

APPENDIX A – Adults Communities and Wellbeing 6th January 2022 showing elements relating to the HRA only.



NOTES OF THE BUDGET TASK AND FINISH GROUP FOR ADULTS, COMMUNITIES AND WELLBEING (INCLUDING HRA)

SESSION 1 - 6 JANUARY 2022 held at 2pm using the Zoom platform

Attendees:

Cllrs Mark Pengelly, Richard Levell, Valerie Anslow, Scott Brown, Jim Hakewill, Ken Harrington, Ian Jelley, King Lawal, Steven North, Malcolm Ward

Executive Members/Officers: Cllrs Helen Harrison, Helen Howell, David Howes and Andy Mercer - David Watts, Director, Kerry Purnell, Assistant Director Susan Hamilton (Health)

Finance Officers Janice Gotts, Mark Dickenson, Claire Edwards and James O'Connor

An apology was received from Cllr Henson.

1. Presentation

David Watts, Kerry Purnell, Mark Dickenson and Susan Hamilton gave an overview of the service areas of his directorate to include Adult Services, Commissioning and Performance, Safeguarding and Wellbeing, Housing and Communities and Public Health. This information had previously been circulated to the task and finish group.

Officers took members through each area of the budget and explained what each service did and the financial commitments and proposed budget for the forthcoming year.

2. Summary of questions and comments

- Right to Buy - was the funding being used in the appropriate timescale for new housing? A request was made for a forecast of right to buy receipts for the next session.

It was confirmed that the right to buy receipts for Kettering and Corby were programmed for the next two years.

- Acquisition of property - Could right to buy receipts be used to buy existing properties?

It was confirmed that properties could be bought on the open market but there were restrictions from April 22 which limits the number of acquisitions this was to help drive new supply the cap limits acquisitions to 50% of delivery from 1st April 2022 then reducing to 40% from 1st April 2023 and to 30% from 1st April 2024 onwards. The first 20 units of delivery in each year will be excluded.

- Community Fund - What sort of projects could put in a bid for funding?

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Officers clarified that the community fund was for capital projects, day to day projects could submit a request under the small grants scheme.

- Level of voids – A comment was made that the level of ‘voids’ in the Kettering area was double of that in the Corby area. Further information was required on why was there such diversity and how was this monitored?
- Housing Revenue Account

Right to buy sales - Members noted that there were more right to buy sales in the Corby area and asked what the current position was with the retention of funding and asked if a spreadsheet of receipts could be provided for the next meeting.

Officers advised that the RTB receipts retained under the 1 4 1 agreements are retained by the council and that the 1 4 1 receipts to fund eligible expenditure for the provision of new homes has increased from 30% to 40%. Officers would also find out whether, as there were currently two Neighbourhood Accounts that form a single HRA whether this would mean that the cap on acquisitions would be on 20 or 40 properties.

- Rent Increases - Would the proposed rent increases be put to the Tenants Forum?

Officers clarified that there would be consultation through various methods and that in future there would be one tenants forum for the whole area.

- Repairs and Maintenance - Concern was raised over the considerable increase in building materials and the impact this was having and would continue to have.

Officers clarified that the increase in supplies would be challenging as there were considerable increases in the costs being noted already. The intention was for the council to have a central depot to save both time and money.

Members asked to be provided with more details on this.

3. Close

The Chair thanked all for attending and confirmed that the next session would be held on Wednesday 19 January at 1.30pm.