

HRA Service Development

Committee	Value of one-off proposals (2024/25 only)	Value of recurring proposals (2024/25 and every year thereafter)	Total
Housing Revenue Account	£97,310	£1,147,465	£1,244,775

Housing Service (HRA)	Title of Proposal	Value	One-off/Recurring	Reason for Change	Committee meeting date for material policy/staffing decisions
Housing Service (HRA)	Asset management data base	70,000	Recurring	<p>A report setting out further detail of this proposal will be presented to the relevant policy making committee in January / February 2024. For consideration. The following is for information only, pending this decision.</p> <p>Asset management data base needed for compliance for asbestos register/legionella and stock condition data.</p>	<p>Housing & Communities Committee</p> <p>1 February 2024</p>
Housing Service (HRA)	Repairs and Maintenance of Void properties	797,000	One-off	<p>A report setting out further detail of this proposal will be presented to the relevant policy making committee in January / February 2024. For consideration. The following is for information only, pending this decision.</p> <p>This additional budgetary provision will support the anticipated additional high level costs associated with managing voids as the service improves it's performance in respect of voids and the cost of voids is in line with peers.</p>	<p>Housing & Communities Committee</p> <p>1 February 2024</p>

Housing Service (HRA)	Title of Proposal	Value	One-off/Recurring	Reason for Change	Committee meeting date for material policy/staffing decisions
Housing Service (HRA)	Planned (HRA Revenue) - Professional fees for stock condition and other related surveys	350,465	One-off	<p>A report setting out further detail of this proposal will be presented to the relevant policy making committee in January / February 2024. For consideration. The following is for information only, pending this decision.</p> <p>This proposal seeks to increase the budget for the purposes of undertaking up to date stock condition surveys of the council housing stock and to ensure sufficient provision for other surveys requires by housing regulatory standards</p>	<p>Housing & Communities Committee</p> <p>1 February 2024</p>
Housing Service (HRA)	Managing Tenancies (HRA) - Professional House clearance services	19,310	Recurring	This additional budget is proposed to deal with the environmental cleans required for void properties.	
Housing Service (HRA)	Managing Tenancies (HRA) - Purchase of Software	8,000	Recurring	This additional budget will support the purchase of bolt-on software to enable the service to efficiently undertake Tenant Satisfaction Surveys.	
Overall Budget Impact		1,244,775		TOTAL	

Appendix 4b

HRA Cost Pressures

Committee	Value of one-off proposals (2024/25 only)	Value of recurring proposals (2024/25 and every year thereafter)	Total
Housing Revenue Account	£170,266	£677,750	£848,016

Housing Service (HRA)	Title of Proposal	Value	One-off/Recurring	Reason for Change
Housing Department Support Staff and Costs (HRA)	Housing Department Support Staff and Costs (HRA) - Subscriptions inflationary increases and 2 new subscriptions	16,102	Recurring	This covers the following subscriptions (The Housing Ombudsman, HQN membership, RTB valuations, Orchard Consultation, and new subscriptions Housing Regulator charges & annual subscription and new subscription to campaign
Housing Department Support Staff and Costs (HRA)	Housing Department Support Staff and Costs (HRA) - Inflationary increases to Computing Maintenance Agreements	10,382	Recurring	Castleton Technology - and Orchard Information Systems (MRI) Castleton Technology is the 'old' name of MRI Communications Manager – the text messaging solution used by Housing for tenant engagement campaigns and other standard automated messages. Orchard (MRI) is the Housing Rental system.
Housing Department Support Staff and Costs (HRA)	Housing Properties Insurance	11,811	Recurring	Inflationary increases in policy cover (Property value 15%)
Housing Department Support Staff and Costs (HRA)	Cost of materials for housing repairs	12,962	Recurring	Industry inflationary increase on cost of materials (7%) purchased for repairs by inhouse trades

Housing Service (HRA)	Title of Proposal	Value	One-off/Recurring	Reason for Change
Housing Department Support Staff and Costs (HRA)	Compensation Payments - Disrepair claims	10,000	One-off	Due to the lack of investment in particular since 2012 the Council owned properties and data have not allowed for the Council to meet all its repairs / decency commitments. With additional focus and publicity put on disrepair claims from both the government from a category one failure in decency, solicitors, and local radio advertising the volume of disrepair claims is growing significantly this year. It is unknown at this point what longer term effect will have on the budget but given this year's spend so far (£9783) and the fact that we are dealing with 9 cases currently, an increase of budget for next year should be factor into the forecast.
Housing Department Support Staff and Costs (HRA)	Planned Maintenance inflationary increase to contractor payments	153,266	One-off	There are several contractors, but Novus is the main contractor, their current contract is due to expire June 2024, and included yearly increases
Housing Department Support Staff and Costs (HRA)	Management Company Service Charges	3,596	Recurring	Management Company service charges on new build acquisitions (Aston x 12, Repton x 4, Overseal x 7)
Housing Department Support Staff and Costs (HRA)	Supported Housing - Utilities	45,973	Recurring	Electricity budgets have been set based on annual usage at current fixed rates until September '24, a 25% contingency has then been applied to the remaining 6 months. Gas budgets are set based on the last 12 months actual data until November '24 when the fixed tariff ends, a 25% contingency has then been applied to the remaining 4 months. Water budgets have been set based on the last 12 months actual data (where available) with a 10% contingency applied. The contingency has been applied to reflect the volatility of market conditions, at this stage there isn't any information available to apply a more accurate contingency.
Housing Department	Garage Rents	7,000	One-off	Garages and Garage plots rents normally increase in line with rents, the budget has been calculated the same % as used for rents and the currently level of occupancy.

Housing Service (HRA)	Title of Proposal	Value	One-off/Recurring	Reason for Change
Support Staff and Costs (HRA)				
Housing Department Support Staff and Costs (HRA)	Supported Housing (HRA) Derbyshire County Council Contributions to services	130,000	Recurring	County Council Contributions advised to be discontinued after March 2024 - Careline & Independent Living Services was an item in the August 2023 Housing & Community Services Committee
Current Establishment	Current Establishment - Pay Award	64,361	Recurring	
Current Establishment	Current Establishment - Incremental Rises	31,859	Recurring	
Current Establishment	Current Establishment - Apprenticeship Levy	114	Recurring	
HRA Recharges Changes		302,522	Recurring	
Housing Department Support Staff and Costs (HRA)	De-minimis	48,067	Recurring	Insurances, subscriptions, training etc.
Overall General Fund Budget Impact		848,016		TOTAL

Appendix 4c

HRA Savings

Committee	Value of one-off proposals (2024/25 only)	Value of recurring proposals (2024/25 and every year thereafter)	Total
Housing Revenue Account	£0	£2,987,873	£2,987,873

Housing Service (HRA)	Title of Proposal	Value	One-off/Recurring	Reason for Change
Housing Service (HRA)	External Interest Payable (HRA) Interest Paid	-270,000	Recurring	Paid Sept/March - 2nd £10m paid back March 2024 is reflected in the reduction of interest payable
Housing Service (HRA)	Council House Rental Income	-1,102,104	Recurring	Increase as per Housing Rent Standards 7.3% (CPI +1)
Housing Service (HRA)	Interest Receivable	-239,553	Recurring	Interest rates have remained high throughout 2023/24 return on investment is currently averaging around 5%. Market experts predict that going into 2024/25 the interest rates will slowly start to come down and the effects will be felt in the market. Therefore, the increase in budgeted income for the year predicts an average rate of 4% which is where the market is predicted to be while the wider economy settles. The budget is set on an investment portfolio of £35m
Housing Service (HRA)	Insurance premium recovery	-500.00	Recurring	
Housing Service (HRA)	Staff Car Allowances	-569	Recurring	Reduced hours to 20 on one post

Housing Service (HRA)	Title of Proposal	Value	One-off/Recurring	Reason for Change
Housing Service (HRA)	Engineering Insurance-Boilers, Lifts & Machines	-15	Recurring	Decrease in insurance premium
Current Establishment	Enhanced Pension	-616	Recurring	
Current Establishment	Essential User	-361	Recurring	
Interdepartmental Recharges Changes		-11,240		
Removal of Contingent Sums		-612,916		
Reduction to Additional Debt Repayment		-750,000		Looking to reprofile loans due in 2026/27
Overall Budget Impact		-2,987,873		TOTAL