

Item No. 10.	Classification Open	Date: 11 December 2018	Meeting name: Cabinet
Report title:		Housing Revenue Account – Indicative Rent Setting and Budget Report 2019-20	
Ward(s) or groups affected:		All	
Cabinet Members:		Councillor Stephanie Cryan, Housing Management and Modernisation, and Councillor Victoria Mills, Finance, Performance and Brexit	

FOREWORD – COUNCILLOR STEPHANIE CRYAN, CABINET MEMBER FOR HOUSING MANAGEMENT AND MODERNISATION, AND COUNCILLOR VICTORIA MILLS, CABINET MEMBER FOR FINANCE, PERFORMANCE AND BREXIT

This year's indicative rent setting and budget report for the Housing Revenue Account sets out recommendations and key considerations before formally being agreed by cabinet in January 2019.

Since 2016 we have felt the impact of the National Rent Reduction of 1% a year which forms part of the Welfare Reform and Work Act 2016 and it is estimated that by 2020 this could be the equivalent loss of £62.5m to the Housing Revenue Account. This will be the last year that this impacts the HRA and we are seeing the impact that this has had on our income all too acutely.

The roll out of universal credit continues to have a detrimental impact on our tenants and we are still seeing rent arrears increase due to the delays in processing applications. We estimate that £2.2m of arrears can be directly attributed to universal credit.

We welcome the recent Government announcement to lift the HRA borrowing cap. This will help to deliver on our Council Plan commitment to build new council homes across the borough and help residents who are on our waiting list and desperately need a home. However the constraints and demands on the HRA for our Quality Homes Investment Programme, updating our district heating networks and day to day housing management continue.

As always we will consult on the recommendations of this report with Tenant Council, Homeowners Council and Area Housing Forums before the final report is presented to cabinet in January and we are asking cabinet to accept the recommendations for the indicative setting prior to this.

RECOMMENDATIONS

1. That Cabinet notes on a provisional basis a rent decrease of 1.0% for all directly and tenant managed (TMO) housing stock within the HRA (including estate voids, sheltered and hostels), with effect from 1 April 2019. This is in accordance with the provisions of the Welfare Reform and Work Act 2016.

2. With regard to other HRA-wide charges, that cabinet notes on a provisional basis the changes to tenant service charges, comprising estate cleaning, grounds maintenance, communal lighting and door entry maintenance as set out in paragraphs 30 – 31 with effect from 1 April 2019.
3. That Cabinet notes on a provisional basis increases in charges for garages and other non-residential facilities as set out in paragraphs 32 – 33 with effect from 1 April 2019.
4. That Cabinet notes on a provisional basis no increase to district heating and hot water charges as set out in paragraph 34 with effect from 1 April 2019.
5. That Cabinet reaffirms its commitment to ensure that savings proposals are primarily based on efficiencies, and where staffing reductions form part of any savings proposal, that due consultation and process is followed with trade unions.
6. That Cabinet instructs officers to provide a final report on Rent Setting and the HRA Budget for 2019-20 after due consultation processes with residents have been followed for consideration at their meeting on 22 January 2019.

BACKGROUND INFORMATION

Statutory framework

7. The Housing Revenue Account (HRA) reflects the statutory requirement under Section 74 of the Local Government and Housing Act 1989 to account separately for local authority housing provision. It is a ring-fenced account, containing solely the costs arising from the provision and management of the council's housing stock, offset by tenant rents and service charges, homeowner service charges and other income. The council has a statutory responsibility to set a balanced HRA budget (i.e. all budgeted expenditure must be matched by income).

KEY ISSUES FOR CONSIDERATION

National rent reduction

8. Provisions within the Welfare Reform and Work Act 2016 compelled local authorities and housing associations to reduce rents by 1% each year commencing April 2016 for four years and 2019-20 represents the final year of this policy. In October 2017 the Ministry for Housing, Communities and Local Government (MHCLG) announced that national rent policy would revert to CPI +1% for a period of five years from 2020-21 to 2024-25. Under normal circumstances, the resultant rent increase for 2019-20 at CPI +1% would have been 3.4% and raised around £6.67m, rather than the loss implicit in the rent reduction.

9. Southwark has a sustained record of low or inflation-linked rent rises and has adhered to the government's rent restructuring methodology when setting rents. The single exception to this was to agree a lower rent increase, equivalent to CPI in 2014-15, as the implied national increase was considered to be too high. This has meant that Southwark's rents remain around 10% lower than the government's assumed target and ranks 7th lowest of the 29 London Boroughs with retained housing stock. By way of mitigation, the impact of the straight to target policy for new lets implemented in April 2015 sees rents gradually moving to target over an extended period (twenty plus years).
10. Under such a reduction, the average dwelling rent across the main housing stock including Tenant Management Organisations (TMOs) for 2019-20 would be £97.83 per week (mid-year average).

Higher-value void property sales

11. The government indicated within the Green Paper "A New Deal for Social Housing", published on 14 August 2018 that provisions within the Housing and Planning Act 2016 with regard to the enforced sale of higher-value void properties in order to finance the introduction of the right to buy in the RSL sector were to be repealed "when parliamentary time allows" (paragraph 153).

Lifetime tenancies

12. The Housing and Planning Act 2016 set out proposals regarding secure tenancies from April 2016 onward. With some caveats, the statutory default position was for new tenancies to be limited to a five year, renewable period. However, the government position shifted during 2018, and within the Green Paper there was a significant rowing back on this policy, including the decision not to implement these provisions (paragraph 186). Whilst not as firm as the undertaking to repeal the higher-value voids legislation, this shift in policy means that none of the original financial aspects of the 2016 Act are currently operational.

Consultations

13. The Green Paper covers a number of policy areas as follows:
 - Ensuring homes are safe and decent;
 - Effective resolution of complaints;
 - Empowering residents and strengthening the Regulator;
 - Tackling stigma and celebrating thriving communities; and
 - Expanding supply and supporting home ownership.
14. The council's full response to the consultation is available on the website. <http://moderngov.southwark.gov.uk/documents/s78593/Report%20Southwark%20Councils%20response%20to%20the%20Social%20Housing%20Green%20Paper%202018.pdf> (copy and paste link into your browser)

15. In a parallel exercise, government also recently consulted on amending the rules around the application of right to buy capital receipts. The council responded seeking greater freedoms for the retention and application of receipts and their use in conjunction with grant aid, which would remove a further impediment to financing the council's new build programme. The outcome of this consultation is awaited.

Debt cap and prudential borrowing

16. With the introduction of self-financing in April 2012 came the imposition of a debt cap on HRA borrowing. Government reasoning being that such borrowing would count against the level of national debt and had to be strictly controlled. Since then local authorities have made strong representations for the removal of this constraint, arguing that it fettered the ability of providers to respond imaginatively to supply-side problems in terms of social housing provision. For many authorities, borrowing headroom was severely restricted, whereas the position for Southwark wasn't as acute and it has been possible to deliver the capital investment as planned within the available resources and reduce indebtedness over that period.
17. However, given Government's renewed focus on social housing provision, the Prime Minister at the Conservative Party conference on 3 October 2018 indicated that the cap would be removed in order to stimulate activity and on 29 October 2018, the Chancellor in his Budget speech announced its immediate removal. This is to be welcomed and removes a major hurdle to delivering on the council's new build commitment, but it is not without risk and should not be seen as a panacea, as the revenue financing costs of any new borrowing need to be sustainable over the long-term (thirty – fifty years). It should also be noted that whilst there is no statutory requirement for the HRA to make a minimum revenue provision (MRP) for debt repayment (unlike the general fund), it has been custom and practice to do so when resources have permitted, and this should remain an aspiration for the council going forward.
18. Borrowing remains subject to the provisions of the Local Government Act 2003 which requires the local authority to have regard to the Chartered Institute of Public Finance and Accountancy's *Prudential Code for Capital Finance in Local Authorities* when determining how much money it can afford to borrow. The objectives of the Prudential Code are to ensure, within a clear framework, that the capital investment plans of local authorities are affordable, prudent and sustainable, and that decisions are taken in accordance with good professional practice.
19. Statutory requirements govern the application of resources that support the council's housing investment programme (HIP) and specifically new build. Right to Buy (RTB) receipts, Section 106 planning contributions and grant aid are tightly regulated and over time as these resources fluctuate and diminish, borrowing will become the primary source of funding for the new build programme and will consume the vast majority of new borrowing capacity. Whilst the mainstream programme is predominantly funded through revenue, large-scale refurbishment schemes such as those planned at Tustin, Maydew and Ledbury will require bespoke funding solutions to make them financially viable, which will include borrowing to a greater or lesser degree. As before, there remains the need to maintain a borrowing contingency (currently set at £50m) to mitigate the risk of unforeseen events.

20. Initial assessment suggests that an affordable, prudent and sustainable borrowing limit would best be determined by reference to the net rental stream. Over time this will grow in line with inflation and as properties move to target and new provision comes on stream, it will provide additional capacity to support a higher financing requirement. Therefore, whilst the position with regards restricted borrowing headroom is no longer pertinent, the issue becomes one of affordability and decisions need to be made in the context of the council's treasury management strategy. At the same time, non-financial factors such as land availability and development of a robust delivery pipeline will determine the extent and pace of borrowing necessary.

Budget framework and key issues 2019-20

21. The funding regimes for the HRA and the council's general fund are different, but the underlying budget principles and timelines are aligned. Budget review and rationalisation is embedded as part of the council's monitoring/reporting framework and endeavours to identify savings through more efficient working practices, with particular focus on back-office and departmental/corporate overheads in order to protect front-line service provision. This is particularly challenging within the context of a national rent reduction policy, welfare reform changes, increasing housing demand and delivery of the council's landlord responsibilities in relation to the maintenance and renewal of the existing stock and building more council homes at council rent.
22. Since the implementation of self-financing, the HRA has managed budget pressures and commitments and the enforced reduction in rents totalling £54m, which has been met through savings (predominantly efficiency in nature) and budget rationalisation measures totalling £43.5m, together with additional income from rents and service charges totalling £10.5m, which has enabled a balanced budget to be set each year in accordance with statute.
23. The indicative budget for 2019-20 is predicated on a number of known cost pressures and assumptions around demand/activity, principally the loss of income arising from the statutory rent reduction, stock movements and changes in void turnover, and the move to full in-house provision for repairs and maintenance. Allowance must also be made for unavoidable contractual inflation specific to works contracts and nationally determined wage agreements. These represent the bulk of the changes contributing to the budget gap of £6.2m, before the application of charge increases, other income changes and budget saving measures as detailed in the appendices.
24. Robust contract management and effective control of high value/high volume budgets are critical to delivering better value for money, particularly in relation to maintaining the fabric of the housing stock. The cyclical preventative approach to managing the stock through the Quality Homes Investment Programme (QHIP) is intended to reduce the need for reactive works over time and mitigate the pressure on the revenue repairs budget enabling greater contribution to the HIP. However, this is challenging in the current environment as resources remain constrained and given the scale of investment required, this inevitably requires the prioritisation and re-profiling of programme budgets in order to achieve best value and ensure the HRA remains sustainable over the long-term.

25. The transfer of repairs to the in-house service provider Southwark Building Services (SBS) provides the opportunity for greater operational efficiency to drive performance improvements for the benefit of residents and over the medium to longer-term better value for money. However, this represents a significant scaling-up of activity; transition to the new delivery model will be challenging and inevitably carry a degree of risk both operationally and financially. Organisational changes will follow as greater collaborative working will reduce the need for a formal client/contractor split and less onerous inspection regime with a consequent reduction in establishment.
26. The integration of estate improvement works (commonly known as visible difference) into a more holistic approach aligned with the new build and QHIP programmes as part of the council's 'Great Estates' commitment, will be delivered through the capital programme rather than revenue going forward. The proposed change to the electrical testing programme is based on the latest stock condition data and enables the timeframe for testing to be extended without any detrimental impact. The council has undertaken two landlord's electrical tests to all blocks since 2010 and electrical contractors visit blocks regularly and report any issues that require attention. It is therefore important to view these changes in a redistributive context, such that limited resources can be directed to areas of highest need.
27. However, it is not possible to close the budget gap entirely without some limited impact on service provision. Whilst the repairs and maintenance contract budget for door entry systems remains unchanged, the replacement programme has been reviewed and the budget re-aligned, with works allocated on a priority basis within the revised budget available, including a limited top-sliced element for new installations, (subject to successful resident ballots). The proposed re-configuration of the My Southwark Service Point (MSSP) provision, with the closure of Walworth, reflects the continuing decline in footfall year on year and increase in self-service and on-line use. The remaining MSSP at Peckham is being refurbished and will provide greater capacity along with the development of enhanced service provision at libraries.
28. Appendix A summarises the proposed budget movements for 2019-20, and Appendices B – E set out detail by category. Appendices F and G set out the indicative position year-on-year, which remain subject to revision as the budgets are finalised at a detailed level.

HRA reserves

29. In accordance with the FFMTFS and in common with the general fund, the HRA holds specific reserves to manage demand, to fulfil future commitments made and mitigate the risk of exceptional or catastrophic events. The level of reserves and working balances at 31 March 2018 stood at £19.9m, up from £14.3m the previous year which represents a positive achievement and reversal of the downward trajectory in previous years. However, given the size and complexity of the HRA and HIP, this is still considered to be below the optimal level required and it remains a priority to establish a more prudent reserve position when resources permit.

Tenant service charges

30. Tenant service charges (TSC) originated from the government's rent restructuring regime in 2002-03 with the intention of engendering greater consistency and transparency between local authority and RSL sectors. They were first de-pooled from rents (i.e. rents were reduced by an equivalent amount to the cost of the service charges) in Southwark in 2003-04. Charges reflect the direct cost of provision divided by the number of service recipients to derive a standard borough-wide charge rate and are subject to annual rebasing to ensure they remain aligned.
31. Estate cleaning and grounds maintenance service charges are contract based, and the underlying increase in contract costs is itself primarily employee based (around 90%). Whilst the nationally determined pay award for 2019-20 is 2% for most grades, realignment of pay spines and higher increases applied at the lower end of the pay scale, disproportionately impacts the cost base for these contracts by around 5.5% on average and hence service charge rates. On a positive note, there is no anticipated increase in the underlying cost base for communal lighting and door entry maintenance service charges, and these will remain unchanged for 2019-20. The existing and proposed rates are set out below.

Tenant service charges	2018-19 £ per week	2019-20 £ per week	2019-20 £ change per week
Estate Cleaning	5.52	5.78	0.26
Grounds Maintenance	1.22	1.26	0.04
Communal Lighting	1.30	1.30	–
Door Entry Maintenance	0.63	0.63	–
Total	8.67	8.97	0.30

The overall increase in percentage terms for a tenant in receipt of all four services is 3.46% and remains eligible for welfare support.

Garage and other non-residential charges

32. The garage portfolio generates a valuable revenue stream to support HRA services and a planned programme of refurbishment to bring obsolete garages back into use helps to raise additional income to ameliorate wider budget pressures. Whilst there are a number of potential sites for refurbishment, resources are constrained and policy priorities for garage sites will potentially shift towards the provision of new housing development and new affordable business/creative work space, which reduces the opportunity to expand the lettings base and generate further revenue growth.
33. Notwithstanding the proposed uplift in charge rates, benchmarking continues to show that Southwark's charges are competitive in the market place. However, the budget situation dictates that all income sources are maximised and it is proposed that charges are increased broadly in line with CPI. The £5 concession for elderly and disabled residents is preserved under this proposal. The premium rate for private sector clients will increase by £1.00 from £33.50 to £34.50. Garage service charges and other miscellaneous non-residential facilities such as stores, sheds and parking bays will increase by a similar factor (subject to a de-minimis value of five pence). The existing and proposed garage charge rates are set out below.

Garage charges	2018-19 £ per week	2019-20 £ per week	2019-20 £ change per week
Standard rate	20.20	20.70	0.50
Concessionary rate (£5 reduction)	15.20	15.70	0.50
Small sites rate	10.80	11.00	0.20
Private sector rate	33.50	34.50	1.00
Larger than average garage	5.15	5.30	0.15
Additional parking	5.15	5.30	0.15
Water supply	0.50	0.50	–
Additional security	1.00	1.00	–

District heating charges

34. Council-wide utility contracts have and continue to deliver savings for gas and electricity and charges remain lower on average than retail market prices. Periodic review of the budget is necessary to align the anticipated cost and income during the forthcoming year arising from fluctuating prices, spikes in demand due to poor weather and changes in the recoverable stock base. Energy costs are pooled and standardised ‘fuel only’ charges set on a borough-wide basis for tenants, depending on property size (number of bedrooms) and type of heating installation. On-going investment in energy efficiency measures to reduce consumption contributes to the financial sustainability of the heating account which has enabled charges to remain static over an extended period and can be held at existing levels once again for 2019-20. Homeowners are charged actual costs, comprising energy and repairs and maintenance as determined by their lease.

Other income

35. Homeowner service charges are the second largest HRA income stream and represent the recovery of actual costs incurred in the provision of services directly attributable to homeowners. External and communal works and services are fully recoverable under the terms of the lease, in order to prevent cross-subsidisation by tenants. Costs will fluctuate depending on activity and the current income budget is considered to be towards the upper end of expectations given that RTB sales continue to decline and with increasing leasehold acquisitions on Aylesbury and elsewhere. Notwithstanding inflationary pressures in the system impacting homeowners, there is only modest room to increase the budgeted income position for 2019-20.
36. Homeowner capital works are determined by the scale and delivery of investment in the housing stock and the extent to which it pertains to leasehold property. The base budget has been revised downwards in previous years to reflect lower rechargeable works arising from the transition from WDS to QHIP. Given the fluctuating nature of the programme and non-linear income profile, there is no scope to assume any positive change in the budgeted income position for 2019-20.

37. Other contributory income streams include an increase from the HRA commercial property portfolio to reflect new lettings and lease renewals, higher interest returns on balances, low level costs recovered and other fees and charges which are set in accordance with the council's Fairer Futures Medium Term Financial Strategy (FFMTFS) and Integrated Efficiency Plan. Discretionary fees and charges are generally set in line with the most appropriate London average and/or at CPI (2.4% as at September 2018), unless mandatory provision or other over-riding policy/affordability criteria exists.

Consultation and notification

38. Unlike matters of direct housing management there is no statutory requirement to consult on rent and other charges; however the council has a long-standing commitment to engage residents under the terms of the Tenancy Agreement. Consultation on the budget commences with this interim scene-setting report to cabinet on 11 December 2018 setting out the indicative budget and implications for rents and other charges. This is to facilitate commencement of consultation with residents before Christmas. The process entails engagement with Tenant Council, area housing forums, Southwark TMO Liaison Committee and Homeowner Council (HOC) during December 2018 and January 2019. HOC are unable to make recommendations in the matter of tenant rents and service charges, but may do so in respect of proposals that directly impact homeowners, such as garage charges and proposals pertinent to the calculation of homeowner service charges.
39. Cabinet will consider the final rent setting and HRA budget report at their meeting on 22 January 2019. As in previous years, the results of the consultation, culminating in consolidated recommendations from Tenant Council who normally meet the previous evening, will be reported to cabinet at that meeting for their final consideration.

Statutory and contractual notifications

40. Subsequent to the approval of the final report on 22 January 2019, either as set out or as amended by cabinet, and the passing of the necessary date for its implementation, the council will issue a statutory and contractual notification of variation in rents and other charges to all tenants, not less than 28 days prior to the operative date (1 April 2019) for the commencement of the new rents and charges referred to above.

Community impact statement

41. The department undertakes equality analysis/screening on its budget proposals, which helps to understand the potential effects that the proposals may have on different groups and whether there may be unintended consequences and how such issues can be mitigated. Analysis is also undertaken to consider any cross-cutting and council-wide impacts.

42. In line with our public sector equality duty contained within section 149 of the Equality Act 2010, any changes to services arising from these proposals will be implemented in such a way so as to not impact disproportionately on any specific section or group in our community and where necessary, consultation will be undertaken alongside mitigating action.
43. As specific proposals are brought forward and at each stage of implementation thereafter, the impacts on different categories of staff will be assessed in accordance with the council's reorganisation, redeployment and redundancy procedures.
44. Information on the equality analysis is shared with relevant cabinet members so as to enable it to be considered when decisions are taken. To date no cumulative impacts have been identified.
45. The purpose of this report is specifically to set tenant rents and associated charges (which can also impact homeowners), and set a balanced budget as required by statute. The analysis has established there is no differential effect for any community or protected group. It should be noted that rent policy from 2016-17 to 2019-20 is determined nationally and requires authorities to reduce rents by 1% per annum. However, it is recognised that in normal circumstances a rent increase may present particular difficulties for people on low incomes, although rents and tenant service charges remain eligible for housing benefit/universal credit.
46. The wider impact of welfare reform changes have been considered and measures to mitigate the effects on the community have been implemented together with the identification of resources to support tenancy sustainment and financial assistance through the provision of Discretionary Housing Payments (DHP). Formal notification of the council's allocation for 2019-20 has yet to be announced, but expectations are that it will be similar to the current year, around £1.3m.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

47. Statutory requirements as to the keeping of a Housing Revenue Account (HRA) are contained in the Local Government and Housing Act 1989 ('the 1989 Act'). The 1989 Act provisions include a duty, under Section 76 of the 1989 Act, to budget to prevent a debit balance on the HRA and to implement and review the budget.
48. Under Section 24 of the Housing Act 1985, local housing authorities have the power to "*make such reasonable charges as they may determine for the tenancy or occupation of their houses*". Section 24 also requires local authorities, from time to time, to review rents and make such changes as circumstances may require. This provision conferring discretion as to rents and charges made to occupiers, effectively limited by the above HRA provision, is subject to further restrictions arising from the provisions of the Welfare Reform and Work Act 2016 ('the 2016 Act').

49. The Welfare Reform and Work Act and regulations require (subject to limited exceptions) a 1% annual reduction from a frozen 2015-16 baseline, to the rent payable by social tenants for a period of four years. The Act also makes provision, for a period of four years commencing 2016, for the maximum levels of rent for social tenancies commencing after 8 July 2015; these provisions apply to tenancies of new homes and re-lets to a new tenant, but not the grant of a new tenancy to an existing tenant.
50. For social rent properties, the rent reduction requirement applies to the rent element of the charge under the tenancy agreement and not to charges made for services.
51. Rent and other charges are excluded from the statutory definition of matters of housing management in respect of which local authorities are required to consult their tenants pursuant to Section 105 of the Housing Act 1985 and Sections 137 and 143A of the Housing Act 1996 in relation to secure, introductory and demoted tenants respectively. As a term of the tenancy agreement with its tenants however, Southwark Council has undertaken to consult with the Tenant Council before seeking to change rent and other charges. The report indicates consultation will take place in order to comply with this term.
52. It is provided by Section 103 of the Housing Act 1985 in relation to secure tenancies, which and, in respect of introductory tenancies by virtue of Section 111A of the Housing Act 1985, and, the council's agreement with its tenants, that tenants be notified of variation of rent and other charges, by service of a notice of variation, at least 28 days before the variation takes effect.
53. In making a decision the cabinet must have due regard to its equalities duties set out in the Equalities Act 2010 and specifically the need to:
- Eliminate discrimination, harassment, victimisation or other prohibited conduct.
 - Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not. The protected characteristics covered by the equality duty are age, disability, gender reassignment, pregnancy and maternity, race, religion, sex and sexual orientation. The duty also includes marriage and civil partnerships in respect of eliminating unlawful discrimination.
 - Foster good relationships between those who share relevant characteristics and those who do not.
54. The report includes a community impact statement which sets out consideration given to the equality duties in the Equality Act.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
HRA Budget and Rent-Setting 2018-19 Final Report	160 Tooley Street London SE1 2QH	Paula Thornton, Constitutional Team
Link (please copy and paste into your browser): http://moderngov.southwark.gov.uk/documents/s73435/Report%20Housing%20Revenut%20Account%20-%20Final%20Rent-Setting%20and%20Budget%20Report%202018-19.pdf		
Southwark Council response to the Green Paper 'A New Deal for Council Housing'	160 Tooley Street London SE1 2QH	Perry Singh, Resident Services
Link (please copy and paste into your browser): http://moderngov.southwark.gov.uk/documents/s78593/Report%20Southwark%20Councils%20response%20to%20the%20Social%20Housing%20Green%20Paper%202018.pdf		

APPENDICES

No.	Title
Appendix A	Summary of HRA Budget Movements 2019-20
Appendix B	HRA Budget Pressures and Commitments 2019-20
Appendix C	HRA Income Generation 2019-20
Appendix D	HRA Efficiencies and Improved Use of Resources 2019-20
Appendix E	HRA Savings Impacting on Services 2019-20
Appendix F	HRA Summary Revised 2018-19 and Indicative Budget 2019-20
Appendix G	HRA Indicative Budget 2019-20

AUDIT TRAIL

Cabinet Members	Councillor Stephanie Cryan, Housing Management and Modernisation and Councillor Victoria Mills, Finance, Performance and Brexit		
Lead Officers	Duncan Whitfield, Strategic Director of Finance and Governance Michael Scorer, Strategic Director of Housing and Modernisation		
Report Author	Ian Young, Acting Director of Finance and Departmental Finance Manager, Housing and Modernisation		
Version	Final		
Dated	30 November 2018		
Key Decision?	Yes		
CONSULTATION WITH OTHER OFFICERS/DIRECTORATES/CABINET MEMBER			
Officer Title		Comments Sought	Comments included
Director of Law and Democracy		Yes	Yes
Strategic Director of Finance and Governance		N/a	N/a
Date final report sent to Constitutional Team			30 November 2018