

APPENDIX C – HRA INFLATION, BUDGET PRESSURES AND COMMITMENTS 2022-23

Division	Reference	Cabinet Member	Description	2022-23	Comments
				£000	
All Services	HRA150	Cllr Stephanie Cryan	General inflation provision	2,844	Annual inflation provision to meet price increases across a broad range of budget heads, including employees, operational running costs/energy usage and works contracts comprising repairs and maintenance, mechanical and electrical engineering and heating
Asset Management	HRA151	Cllr Stephanie Cryan	Building Safety - new dedicated building safety team (recruitment phased over two years)	1,278	Building Safety - estimated staffing requirement is 35 posts + 2 PMO posts - recruitment to be phased over two years
Asset Management	HRA152	Cllr Stephanie Cryan	Building Safety - surveying and intrusive safety investigation and safety cases (in-scope building programme phased over two years)	4,930	Estimated cost of surveying is £58k per block x 170 blocks = £9.86m to be undertaken by 31 March 2024. One-off cost over two years, then falls out in Year 3. Surveys are estimated to take up to sixteen weeks. Additional blocks deemed as 'high risk' (69) will be addressed through the mainstream capital works programme
Asset Management	HRA153	Cllr Stephanie Cryan	Building Safety - additional compliance works arising from building safety surveys	500	Increase in compliance budget to cover additional costs arising from building safety inspections
Asset Management	HRA154	Cllr Stephanie Cryan	Disrepair - additional legal and compensation costs to deal with historic claims and increased volume	1,000	Based on existing demand pressure, including impact of Habitation Act and targeting of residents by compensation claims firms. Increasing numbers of claims is a nationwide position
Asset Management	HRA155	Cllr Stephanie Cryan	New district heating team (recruitment phased over two years)	350	District heating team structure to deliver works programme (interim for one year then bulk of team to be capitalised as works programme commences)
Asset Management	HRA156	Cllr Stephanie Cryan	Southwark Building - impact of new Terms and Conditions	400	Estimated cost of transitioning to new T&C's for works labour force (tbc). Currently being assessed using actual cost information
Asset Management	HRA157	Cllr Stephanie Cryan	Southwark Building - disrepair	600	Estimated cost for additional contractors to deliver disrepair works that fall within the remit of Southwark Building

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Asset Management	HRA158	Cllr Stephanie Cryan	Leaks from above team (additional post to address capacity shortfall)	55	1 x Hay 11 to address capacity shortfall
Asset Management	HRA159	Cllr Stephanie Cryan	New procurement and fire task team	432	Additional resource for Southwark Building procurement and Fire Task Teams, total cost £432k of which £200k to be capitalised
Resident Services	HRA160	Cllr Stephanie Cryan	Estate Management - Anti-Social Behaviour - demand led increase in legal costs to tackle increased activity	105	Increasing legal costs currently covered by reserves - SLA to be reviewed
Resident Services	HRA162	Cllr Stephanie Cryan	Estate Management - emergency TA placements, e.g. domestic abuse, violence, gangs etc.	450	Currently 59 cases (down from 83 last year) based on current numbers - projected spend is circa. £1m, budget of £125k pa. is for approx. 6 - 8 households per month. Growth allows for approx. 35 - 40 households per month
Resident Services	HRA163	Cllr Stephanie Cryan	Temporary Accommodation Estate Voids - refurbishment and repairs budget	500	Current projected overspend of £750k - previous commitment made in 2021-22, but void throughput continues to increase (estimated at 8 per week, up from 5)
Communities (HRA)	HRA164	Cllr Stephanie Cryan	T&RA Halls repairs and compliance budget	200	Increased repairs and compliance costs particularly around FRA related issues - overspend in the last two years has been c. £200k. Needs to be considered as part of council's carbon reduction target
Exchequer Services	HRA166	Cllr Stephanie Cryan	Homeowners Building Insurance - annual contract uplift	204	Annual price uplift in line with contract terms - fully recoverable from homeowners through service charges - contract subject to retendering for 2022-23. Final year agreed costs of 4% increase in RICS only not including IPT on total billed
Exchequer Services	HRA167	Cllr Rebecca Lury	Contact Centre - SMART and Out of Hours service	175	Base budget requires rebasing to reflect current activity/demand. HRA element of jointly funded service with GF
				14,023	