

ANGUS COUNCIL

MINUTE of SPECIAL MEETING of the **COMMUNITIES COMMITTEE** held in the Town and County Hall, Forfar, on Tuesday 6 February 2018 at 2.00 pm.

Present: Councillors CRAIG FOTHERINGHAM, LOIS SPEED, JULIE BELL, DAVID CHEAPE, BRADEN DAVY, LYNNE DEVINE, BETH WHITESIDE, BRENDA DURNO, SHEILA HANDS, COLIN BROWN, IAN MCLAREN, RICHARD MOORE, RONNIE PROCTOR MBE and TOMMY STEWART.

Councillor FOTHERINGHAM, Convener, in the Chair.

1. **APOLOGIES/SUBSTITUTES**

Apologies for absence were intimated on behalf of Councillors Bill Duff and David Lumgair, with Councillors Beth Whiteside and Colin Brown substituting respectively.

2. **DECLARATIONS OF INTEREST**

No declarations of interest were intimated.

3. **REQUEST FOR A DEPUTATION**

The Committee agreed to hear Ms Pat Millar, tenant representative, on behalf of the Angus Council Tenants' Steering Group. She spoke in support of the proposals to be considered by the Committee under Article 4 below, regarding the importance of the Annual Rent Review which played such an important part in helping the Housing Authority plan for the future and enabling the construction of new affordable accommodation. The Group was satisfied that the proposed 4% rent increase would help plan the improvements wanted and required by tenants both present and future.

Following the deputation, Ms Millar withdrew to the public benches where she joined other members of the Group.

4. **HOUSING REVENUE ACCOUNT RENT SETTING AND BUDGET STRATEGY 2018/2023**

With reference to Article 5 of the minute of special meeting of this Committee of 14 February 2017, there was submitted Joint Report No 39/18 by the Head of Housing, Planning and Regulatory Services and the Head of Corporate Finance, setting out estimated income and expenditure on the Housing Revenue Account (HRA) for the financial year 2018/2019, giving background information for the review of rents and other associated charges for the year, together with affordability assessment, and the recommendation of a £100million investment programme in new and existing stock.

Having heard the views of Council tenants through Pat Millar in Article 3 above, and following an introduction to the Report from the Convener and contributions from Councillors Speed, Devine, and Proctor, the Committee agreed:-

- (i) to approve the Revenue Budget for 2018/2019 as detailed in Appendix 1 to the Report;
- (ii) to approve an average rent increase of 4% for Council houses and associated service charges for sheltered, retirement and dispersed accommodation as detailed in Appendix 2 to the Report;
- (iii) to approve a rent increase of 4% for St Christopher's Travelling People Site, garages and garage sites as also set out in Appendix 2 to the Report;
- (iv) to set a Housing Revenue Account (HRA) Capital Plan for the financial year 2018/2019, based on the rent strategy adopted as well as the indicative level of programme for the financial years 2019/2020 to 2021/2022, as detailed in Appendix 3 to the Report;

- (v) to note that, based on the assumptions made and the affordability assessment undertaken, the 2017/2022 HRA Financial Plan was considered to be affordable, prudent and sustainable as required by the Prudential Code, and as detailed in Section 8 and Appendix 4 to the Report; and
- (vi) to approve the Prudential indicators as shown in Appendix 5 to the Report, in compliance with Prudential Code requirements.

5. HOUSING CAPITAL AND REVENUE BUDGET PERFORMANCE REPORT 2017/2018

With reference to Article 4 of the minute of special meeting of this Committee of 14 February 2017, there was submitted Report No 40/18 by the Head of Housing, Planning and Regulatory Services, setting out the actual Capital and Revenue spend to 30 December 2017, together with projected outturns for the year to 31 March 2018 and any required updated capital funding proposals.

The Report advised that the actual spend achieved to 31 December 2017 was £7,231,000, equating to 60.9% of the monitoring budget of £11,875,000. It was projected at the current time that by the end of financial year 2017/2018, net expenditure would total £11,470,000, a potential underspend of 3.4%, the reasons for which were contained in section 6 of the Report.

The Committee agreed to note the projected year-end positions on Capital and Revenue expenditure as indicated in Appendices 1 and 3 of the Report; and the indicative funding proposals for the programme.