standing Item)
- Draft Climate Emergency Action Plan
- Mental Health and Housing

Members were advised that following the O&S training held it had been agreed that from the next meeting the work programme will be discussed at the beginning of the agenda rather than at the end. They were also asked to consider items raised through the Service Plans and suggest issue to potentially scrutinise.

Items suggested were:

- Scrutiny of the repairs contract
- ASB policy (due mid year)

It was also noted the executive forward programme had not been attached as had been agreed at a previous meeting.

52. EXCLUSION OF PRESS AND PUBLIC (Agenda item 10.)

Recommendation

That pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local government Act 1972, the press and public be excluded from the meeting during consideration of the following items on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the items, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the

description specified in the appropriate paragraph(s) of the revised Part 1 of Schedule 12A to the Act (to be identified at the meeting).

At 21:41 the committee went into exempt session and the webcast was closed.

53. HOUSING RESPONSIVE REPAIRS AND VOIDS CONTRACT (Agenda item 11.)

The Committee **NOTED** the report and endorsed the proposed approach.

The meeting commenced at 7.00 pm and concluded at 9.59 pm

Chairman

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Housing Operations Service Plan 2020-2023

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Minute Item 48.

**Housing Overview and Scrutiny
Committee
14 January 2020**

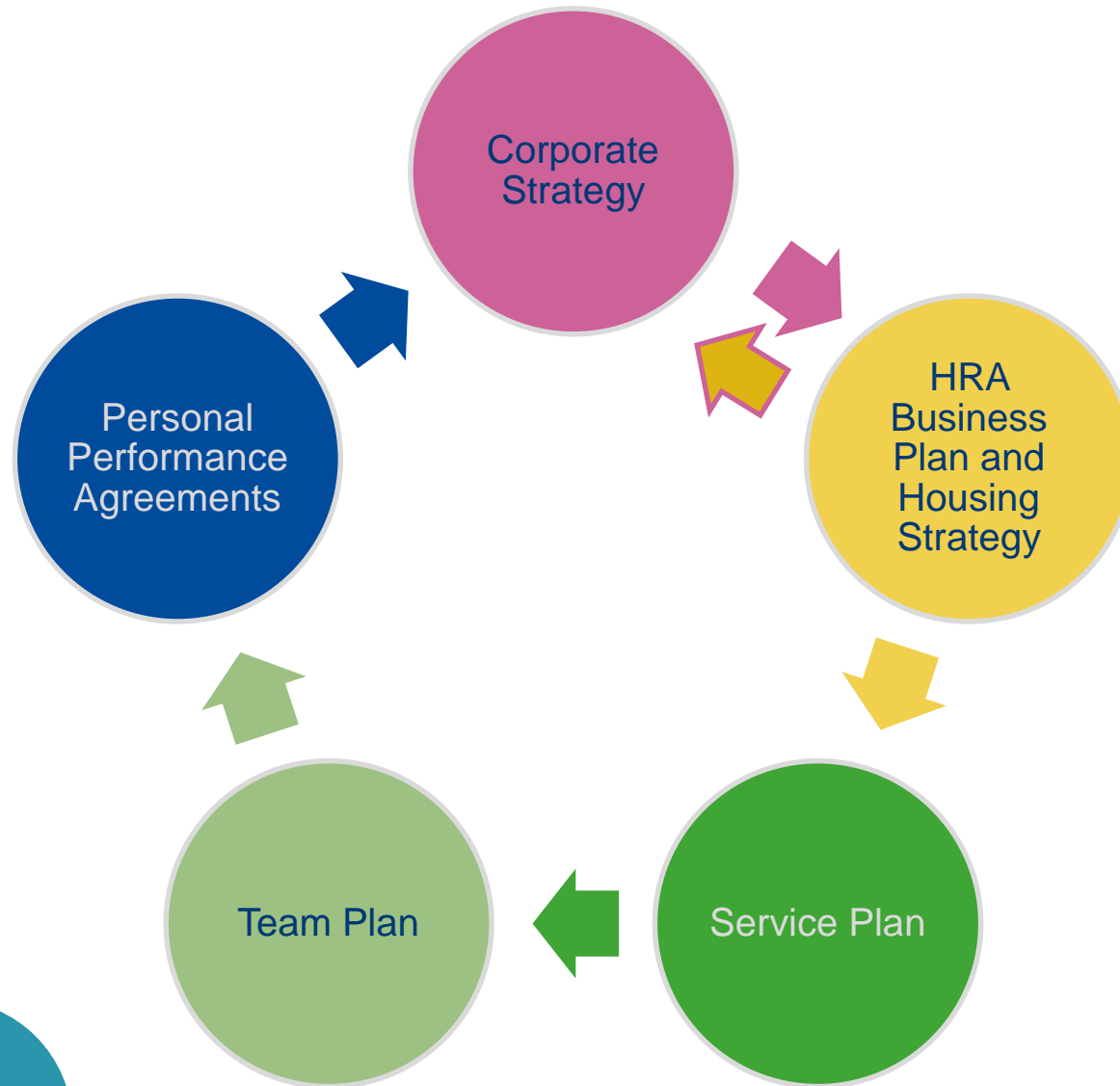
Waverley
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Service Plan actions for:

Tasks
Teams and
Individuals



Golden thread



Five Outcomes

1. The service is **financially robust** with at least £2m reserve
2. The service **meets the needs** of all tenants and their families
3. Our people will be skilled and **professional** to put residents at the **heart** of everything we do (50% with professional qualification by 2023)
4. We will be recognised as an **effective partner** within the community by attaining nominations, publishing case studies and participating in joint events
5. The **customer experience** will be improved by meeting and exceeding satisfaction targets annually

Action-Centered Leadership



John Adair

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One: financially robust

- Annual review of Housing Revenue Account (HRA) Business Plan
- Develop new asset management strategy to help deliver the Council's aim to be carbon neutral by 2030
- Annual review of value for money strategy

Two: meet needs (1/2)

- Implement the "understanding residents needs" project to ensure appropriate choice, information and communications
- Complete STAR (Survey of Tenants and Residents) to inform the service improvement plan
- Review Regulatory Consumer Standards with tenants and Members to inform the service improvement plan
- Review council homes aids and adaptations policy to meet the mobility needs of tenants and applicants

Two: meet needs (2/2)

- Manage the 2020 rent increase in a sensitive and proactive way to maintain rent collection rate
- Review complaints process to demonstrate openness, honesty and willing to address difficulties
- Relaunch the Tenant Involvement Strategy to embed a culture of consistent and meaningful involvement
- Launch new housing management service to meet the needs of tenants to ensure sustainable tenancies
- Promote reduce, reuse, recycle and energy efficiency initiatives to support the Council's aim to be carbon neutral by 2030

Three: professional and heart

- Be active partner with Chartered Institute of Housing as a Gold Standard Corporate Partner
- Implement Housing Human Resources action plan (informed by 2019 Staff Survey) to support a proud and valued workforce
- Implement actions from Housing Overview & Scrutiny Reviews
- Develop and retain qualified staff to deliver the service
- Embed, train and develop new housing management team
- Roll out equality and diversity training to ensure services delivered without discrimination

Four: effective partner

- To maintain effective **partnerships** to support Community Safety, good neighbourhoods and communities
- Work with Partners to seek **opportunities** to promote health and wellbeing and address health inequalities. All staff to attend Making Every Contact Count training.

Five: customer experience (1/2)

- Embed property services contracts with **strong contract management** to delivery higher tenant satisfaction
- Progress **review programme for policies** to reflect good practice and legislative changes
- Ongoing development of corporate **website and digital services** to increase range of means to access services
- Support the corporate **business transformation strategy** to develop one customer view and comprehensive online services

Five: customer experience (2/2)

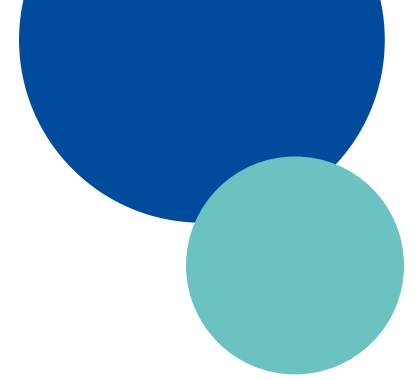
- Complete contract **procurement** for asbestos, gas, water hygiene and electrical testing
- Support the embedding to the **grounds maintenance** contract by providing quarterly feedback to Green Spaces Team
- Review **performance management** processes
- Develop **protocol** to effectively manage **internal common areas**

TEAM WORK



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Shared our vision and aims for 2020



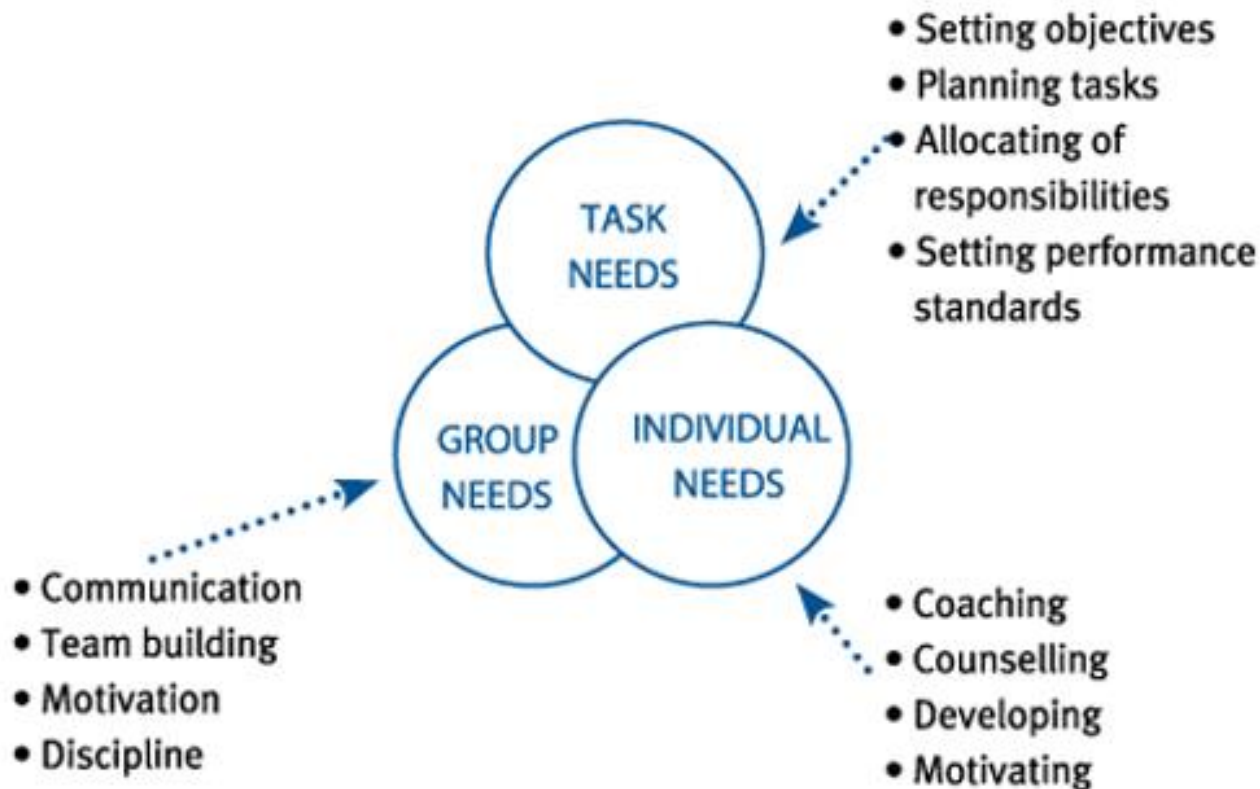
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**Any questions,
comments or
clarifications?**



Draft Housing Operations Service Plan 2020

• Action Centered Leadership



Housing Delivery and Communities Service Plan 2020- 2023

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**Housing Overview and Scrutiny
Committee
14 January 2020**

Waverley
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Service Plan actions for:

- Community Services
- Housing Strategy and Enabling
- Housing Development
- Housing Options
- Homelessness Prevention
- Private Sector Housing
- Service Improvement Team



Five areas with 14 outcomes and 48 actions

1. Strategies and partnerships to support **community** initiatives, community safety and safeguarding responsibilities
2. Deliver new affordable **homes** and increase quality and supply
3. Prevent **homelessness** and optimise social and economic wellbeing
4. **Regulate** private landlords and make best use of existing homes
5. Cross cutting with Housing Operations Service Plan:
 - to **meets the needs** of all tenants and their families
 - skilled and **professional** people to put residents at **heart** of everything
 - improve **customer experience**

One: Community Services

- Ageing Well Strategy
- Partnership with voluntary organisations, Adult Social Care and Clinical Commissioning Groups
- Service Level Agreements with funded organisations
- Community Safety Strategy
- Integrate community safety, and
- Fulfil safeguarding responsibilities

Two: Housing Strategy, Enabling and Delivery

- Support Local Plan
- Work with Housing Association partners
- Support development of rural affordable homes
- Develop av 20 new Council homes pa
- Reduce carbon footprint of new homes
- Deliver Ockford Ridge new build and refurbishments
- Bid for s106 homes, and
- Expand shared ownership portfolio

Three: Housing Options and Homelessness Prevention

- Homelessness Reduction Act 2017 obligations
- Ongoing review of team structure to meet demands and maximise funding

Four: Private Sector Housing

- Carry out statutory duties
- Enforcement Policy and charging schedule
- Borough wide stock condition survey, and
- Implement and monitor Home Improvement Policy

Five: Service Improvement Team

- Refer to 14 actions cross cutting with Housing Operations



**Any questions,
comments or
clarifications?**

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Minute Item 49.

Housing Revenue Account (HRA) Housing O&S Training 14 January 2020



Lindsay Kennedy
Housing Finance Manager

Waverley
BOROUGH COUNCIL

Objective

- To describe the components and drivers of the HRA Business Plan to enable you to test the robustness the HRA Business Plan

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Agenda

1. Overview of the HRA Business Plan- recap
2. Key Drivers and Assumptions Overview
3. Applying the Drivers and Assumptions
4. Reserves (Annex 4)

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1: HRA Business Plan



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1.0 HRA Business Plan Overview

- o Income and Costs
- o Statutory and Contractual Costs
- o Debt Financing Costs
- o Capital Contributions

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1.1 HRA Operational Income

- o Net Dwellings Rent
- o Net Garage Rents
- o Service Charges
- o Costs Recovered
- o Other Income
- o Interest Income

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1.2 Principal Expenditure

- Operational Costs include- Stock maintenance, staff, utilities, insurance, grounds maintenance
- Statutory- back funded pension and Corporate and Democratic Costs
- Contractual- debt financing



1.2.1 Cost of Operations

Top Ten Cost of Operations Costs	£Ks	
Electricity	231	
Building/premises insurance	214	
Grounds Maintenance HRA Land & Properties	194	
Contracted services	172	
Legal fees	123	
Gas	100	
Staffing (Salaries and Wages)	76	
Water/Sewerage charges	67	
Council Tax	55	
Building Repair/Maint Measured Term	40	
Sub Total	1,272	82%
Overall Total	1,556	



1.3 Capital Contribution

- Core Programme
- New Build
- Remodelling



2: Drivers and Assumptions affecting the plan



2.0 HRA Drivers

- Government policy
- CPI%
- Stock number (RTB, Net Build, Buy Backs)
- Garage number
- Voids
- Demand led repairs
- Tenants
- Staff Resourcing
- Financing

RTB= Right to Buy



2.1 HRA Key Assumptions

- Rents increase September CPI + 1% for 5 years
- CPI% to reduced from 2.5% to 2% from 21/22
- Right To Buy average 15 (up 5)
- Dwellings Void remains 1% over 30 years
- Garage voids reduces 30% to 26%
- Garage rents low price elasticity
- Deliverability of the Capital and Revenue Programmes
- Financing



3: Applying Drivers and Assumptions



3.1.1 Rent Assumptions

CPI
1.7% in 20/21
2% from 21/22

Extra increase 1%
20/21 for 5 years
0% from 24/25

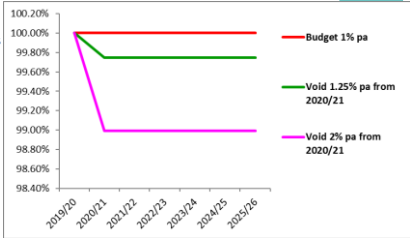
If we don't increase in 20/21 as proposed

- 0.0% loss £4m over 5 years; £31m over 30 years
- 1.7% loss £1.5m over 5 years; £11m over 30 years
- 2.0% loss £1m over 5 years; £8m over 8 years

3.1.2 VOIDS BUDGET is 1%

1.25% (i.e. extra 0.25%) Void means losing £80K pa or nearly £500K by 2025

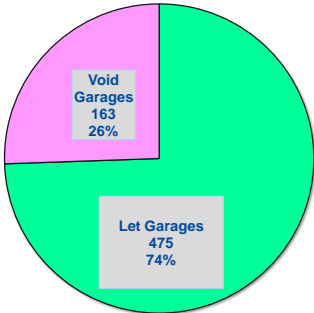
2% (i.e. extra 1%) means losing £300K pa or nearly £2m by 2025



Year	Budget 1% pa	Void 1.25% pa from 2020/21	Void 2% pa from 2020/21
2019/20	100.00%	100.00%	100.00%
2020/21	100.00%	99.75%	99.00%
2021/22	100.00%	99.75%	99.00%
2022/23	100.00%	99.75%	99.00%
2023/24	100.00%	99.75%	99.00%
2024/25	100.00%	99.75%	99.00%
2025/26	100.00%	99.75%	99.00%

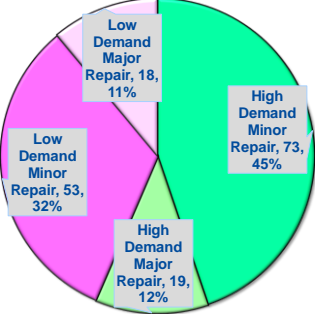
3.2.1 HRA Garages

Waiting Lists v. Voids



Category	Count	Percentage
Let Garages	475	74%
Void Garages	163	26%

3.2.2 163 Void Garages

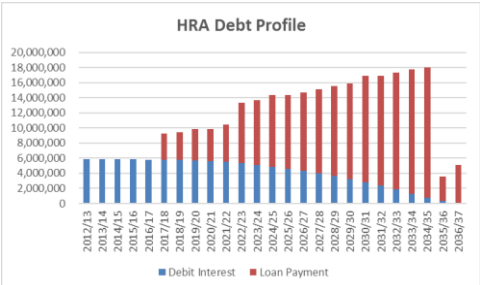


Category	Count	Percentage
High Demand Minor Repair	73	45%
Low Demand Minor Repair	53	32%
High Demand Major Repair	19	12%
Low Demand Major Repair	18	11%

Focus on high demand low repair cost garages

3.3 Debt Profile

HRA Debt Profile



Year	Debit Interest	Loan Payment
2012/13	5,000,000	0
2013/14	5,000,000	0
2014/15	5,000,000	0
2015/16	5,000,000	0
2016/17	5,000,000	0
2017/18	5,000,000	5,000,000
2018/19	5,000,000	5,000,000
2019/20	5,000,000	5,000,000
2020/21	5,000,000	5,000,000
2021/22	5,000,000	5,000,000
2022/23	5,000,000	5,000,000
2023/24	5,000,000	5,000,000
2024/25	5,000,000	5,000,000
2025/26	5,000,000	5,000,000
2026/27	5,000,000	5,000,000
2027/28	5,000,000	5,000,000
2028/29	5,000,000	5,000,000
2029/30	5,000,000	5,000,000
2030/31	5,000,000	5,000,000
2031/32	5,000,000	5,000,000
2032/33	5,000,000	5,000,000
2033/34	5,000,000	5,000,000
2034/35	5,000,000	5,000,000
2035/36	5,000,000	5,000,000
2036/37	5,000,000	5,000,000

4. HRA Reserves





- ## 4.0 Creating the Reserves
- First 5 years
 - Annual Surplus from Business Plan
 - Contingency provided for in the Business Plan
 - Capital receipts (RTB and other)
- RTB is Right to Buy
- 


4.1 HRA Reserves

ANNEX 4

Housing Revenue Account Reserves

	2019/20	2020/21
Opening Reserves		
Working Balance	7,496,968	5,233,977
Contingency	2,224,000	2,474,000
New Affordable Homes	13,519,062	10,749,062
Stock Re-modelling	6,289,282	1,906,712
Major Repairs Reserve	0	2,100,000
Capital Receipts Unapplied	20,245,266	15,474,266
Total Reserves	49,774,578	37,938,018



- ## 4.2 Annex 4 HRA Reserves Explained
- Opening Reserves
 - Add from In Year Business Plan and cash for capital receipts
 - Movement on Reserves
 - Less use of Reserves
 - Closing reserves
- 

- ## 4.3 Using The Reserves
- Reserves Created from Revenue for New Build, Remodelling and Core Maintenance Programme
 - Contingency Reserve as required future years
 - RTB receipts for New Build only
 - Capital receipts for New Build, Remodelling.
- Revenue Reserves can be used on revenue and capital spend
 Capital Reserves can be used on capital spend only
- 

4.4 Using Reserves Annex 4


ANNEX 4

Housing Revenue Account Reserves

	2019/20	2020/21	2021/22	2022/23	2023/24
Opening Reserves					
Working Balance	7,496,968	5,233,977	5,111,072	5,439,428	5,111,072
Contingency	2,224,000	2,474,000	2,224,000	2,224,000	2,224,000
New Affordable Homes	13,519,062	10,749,062	7,462,117	1,882,112	248,729
Stock Re-modelling	6,289,282	1,906,712	1,906,712	1,298,712	786,712
Major Repairs Reserve	0	2,100,000	1,308,000	687,756	3,851,521
Capital Receipts Unapplied	20,245,266	15,474,266	15,521,881	6,229,266	709,712
Total Reserves	49,774,578	37,938,018	25,540,122	16,488,044	6,632,844
Movement on Reserves					
Working Balance	(202,000)	(202,000)	225,000	(1,871,000)	(1,476,000)
Contingency	250,000				
New Affordable Homes	(4,000,000)	3,000,000	5,000,000	3,000,000	3,000,000
Stock Re-modelling					
Major Repairs Reserve	3,408,000	4,700,000	4,700,000	4,700,000	4,700,000
Capital Receipts Unapplied	1,880,000	(1,880,000)	(1,880,000)	(1,880,000)	(1,880,000)
Total Reserves	6,886,068	16,674,044	16,674,044	6,729,428	5,129,844
Use of Reserves					
Working Balance					
Contingency					
New Affordable Homes	6,770,000	4,106,941	8,500,000	4,831,423	3,702,746
Stock Re-modelling	4,382,170	220,000	400,000	400,000	400,000
Major Repairs Reserve	3,408,000	5,000,000	5,000,000	6,298,256	4,801,251
Capital Receipts Unapplied	(4,771,000)	(4,771,000)	(4,700,000)	(4,700,000)	(4,700,000)
Total Reserves	24,536,000	16,759,044	16,759,044	16,759,044	16,759,044
Use of Reserves					
Working Reserves	3,233,077	3,233,077	3,408,000	3,233,077	2,034,622
Contingency	2,224,000	2,474,000	2,224,000	2,224,000	2,224,000
New Affordable Homes	10,749,062	7,462,117	4,862,112	248,729	146,881
Stock Re-modelling	6,289,282	1,906,712	1,906,712	1,298,712	786,712
Major Repairs Reserve	0	2,100,000	1,308,000	687,756	3,851,521
Capital Receipts Unapplied	15,474,266	15,521,881	15,521,881	6,229,266	709,712
Total Reserves	31,726,687	22,638,687	22,638,687	22,638,687	22,638,687

Paragraph 24 Movement on Reserves

Recommendation 10 £200K use of contingency reserve in 20/21





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