

# ANGUS COUNCIL

MINUTE of SPECIAL MEETING of the **COMMUNITIES COMMITTEE** held in the Town and County Hall, Forfar, on Tuesday 12 February 2019 at 2.00 pm.

**Present:** Councillors MARK SALMOND, TOMMY STEWART, JULIE BELL, KENNY BRAES, BRIAN BOYD, RON STURROCK, LYNNE DEVINE, BILL DUFF, BRENDA DURNO, CRAIG FOTHERINGHAM, DAVID LUMGAIR, IAN MCLAREN, RONNIE PROCTOR MBE and LOIS SPEED.

Councillor SALMOND, Convener, in the Chair.

## 1. APOLOGIES/SUBSTITUTES

Apologies for absence were intimated on behalf of Councillors David Cheape and Braden Davy, with Councillors Brian Boyd and Ron Sturrock substituting respectively.

## 2. DECLARATIONS OF INTEREST

No declarations of interest were intimated.

## 3. REQUEST FOR A DEPUTATION

The Committee agreed to hear Mr Tom O'Brien, tenant representative, on behalf of the Angus Council Tenants' Steering Group, under article 5 below. He spoke in support of the proposals to be considered by the Committee under Article 5 below, which, he believed, showed the Council's Housing Business Plan to be in good shape, and, crucially for future generations, to be sustainable over the long term. The housing programme was in good shape and he was pleased that the Group continued to be involved in the shaping of the Council's Housing Investment Strategy.

Following his remarks, Mr O'Brien withdrew to the public benches.

## 4. HOUSING CAPITAL AND REVENUE BUDGET PERFORMANCE REPORT 2018/19

With reference to Article 4 of the minute of special meeting of this Committee of 6 February 2018, there was submitted Report No 46/19 by the Head of Communities, setting out the actual Capital and Revenue spend to 31 December 2018, together with projected outturns for the year to 31 March 2019, and any required updated capital funding proposals.

The Report advised that the actual spend achieved to 31 December 2018 was £5,891,000, equating to 47.7% of the monitoring budget of £12,342,000. It was projected at the current time, that by the end of the financial year 2018/19, nett expenditure would total £8,485,000, representing a potential underspend of 31.25%, the reasons for which were contained in Section 6 of the Report, and included challenging pressures on the Council's access to resources, and also the emerging conditions in the construction environment.

Having heard contributions from Councillors Bell, Proctor and Duff, and responses from the Service Leader (Housing), the Committee agreed to note the projected year end positions on capital and revenue expenditure as indicated in Appendices 1 and 2 of the Report; and the indicative funding proposals for the programme.

## 5. HOUSING REVENUE ACCOUNT RENT SETTING AND BUDGET STRATEGY 2018/23

With reference to Article 5 of the minute of special meeting of this Committee of 6 February 2018, there was submitted Joint Report No 47/19 by the Head of Communities and the Head of Finance and Legal, setting out estimated income and expenditure for 2019/20, capital investment proposals, affordability assessment, and the recommendation of a continued programme of investment in new and existing stock.

Having heard the views of council tenants through Mr Tom O'Brien at Article 3 above, and following an introduction to the Report from Councillor Fotheringham, Housing spokesperson, and contributions from Councillors Braes, Speed and Boyd, the Committee agreed:-

- (i) to approve the revenue budget for 2019/20 as detailed in Appendix 1 to the Report;
- (ii) to approve an average rent increase of 3.5% 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 3.5% 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 HRA Capital Plan for the financial year 2019/20 based on the rent strategy adopted as well as the indicative level of programme for the financial years 2020/2021 to 2022/23 as detailed in Appendix 3 to the Report;
- (v) to note that, based on the assumptions made, and the affordability assessment undertaken, the 2018/23 Housing Revenue Account 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 in compliance with Prudential Code requirements.