

Public Document Pack

Mid Devon District Council

Homes Policy Development Group

Tuesday, 18 June 2019 at 2.15 pm
Exe Room, Phoenix House, Tiverton

Next meeting
Tuesday, 13 August 2019

Those attending are advised that this meeting will be recorded

Membership

Cllr Mrs E M Andrews
Cllr J Cairney
Cllr D R Coren
Cllr L J Cruwys
Cllr W J Daw
Cllr R J Dolley
Cllr C J Eginton
Cllr Mrs I Hill
Cllr S J Penny

A G E N D A

Members are reminded of the need to make declarations of interest prior to any discussion which may take place

- 1 **Election of Chairman (Chairman of the Council in the Chair)**
To elect a Chairman of the Homes Policy Development Group for the municipal year 2019/20.
- 2 **Election of Vice Chairman**
To elect a Vice Chairman of the Homes Policy Development Group for the municipal year 2019/20.
- 3 **Apologies and Substitute Members**
To receive any apologies for absence and notice of appointment of substitutes.
- 4 **Declaration of Interests under the Code of Conduct**
Councillors are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest, either at this stage of the meeting or as soon as they become aware of that interest.

- 5 **Public Question Time**
To receive any questions relating to items on the Agenda from members of the public and replies thereto.
- 6 **Minutes** (*Pages 5 - 12*)
Members to consider whether to approve the minutes as a correct record of the meeting held on 12 March 2019.
- The committee is reminded that only those Members present at the previous meeting should vote and, in doing so, should be influenced only by seeking to ensure that the minutes are an accurate record.
- 7 **Chairman's Announcements**
To receive any announcements that the Chairman may wish to make.
- 8 **Syrian Vulnerable Persons Resettlement Scheme (SVPRS)** (*Pages 13 - 18*)
To receive a report from the Group Manager for Housing Services providing an update on the provision of housing for Syrian Refugees in Mid Devon.
- 9 **Performance and Risk report for 2018/19** (*Pages 19 - 28*)
To receive a report from the Director of Operations providing Members with an update on performance against the Corporate Plan and local service targets for 2018/19 as well as providing an update on the key business risks.
- 10 **Revenue and Capital Outturn 2018/19** (*Pages 29 - 68*)
To receive and **NOTE** the Outturn report from the Deputy Chief Executive (S151) and the proposed recommendations to the Cabinet.
- 11 **Housing Revenue Account (HRA) Asset position**
To receive a verbal update and presentation from the Group Manager for Building Services on the Housing Revenue Account (HRA) asset position.
- 12 **Housing update report** (*Pages 69 - 76*)
To receive a report from the Group Manager for Housing providing a written briefing on the latest developments relating to social housing.
- 13 **Start time of meetings**
To agree the start time of meetings for the remainder of the municipal year.
- 14 **Identification of items for the next meeting**
Members are asked to note that the following items are already identified in the work programme for the next meeting:
- Performance and Risk first quarter 2019/20
 - Corporate Asbestos Policy

- Allocations Policy and Procedures
- Income Management Policy
- Overview of the Housing Service
- Overview of Homelessness
- Devon Home Choice – briefing
- Presentation on Private Sector Housing
- Housing Sector update
- DARS (Deposit and Advance Rent Scheme)

Note: This item is limited to 10 minutes. There should be no discussion on the items raised.

Stephen Walford
Chief Executive
Monday, 10 June 2019

Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chairman. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting; focusing only on those actively participating in the meeting and having regard also to the wishes of any member of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Member Services Officer in attendance so that all those present may be made aware that is happening.

Members of the public may also use other forms of social media to report on proceedings at this meeting.

Members of the public are welcome to attend the meeting and listen to discussion. Lift access the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is time set aside at the beginning of the meeting to allow the public to ask questions.

An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, or if you would like a copy of the Agenda in another format (for example in large print) please contact Sarah Lees on:

Tel: 01884 234310
E-Mail: slees@middevon.gov.uk

Public Wi-Fi is available in all meeting rooms.

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MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **HOMES POLICY DEVELOPMENT GROUP** held on 12 March 2019 at 2.15 pm

Present

Councillors

W J Daw (Chairman)
Mrs G Doe, P J Heal, F W Letch and
J D Squire

Apologies

Councillors

Mrs E M Andrews, Mrs H Bainbridge, D R Coren and
R J Dolley

Also Present

Councillor

R L Stanley

Also Present

Officers

Claire Fry (Group Manager for Housing), Simon Newcombe (Group Manager for Public Health and Regulatory Services), Catherine Yandle (Group Manager for Performance, Governance and Data Security), Michael Parker (Housing Options Manager), J P McLachlan (Principal Accountant) and Sarah Lees (Member Services Officer)

64 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from:

Cllr Mrs E M Andrews
Cllr Mrs H Bainbridge
Cllr D R Coren
Cllr R J Dolley

65 **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT**

No interests were declared under this item.

66 **PUBLIC QUESTION TIME**

There were no members of the public present.

67 **MINUTES**

The minutes of the meeting held on 15 January 2019 were confirmed as a true and accurate record and **SIGNED** by the Chairman.

68 **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman had the following announcements to make:

He reminded the Group that there was a joint meeting of the Homes, Environment and Community PDG's on Friday 15 March at 11.30am to discuss the Enforcement Policy for the Operations Directorate. It was imperative that each PDG represented at the meeting was quorate so if Members were unable to attend then they needed to let the clerk know.

69 **PERFORMANCE & RISK REPORT FOR 2018-19 (00:02:04)**

The Group had before it, and **NOTED**, a report * from the Director of Operations providing Members with an update on performance against the Corporate Plan and local service targets for 2018/19 as well as providing an update on the key business risks.

The following was highlighted within the report:

- The report contained data up until the end of January 2019.
- An update was provided in relation to the Corporate Plan Aim: **Build more council houses**: 12 units at Palmerston Park did not now need to be completed in March but could be delivered as part of the handover of all 26 units in August 2019.
- One property's gas certificate had expired. The tenant had passed away and so this would be remedied whilst the property was void.

Note: * Report previously circulated; copy attached to the signed minutes.

70 **FINANCIAL MONITORING (00:04:10)**

The Group received, and **NOTED**, a verbal update from the Principal Accountant presenting a financial update in respect of the income and expenditure so far in the year.

The following was reported:

- Current figures were showing a £20k improvement from the previous month which was having a positive effect upon the General Fund.
- There had been a reduction in underspend in the Environmental Services area with S106 air quality funds being utilised.
- There had also been an increased underspend in the Customer Services area with a salary reduction.
- The favourable variance in the Housing Revenue Account (HRA) had increased from £58k to £213k due to some salary savings.

71 **DEVON WIDE HOUSING ASSISTANCE POLICY 2019-22 AND ECO FLEX 3 (00:07:29)**

The Group received a report * from the Group Manager for Public Health and Regulatory Services presenting a revised Housing Assistance Policy under Article 4 of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 following the one year review of the existing policy that was agreed and adopted in February 2018 (Housing Assistance Policy 2018-2019).

The following was highlighted within the revised policy:

- The policy aimed to provide a targeted consistent approach to providing funding where it was most needed. The Government was encouraging council's to allow people to stay in their homes wherever they could.
- The Better Care Fund (BCF) intentionally provides more funding to Devon than is currently required to meet the demand for mandatory Disabled Facility Grant's (DFG) only. A wider policy was now needed to allow the Devon councils to spend the BCF on assistance that helped a wider range of households and met the broader BCF objectives. In addition there had been changes to the ECO flex fund and therefore this needed to be reflected in the Statement of Intent (SOI).
- The delivery of the DFG programme was mandatory and a statutory function of the local housing authority. There were no proposed changes to this part of the policy other than to introduce clarification that additional works specifically required to manage disability caused by dementia or related conditions were eligible.
- The policy was designed to have more flexibility thereby reducing the process time previously endured by people needing help quickly.
- It was **AGREED** that in section 4.5, under 'Eligibility' the first bullet point be removed from the policy.
- ECO3 supports low income, vulnerable and fuel poor households meaning that all measures should be delivered to these groups. The scheme helped homes to reduce their energy bills and consequently tackled fuel poverty and vulnerability to the cold. However, one key change was that funding would not be available for replacement of oil or coal heating systems. In future, systems would be funded under schemes that sourced renewables such as air source heat pumps, ground source heat pumps and biomass boilers.

The following was discussed with regard to the Statement of Intent:

- Private homeowners qualified to apply through ECO flexible eligibility subject to meeting category 1 and category 2 eligibility criteria. Private tenants and residents of park homes would be eligible regardless of income.
- A reasonable gross household income for a couple had been set at £38k.
- If a large expensive adaptation had taken place on a property and then the tenant had passed away a charge would be place on the property in order to recoup some if not all of the costs.
- Mention of 'Pregnant mothers' in Category 2 of the SOI should be amended to read 'Pregnant women'.
- It was felt that the 'at risk' categories were very broad and that it would be helpful to keep a watching brief on this and review categorisations in a year's time once more data was available.

RECOMMENDED to the Cabinet that:

- a) The revised Housing Assistance Policy 2019-22 attached in Annex 1 be approved.
- b) The ECO Flex Statement of Intent (SOI) attached in Annex 4 associated with the revised Housing Assistance Policy be approved.

- c) Delegated authority be given to the Group Manager for Public Health and Regulatory Services in consultation with the Cabinet member for Housing to make minor adjustments to the policy based on demand and local priorities.
- d) Delegated authority be given to the Group Manager for Public Health and Regulatory Services in consultation with the Cabinet member for Housing to suspend some or all non-mandatory parts of the revised Housing Assistance Policy attached in Annex 1 (all elements of the Policy other than section 4.1 Disabled Facilities Grants) if adequate funding is not available.

(Proposed by Cllr F W Letch and seconded by Cllr P J Heal)

Note: * Report previously circulated; copy attached to the signed minutes.

72 **PRIVATE SECTOR HOUSING FEES AND CHARGES 2019/20 AND ENFORCEMENT UPDATE (00:25:16)**

The Group had before it a report * from the Group Manager for Public Health and Regulatory Services providing Members with the revised fees and charges in addition to an enforcement update for the relevant statutory and discretionary Private Sector Housing functions within the Community Team of Public Health and Regulatory Services.

The following was highlighted within the report:

- The rationale for coming to a revised cost in each area was provided by the Group Manager.
- Legislation provided the Council the power to recover all reasonable costs associated with the administration of the Houses of Multiple Occupation (HMO) licensing function. The officer time and resources involved in processing a new application had been reviewed and a revised fee calculated. It was proposed to charge a nominal administration fee for providing the register in electronic form or hardcopy.
- Proposed changes relating to the charging for enforcement action were described, for example, Prohibition Orders and Demolition Orders would now be charged for up front.

A brief discussion took place regarding the proposed increase in charges in the enforcement action area. It was noted that the increase proposed was 30% up on the previous year. It was explained that the previous year had been the first year these charges had been introduced and at the time a guess had had to be made as to what the level of costs were likely to be. It had since been discovered that the council had been undercharging and the proposed increase was merely a means of recouping the actual costs incurred.

RECOMMENDED to the Cabinet that:

- a) The revised fees and charges as set out in Annex 1 be approved.
- b) That Public Health and Regulatory Services are authorised to enforce The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 as amended 2016.

- c) That a charge is made for providing copies of the Mandatory HMO Licensing Public Register when requested.

(Proposed by Cllr P J Heal and seconded by Cllr Mrs G Doe)

Note: * Report previously circulated; copy attached to the signed minutes.

73 EMPTY HOMES PLAN 2019-2022 (00:37:50)

The Group received, and **NOTED**, a report * from the Group Manager for Public Health and Regulatory Services providing Members with the revised Empty Homes Plan for 2019-2022.

- The Empty Homes Plan had been revised to reflect the progress that had been made and the learning of the team in delivering the current plan.
- Income generation from the New Homes Bonus (NHB) had become tighter and whilst the thresholds had been maintained for 2019/20 it was not certain what would happen in the future. Since the NHB funding was used to deliver the Empty Homes Plan this was a concern. The plan would need to be reviewed once the funding situation going forwards had been clarified.
- 140 properties had been brought back into use this year alone. This had far exceeded expectations and the team were congratulated.

Note: * Report previously circulated; copy attached to the signed minutes.

74 ACCESS TO INFORMATION - EXCLUSION OF THE PRESS AND PUBLIC (00:43:35)

Prior to considering the following item on the agenda, discussion took place as to whether it was necessary to pass the following resolution to exclude the press and public having reflected on Article 15 15.02(d) (a presumption in favour of openness) of the Constitution. The Group decided that in all the circumstances of the case, the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

It was therefore:

RESOLVED that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information)

(Proposed by the Chairman)

75 DEPOSIT AND RENTAL SCHEME (DARS)

The Group received, and **NOTED**, information regarding the Deposit and Rental Scheme from the Group Manager for Housing.

Note: (i) Report * previously circulated.

(ii) Following consideration of this item the Group **AGREED** to return to open session.

76 HOUSING UPDATE (00:45:00)

The Group had before it, and **NOTED**, a report * from the Group Manager for Housing providing an update on the latest developments within the social housing sector.

The following was highlighted within the report:

- Fire safety was still high on the agenda nationally in the wake of the Grenfell disaster.
- Recent court cases where severe penalties had been issued following a breach of health and safety laws.
- A Barking and Dagenham Council decision to set up, 'in principle', a housing association division for its housing company.
- Homes England had announced more strategic partners who would be expected to build approximately 11,000 new homes across the UK. This would include some social housing.
- The National Housing Federation, which represented housing associations, was raising concern with the Department of Work and Pensions regarding issues relating to Universal Credit payments during 2019/20. Many landlords charged rent every Monday. This meant that periodically there was a year with 53 weeks where rent is payable. 2019/20 would be one of those years.
- Universal Credit brought with it a big culture change with lots of Housing Associations predicting that tenants would not have enough money to pay their rent. Mid Devon District Council had a specialist team and would be working closely with tenants in regard to this issue.
- The High Court had found that a north London Housing Association had not discriminated against two non-Jewish families in a recent case regarding the allocation of housing to the orthodox Jewish community. This highlighted the need for all registered housing providers to comply with equalities legislation.

Note: * Report previously circulated; copy attached to the signed minutes.

77 CHAIRMAN'S ANNUAL REPORT FOR 2018/19 (00:53:34)

The Group had before it, and **NOTED**, a draft report * by the Chairman of the Group since May 2018, a final copy of this report would be submitted to Council on 24 April 2019.

He stated how proud he was of the housing department and how efficiently it was run. He asked for his comments to be taken back to the housing teams and for them to be thanked and congratulated.

Note: * Report previously circulated and attached to the signed minutes.

78 IDENTIFICATION OF ITEMS FOR THE NEXT MEETING (00:55:00)

There was some uncertainty regarding the long list of policies coming to the next meeting but every effort would be made to bring what could be mindful that it was the first meeting of the new Council. Some policies might need to be moved forward to the August meeting.

In addition to the items listed it was also requested that items be brought in relation to:

- Band E
- Deposit and Rental Scheme
- A update on the situation regarding the Syrian Refugee Settlement Scheme

(The meeting ended at 3.30 pm)

CHAIRMAN

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HOMES POLICY DEVELOPMENT GROUP 18 JUNE 2019

SYRIAN VULNERABLE PERSONS RESETTLEMENT SCHEME (SVPRS)

Cabinet Member(s): Councillor Simon Clist
Responsible Officer: Mrs Claire Fry, Group Manager for Housing Services

Reason for Report: Update on the Provision of Housing for Syrian Refugees in Mid Devon

RECOMMENDATION: Members of the Policy Development Group note the report

Financial Implications: These are discussed in the body of the report. The homelessness functions of the Council are funded through the General Fund.

Legal Implications: There is no statutory duty for the Council to participate in the resettlement programme.

Risk Assessment: The use of private sector accommodation to house Syrian refugees could result in the Council having to continue paying rent in respect of a home if the tenancy fails or is ended, for whatever reason, as the agreement specifies that the let is for a minimum of 5 years.

Equality Impact Assessment: Single people are not housed due to the fact that it was agreed that the Council would work with families. A household may include individuals of different ages and different generations. Potentially, those who identify as LGBT (lesbian, gay, bisexual and transgender) may be disadvantaged due to the decision to only house families although it is recognised that families may reflect all different sections of society. Those housed through the scheme may experience isolation as their religious and cultural needs cannot necessarily be met in rural areas. The support provided by Council Officers and the Refugee Support worker will mitigate the risk of this.

Relationship to Corporate Plan: The Council is working in partnership with Devon County Council and other agencies in connection with this scheme. This work involves support to ensure safeguarding and protection for vulnerable people.

1.0 Background

- 1.1 The Council is working with Devon County Council (DCC) to support the Government's pledge to bring vulnerable refugees who have fled Syria due to conflict, sought refuge in countries around Syria and who are registered with the United Nations High Commission for Refugees (UNHCR).
- 1.2 The United Nations High Commission for Refugees identifies individuals and families who are particularly vulnerable for medical and other reasons.
- 1.3 The Government's resettlement programme provides funding to Councils for housing and other resettlement costs including English classes, interpreting and help into work. In Devon, Devon County Council administers the funding

from the Home Office. The Council recharges Devon County Council for the work required to deliver housing management services to those housed by the scheme. The Resettlement Co-ordinator working with Refugee Support Devon is also funded through the scheme.

- 1.4 In Devon, it was agreed that the District Councils should work in partnership with the County Council, which would lead on work relating to the programme.
- 1.5 The Syrian Vulnerable Persons Resettlement Scheme was discussed at a meeting of the Council on 31 August 2016 in response to a Motion seeking support for it.
- 1.6 This matter was referred to the Homes Policy Development Group for discussion on 13 September 2016. The Policy Development Group recommended to full Council that the Motion be supported and that the Council worked with the private sector to achieve placements. It also recommended that the details regarding the practicalities be brought back to the Policy Development Group for detailed consideration.
- 1.7 The Council approved this recommendation on 26 October 2016.
- 1.8 On 15 November 2016, the Homes Policy Development Group agreed to set up a Working Group to consider all relevant issues and to agree a recommendation for the following meeting which would then be forwarded to the Cabinet for approval.
- 1.9 At the meeting of the Homes Policy Development Group on 17 January 2017, the Homes Policy Development Group recommended to Cabinet :
 - 1.9.1 Up to 5 refugee families are housed / supported, as and when properties come forward, for the duration of the scheme providing the costs are met by the Devon County Council led resettlement programme and that this be reviewed four months after the arrival of the first family (Note: the programme was of 4 years duration at that point).
 - 1.9.2 These refugee families be accommodated in Private Sector accommodation. However, further consideration must be given to the need for support (help) which would involve a minimum of weekly visits by one or more officers and also an exit strategy involving the landlord, the Council and DCC.
- 1.10 The PDG in their deliberations were made aware of a number of factors, including:
 - Homeless applicants having to wait longer for an Officer to deal with their enquiry
 - Potential delays with regard to the processing of homeless applications
 - Leaving families in Bed and Breakfast accommodation for longer periods
 - Increased temporary accommodation expenditure

- Delays in allocating properties in the Council's own stock and the potential increase in void turnaround times
- Delays in relation to the processing of housing waiting list applications
- The report stated that: *"The additional workload may lead to a requirement for additional staffing to maintain existing service levels"*.

1.11 These recommendations were approved by the Cabinet on 2 February 2017.

2.0 The Existing Syrian Vulnerable Persons Resettlement Scheme

2.1 The aims of the Syrian Vulnerable Persons Resettlement Scheme were supported by a number of community groups. Several properties were offered by private individuals and in consultation with the Home Office and Devon County Council, two were chosen.

2.2 Two refugee families have been accommodated and supported by our Housing Options team.

2.3 Our Housing Options Officers visited each property twice weekly in the early months after each family had moved in, in order to provide support to them and to ensure that they understood the responsibilities of their landlords and also their own obligations. Translators had to be present and Officers had to assist those housed to maximise their income by ensuring that they were in receipt of all to which they were entitled.

3.0 The Homelessness Reduction Act 2017

3.1 The Homelessness Reduction Act 2017 was implemented with effect from April 2018 and changed the way in which issues relating to homelessness are responded to. In the past, most of the homelessness and relief work undertaken by local authorities was not undertaken as a statutory obligation.

3.2 There had been cross-party support to this legislation, which started life as a Private Members Bill. This demonstrates that there was a recognition that more needed to be done to prevent homelessness at an earlier stage than previously.

3.3 The new legislation extended the period when a household is considered to be "threatened with homelessness" from 28 to 56 days meaning that our Housing Options team now has to begin working with clients at a much earlier stage than previously.

3.4 The Housing Options Officers now have to work with all eligible applicants, regardless of any priority need, in accordance with a new duty.

3.5 The Council has a new duty to relieve homelessness for all eligible homeless applicants, regardless of need.

- 3.6 Anyone who is found to be homeless or threatened with homelessness will be entitled to an assessment; and will be expected to work with the Council to develop a personalised housing plan. This must set out what action both the client and their Housing Options Officer must take to enable the client to remain in their existing home, or to find suitable accommodation. For example, clients may be referred to mediation or the Officer may liaise with their landlord on their behalf. If someone is already homeless, Officers will have to find accommodation for that individual and to engage with other support agencies, as appropriate. The Officer for that case must monitor progress relating to the plan because the duties can be ended if a client deliberately and unreasonably refuses to cooperate with actions agreed in their personalised housing plans.
- 3.7 Under the prevention duty, the Council must take “reasonable steps” to help people avoid becoming homeless and the personalised housing plan must be taken into account. Therefore, the Housing Options Officers must work with clients to help them to remain in their existing accommodation, or to help them to find somewhere to live.
- 3.8 Under the relief duty, the Council must take reasonable steps to help the applicant into accommodation, with reference to their personalised housing plan. There is a whole range of interventions which must be considered and this may include the provision of assistance with a deposit, or debt advice, but if accommodation is provided, the Housing Options Officers must be satisfied that the accommodation will be available for at least six months.
- 3.9 Workloads have increased as a result of the new duties. During 2017/18, the Housing Options Team responded to 455 homeless approaches. During 2018/19, there were 599 approaches and the work associated with each case significantly increased in line with the new duties. During April and May 2019, there have been 124 homeless approaches.
- 3.10 Due to the additional work required to meet the additional statutory obligations, there is no spare capacity to take on any additional work at the present time.
- 3.11 The Ministry of Housing, Communities and Local Government (MHCLG) provided some additional new burdens funding associated with the additional duties contained within the Act over the course of the Spending Review. This was in addition to the flexible homelessness support grant paid to the Council.

4.0 Conflicting Priorities

- 4.1 Since the implementation of the Homelessness Reduction Act 2017, the Housing Options Team has been fully committed to managing activity relating to their statutory obligations. This has meant that some areas of work, which are non-statutory, have not been resourced. For example, work liaising with local landlords to increase the supply of suitable accommodation in the private sector has stopped.

- 4.2 At the meeting of the Homes Policy Development Group on 17 January 2017 it was made clear to Members that *“The Council could not afford to employ a dedicated officer for this resettlement programme, it would need to be fitted into the day to day business of the Housing Options team, this might have a detrimental effect upon homelessness work.”* The risk identified is what has now come to fruition; the funding provided by the Home Office is a basic per-hour payment that fails to meet the true cost to Mid Devon District Council for that employee’s time; it is insufficient to fund additional staff.
- 4.3 The work involved in the provision of housing management services to the two existing landlords who are involved in the Syrian Vulnerable Person Resettlement Scheme has been extensive, with Housing Options Officers being required to make twice weekly visits to both properties to ensure that the families involved understood their rights and responsibilities, in accordance with their licence agreements, and were settling in well.
- 4.4 There was a recent offer to purchase a property to house a third family under the Syrian Vulnerable Persons Resettlement Scheme, which was given due consideration by officers. There were detailed discussions with the prospective purchaser about the type of property required and the best location in which to purchase to support the needs of refugees who might be housed. However, after taking all relevant facts into account, it was agreed that the work which would be involved in supporting a refugee family new to the area would impact resources to such an extent that the proposal was not viable at the present time.

5.0 Conclusion

- 5.1 The decision not to commit to provide resource to support a third refugee family was taken with due regard to all relevant factors. Officers of the Council had to balance conflicting priorities in order to ensure it met its statutory obligations. At this time the Housing Options Team is fully committed delivering the statutory duties relating to the prevention and management of homelessness.

Contact for more Information: Mrs Claire Fry, Group Manager for Housing Services, telephone 01884 234920, cfry@middevon.gov.uk

Circulation of the Report: Leadership Team

List of Background Papers:

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HOMES PDG
18 JUNE 2019

PERFORMANCE AND RISK REPORT FOR 2018-19

Cabinet Member Cllr Simon Clist, Cabinet Member for Housing
Responsible Officer Director of Operations, Andrew Pritchard

Reason for Report: To provide Members with an update on performance against the corporate plan and local service targets for 2018/19 as well as providing an update on the key business risks.

RECOMMENDATION(S): That the PDG reviews the Performance Indicators and Risks that are outlined in this report and feeds back any areas of concern to the Cabinet.

Relationship to Corporate Plan: Corporate Plan priorities and targets are effectively maintained through the use of appropriate performance indicators and regular monitoring.

Financial Implications: None identified

Legal Implications: None

Risk Assessment: If performance is not monitored we may fail to meet our corporate and local service plan targets or to take appropriate corrective action where necessary. If key business risks are not identified and monitored they cannot be mitigated effectively.

Equality Impact Assessment: No equality issues identified for this report.

1.0 Introduction

- 1.1 Appendix 1 provides Members with details of performance against the Corporate Plan and local service targets for the 2018/19 financial year.
- 1.2 Appendix 2 shows the section of the Corporate Risk Register which relates to the Homes Portfolio. See 3.0 below.
- 1.3 Appendix 3 shows the profile of all risks for Homes for this quarter.
- 1.4 All appendices are produced from the corporate Service Performance And Risk management system (SPAR).

2.0 Performance

- 2.1 Regarding the Corporate Plan Aim: **Build more council houses:** Birchen Lane (4 units) was completed in November 2018, Burlescombe (6 units) was completed in March 2019 and Palmerston Park is due for handover of all 26 units in August 2019.

- 2.2 Regarding the Corporate Plan Aim: **Facilitate the housing growth that Mid Devon needs, including affordable housing:** Last year was very successful with both measures well above target. This year the same has been achieved with the **Number of Affordable homes** just above target and **Bringing Empty homes** into use well exceeding the annual target.
- 2.3 Regarding the Corporate Plan Aim: **Planning and enhancing the built environment: Performance Planning Guarantee determined within 26 weeks** was just below target for the year but all 4 speed and quality measures were well above the required target. These are all reported quarterly.
- 2.4 Local Plan update: The Inspector has confirmed he is content with the overall housing need figure for Mid Devon for the period to 2033 (7,860 in total, 393 per year). However, he has requested more information about projected housing delivery to address a concern over sufficient housing in the early years of the plan, to ensure the Council has the required five year housing land supply.
- 2.5 Regarding the Corporate Plan Aim: **Other:** all measures are either on or above target except for **Average days to re-let** which was just outside the very challenging target of 14 days, this is a great result.
- 2.6 Whilst the target has not been quite reached our performance on voids has been so good that peers have asked how we have achieved this.
- 2.7 On 9 October 2018, the Housing Service hosted a regional meeting for TPAS, the Tenant Participation Advisory Service. The event was attended by 50 external attendees and four of our own involved tenants. Representatives from the Regulator for Social Housing and the Ministry of Housing, Communities and Local Government were also present. Three Officers and an involved tenant, David Taylor, gave a presentation about our approach to tenant involvement which was very well received.
- 2.8 Housing performance remains in the top quartile compared with HouseMark.

3.0 Risk

- 3.1 The Corporate risk register has been reviewed by Group Managers' Team (GMT) and updated. Risk reports to committees include risks with a total score of total score of 10 or more. (See Appendix 2)
- 3.2 Appendix 3 shows the risk matrix for MDDC for this quarter. If risks are not scored they are included in the matrix at their inherent score which will be higher than their current score would be.

4.0 Conclusion and Recommendation

- 4.1 That the PDG reviews the performance indicators and risks for 2018/19 that are outlined in this report and feeds back any areas of concern to the Cabinet.

Contact for more Information: Catherine Yandle, Group Manager for Performance, Governance and Data Security ext 4975

Circulation of the Report: Leadership Team and Cabinet Member

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Corporate Plan PI Report Homes

Monthly report for 2018-2019
Arranged by Aims
Filtered by Aim: Priorities Homes
For MDDC - Services

Key to Performance Status:

Performance Indicators:

No Data

Well below
target

Below target

On target

Above target

Well above
target

* indicates that an entity is linked to the Aim by its parent Service

Corporate Plan PI Report Homes

Priorities: Homes

Aims: Build more council houses

Performance Indicators

Title	Prev Year (Period)	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Group Manager	Officer Notes
<u>Build Council Houses</u>	0		26	0	2	2	2	2	2	2	6	6	6	6	6	Angela Haigh	(March) Palmerston Park not yet complete (

Aims: Facilitate the housing growth that Mid devon needs, including affordable housing

Performance Indicators

Title	Prev Year (Period)	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Group Manager	Officer Notes
<u>Number of affordable homes delivered (gross)</u>	115		80	n/a	n/a	18	n/a	n/a	29	n/a	n/a	37	n/a	n/a	87	Angela Haigh	
<u>Deliver homes by bringing Empty Houses into use</u>	128		72	13	19	26	29	56	70	92	107	121	134	144	150	Simon Newcombe	

Aims: Other

Performance Indicators

Title	Prev Year (Period)	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Gr Ma
<u>% Decent Council Homes</u>	100.0%		100.0%	99.8%	99.9%	99.7%	99.8%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	100.0%	100.0%	Ar Hä
<u>% Properties With a Valid Gas Safety Certificate</u>	99.69%		100.00%	99.69%	99.78%	99.73%	99.91%	99.91%	99.91%	99.87%	99.91%	100.00%	99.96%	100.00%	100.00%	Ar Hä
<u>Rent Collected as a Proportion of Rent Owed</u>	99.25%		100.00%	95.34%	96.76%	97.09%	97.68%	99.26%	99.59%	99.40%	98.61%	100.24%	99.90%	99.91%	100.18%	Ar Hä
<u>Current Tenant Arrears as a Proportion of Annual Rent Debit</u>	0.95%		1.00%	1.13%	1.17%	1.29%	1.34%	1.32%	1.31%	1.33%	1.51%	1.07%	1.31%	1.43%	0.79%	Ar Hä
<u>Dwelling rent lost due to voids</u>	0.5%		Target determined by Portfolio Holder for Housing	0.71%	0.67%	0.70%	0.65%	0.57%	0.55%	0.52%	0.50%	0.50%	0.51%	0.50%	0.50%	Ar Hä
<u>Average Days to Re-Let Local Authority Housing</u>	15.5days		14.0days	16.6days	15.9days	16.1days	15.6days	15.7days	15.5days	14.9days	14.5days	14.4days	14.4days	14.5days	14.3days	Ar Hä

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Homes PDG Risk Management Report - Appendix 2

Report for 2019-2020

For Homes - Cllr Simon Clist Portfolio

Filtered by Flag: Include: * Corporate Risk Register

For MDDC - Services

Not Including Risk Child Projects records, Including Mitigating Action records

Key to Performance Status:

Mitigating Action:

Milestone
Missed

Behind
schedule

On / ahead
of schedule

Completed
and
evaluated

No Data
available

Risks:

No Data (0+)

High (15+)

Medium (6+)

Low (1+)

Homes PDG Risk Management Report - Appendix 2

Risk: Homelessness Insufficient resources to support an increased homeless population could result in failure to meet statutory duty to provide advice and assistance to anyone who is homeless.

Service: Housing Services

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
Completed and evaluated	Computer System	New ICT system for recording homelessness data procured.	Claire Fry	05/09/2017	13/05/2019	Fully effective (1)
Completed and evaluated	Staff Support	Officers are trained and knowledgeable and the structure of Housing Options team to be reviewed to build resilience. Homelessness strategy to be reviewed early 2018.	Claire Fry	22/06/2017	13/05/2019	Fully effective (1)

Current Status: Medium (12)

Current Risk Severity: 4 - High

Current Risk Likelihood: 3 - Medium

Service Manager: Claire Fry

Review Note: The risk assessment remains the same, levels of workload remain challenging but grant funding has been awarded by MHCLG to the Council and we are currently working up proposals to extend work with rough sleepers.

Homes PDG Risk Management Report - Appendix 2

Risk: Reputational re Council Housing Stock Failure in handling a disaster/mistake properly

Service: Housing Services

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
Completed and evaluated	Proactive Working	Dynamic system of fire risk assessment being adopted to minimise risk of a disaster. Tenancy Home Checks enable us to identify issues in homes; and communal inspections and Neighbourhood Walkabouts enable us to identify issues in communal areas which could result in a disaster.	Claire Fry	05/09/2017	13/05/2019	Fully effective(1)
Completed and evaluated	Staff Support	Trained staff who are knowledgeable and have a comprehensive suite of housing related policy and procedures in place. These include procedures in case of disaster.	Claire Fry	05/09/2017	13/05/2019	Fully effective(1)

Current Status: Medium (10)

Current Risk Severity: 5 - Very High

Current Risk Likelihood: 2 - Low

Service Manager: Claire Fry

Review Note: Risk assessment remains the same. We are monitoring this area of work closely due to the fact that there is a vacancy in the Estates Team. Once recruited we will give the new officer appropriate training and support. In the meantime, other members of the team are covering the workload which includes management of health safety of on our estates.

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Risk Matrix Homes Appendix 3

Report For Homes - Cllr Ray Stanley Portfolio Current settings

Risk Likelihood	5 - Very High	No Risks	No Risks	No Risks	No Risks	No Risks
	4 - High	No Risks	No Risks	No Risks	No Risks	No Risks
	3 - Medium	No Risks	No Risks	2 Risks	3 Risks	No Risks
	2 - Low	No Risks	No Risks	4 Risks	1 Risk	3 Risks
	1 - Very Low	No Risks	No Risks	No Risks	No Risks	8 Risks
		1 - Very Low	2 - Low	3 - Medium	4 - High	5 - Very High
		Risk Severity				

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REVENUE AND CAPITAL OUTTURN 2018/19

Cabinet Member Cllr Alex White
Responsible Officer Deputy Chief Executive (S151): Andrew Jarrett

Reason for Report: To present the revenue and capital outturn figures for the financial year 2018/19.

RECOMMENDATION: That the PDG note the contents of the report and the proposed recommendations to Cabinet below.

(RECOMMENDATION(S): That Cabinet) -

1 - Note the General Fund outturn achieved in 2018/19 which shows an overall underspend of £19k. This surplus is proposed to be transferred to the General Fund reserve to bring the balance above our minimum recommended level.

2 - Approve the net transfers to earmarked reserves of £2.406m detailed in the General Fund service budget variance reports shown in Appendix 1 and summarised in Appendix 3.

3 – Approve the transfer of £1.250m to a new earmarked reserve Waste Service Infrastructure from the Vehicle sinking fund reserve (para 3.8).

4 - Note the positive position achieved on the Housing Revenue Account which shows a saving of £613k and approve the “earmarking” of the extra £613k shown in paragraph 4.2, as well as the utilisation of reserves totalling £483k identified in Appendices 2 and 3.

5 - Approve the carry forward of £12.077m from the 2018/19 capital programme (see paragraph 6.3) as all of the schemes will be delivered in 2019/20 or later years. Also approve the transfer to Earmarked reserves of the un-spent £459k identified in Appendix 4.

Relationship to the Corporate Plan: The financial resources of the Council impact directly on its ability to deliver the corporate plan prioritising the use of available resources carried forward from 2018/19. All future spending will be closely linked to key council pledges from the updated corporate plan.

Financial Implications: Good financial management and administration underpin the entire document.

Legal Implications: None.

Risk Assessment: Regular financial monitoring information mitigates the risk of over or underspends at year end and allows the Council to direct its resources to key corporate priorities.

Equality Impact Assessment: No equality issues identified for this report.

1 Executive Summary

- 1.1 This report contains information relating to the Council's performance for the 2018/19 financial year. The outturn figures included are provisional subject to external review; the findings of which are to be reported to Audit Committee in June this year.
- 1.2 Monitoring the budget is an important part of the Council's performance management framework.
- 1.3 The revenue outturn position for the financial year 2018/19 is as follows:
- The General Fund (GF) Revenue Outturn position for 2018/19 is a net underspend of £19k. The table below assumes this transfer.
 - The HRA is a "Self-Financing" account for the Council's Housing Landlord function, which is budgeted to "break even" (net of approved transfers to/from HRA Reserves). The HRA Outturn for 2018/19 is a net underspend of £613k.

	31 March 2018	In year movement	31 March 2019
	£k	£k	£k
General Fund Reserve	2,690	(189)	2,501
Housing Revenue Account Reserve	2,000	0	2,000

- 1.4 The Capital outturn position for 2018/19 is shown in Section 6.

2 Introduction

- 2.1 Members of the Cabinet should note that the outturn report is fundamentally a set of management reports that show the year end position on all service areas. The Finance Team then have to turn these management reports into the statutory financial statements which are subject to a wide number of complex accounting rules that often significantly change the final picture of a service's financial position for the year. However, it is important to note that the bottom-line profit or loss for the year remains constant.
- 2.2 Members will be aware from previous experience that the position can change between "in-year" projections and the final outturn position, mainly due to demand-led service costs and income levels. The budget monitoring process involves a regular review of budgets. Budgetholders, with support and advice from their accountants, review the position and update their forecasts based on currently available information and knowledge of service requirements for the remainder of the year. As with any forecast there is always a risk that assumptions and estimates will differ from the eventual outcome.

- 2.3 During the budget setting process we continue to ensure that revenue budgets are set on a robust basis and take a prudent view of the likely levels of income and expenditure.

3 The General Fund Reserve

- 3.1 This is the major revenue reserve of the Council. It is increased or decreased by the surplus or deficit generated on the General Fund in the year. This reserve held a balance of £2.690m at the end of 2017/18 following the end of year transfers. In 2018/19 there were a number of transfers and contributions to general reserves which, if the final transfer of £19k is approved, the General Fund Reserve will slightly exceed the recommended minimum level of £2.5m (25% of the Net Budget).
- 3.2 Detailed budget monitoring reports were provided to both senior managers and Members throughout 2018/19. This monitoring focused on significant budget variances (+/- £10k), included remedial action where necessary and estimated an overall outturn position. The final written monitoring report considered by the Cabinet gave a detailed position as at 31 December 2018 and predicted an end of year deficit of £65k for the General Fund. Therefore the final position improved by £84k.
- 3.3 The table below shows the overall budget, actual and variance, summarised for 2018/19.

	2018/19 Budget £	2018/19 Actual £	Variance £
Total Cost of Services	9,100,130	8,448,135	(651,995)
Other Income and Expenditure	905,820	2,333,275	1,427,455
TOTAL BUDGETED EXPENDITURE	10,005,950	10,781,410	775,460
TOTAL FUNDING	(10,005,950)	(10,800,565)	(794,615)
Net Income and Expenditure	0	(19,155)	(19,155)

- 3.4 A detailed explanation of all the key variances is shown in Appendix 1, service by service. Inevitably, within a service, there are often variances which compensate. Some areas may create savings which in turn can be partly or fully offset by overspends elsewhere. In this report we have tried to highlight the major movements to enable Members to appreciate the more significant trends within each service area.

NB – where any of the above variances were deemed to be recurring, the 2019/20 budget was adjusted accordingly.

- 3.5 The overall effect of the 2018/19 financial year would result in a General Fund Balance of £2.501m which is in line with the Council's own minimum requirement of £10.005m (Net Budgeted Expenditure) x 25% = **£2.501m** (agreed by Full Council).
- 3.6 In addition to the GF Balance, the Council holds a number of Earmarked Reserves (EMRs) which are used to help fund anticipated future expenditure

commitments. The net movement of £2.405m into these reserves and the end of year balances held on them are shown in Appendix 4.

3.7 Market Walk and Fore Street Shops, Tiverton

Members will no doubt be keen to see the fourth year's results following the acquisition of the shops in March 2015. The return on investment has dropped compared to 2017/18 (1.5%) due to an increase in vacant units and rent reductions during 18/19. These are challenging times "on the high street" and we are mindful that we must balance the return on our investment with the perception and vision for the town, hence we may accept a lower return in exchange for occupancy of the units.

The various elements are shown in different areas of the Income and Expenditure account, but the overall position is as follows:

	<u>£k</u>
Net rental income after expenses	
(Shown within property Services committee)	(235)
Interest payable on Public Works Loan Board loan	99
Statutory Capital Financing (over 50 years)	83

Net income for the year	(53)
	=====

This income equates to an approximate return of 1.27% ($53k \div 4.173m$), net of borrowing costs. (£4.173m = Principal)

3.8 New Earmarked Reserve – Waste Service requirements

The conclusion of the corporate vehicle tender that has freed up £1.25m held in the vehicle sinking fund earmarked reserves which could be used to purchase land for a unified waste/grounds maintenance depot and other waste service related future costs. This is a rare opportunity to re-allocate funds which have already been accumulated to mitigate future costs.

4.0 Housing Revenue Account (HRA)

- 4.1 This is a ring-fenced reserve in respect of the Council's housing landlord function. It is increased or decreased by the surplus or deficit generated on the HRA in the year. For 2018/19 the outturn is a net surplus of £613k and Members are requested to approve a transfer to HRA reserves to bring this to zero.
- 4.2 This surplus is explained in paragraph 4.4 and the effect of it on the HRA Balance is shown below.

HRA Balance

	£m
HRA balance @ 31/03/18	(2.000)
Budget saving achieved in 2018/19	(0.613)
Additional transfer to 30yr modernisation programme	0.613
HRA balance @ 31/03/19	(2.000)

- 4.3 After the strong closing financial position delivered in 2018/19, it is recommended to transfer a sum of £613k into the Housing Maintenance Fund earmarked reserve. This is in addition to the £1.605m budgeted in-year contribution. The above position leaves an HRA balance of £2.0m as at 31 March 2019.
- 4.4 The main budget variances during 2018/19 that give rise to the figure of £613k were the £72k salary savings, which include savings relating to Standby payments to Depot staff; £124k of tenancy salary underspend due to posts remaining vacant during the year; and £160k saving where anticipated financing of capital spend was not utilised. For further details, please see the HRA Outturn Summary for 2018/19, which is attached as Appendix 2 to this report.
- 4.5 In addition to the above, the HRA hold a number of earmarked reserves. The movements on these during 2018/19 and their closing balances are shown on Appendix 3. This money is effectively “ring fenced” and will be held to meet expenditure on projects during 2019/20 and beyond.

5.0 The Collection Fund

- 5.1 Mid Devon is a collection authority for council tax and national non-domestic rates, and as such, is required to produce a collection fund account for the Mid Devon area. The Council collects council tax on behalf of Devon County Council, Devon Fire and Rescue Service, Devon & Cornwall Police and the Town/Parish Councils.
- 5.2 The council tax collection rate for 2018/19 was 97.8% (98.0% in 2017/18). This demonstrates how effective our Revenues section has been in collecting the annual charge in extremely challenging economic times. The Non Domestic Rates collection rate improved to 99.3% for 2018/19 (99.2% in 2017/18).

6.0 Capital Outturn

- 6.1 A capital outturn summary is attached as Appendix 4 to this report. The revised capital budget for 2018/19 amounted to £21.372m. At the year-end we had spent £9.617m leaving the capital programme underspent in total by £11.755m.

- 6.2 Capital receipts of £1.343m (this includes general useable capital receipts and ring-fenced replacement homes capital receipts) were applied to finance the programme with the balance of the expenditure met by a combination of borrowing, external grants and contributions from reserves.
- 6.3 As shown in Appendix 4 there are capital projects totalling £12.077m which have not been completed as at the 31 March 2019. This expenditure, therefore, needs to be rolled forward to be included in the 2019/20 capital programme. These schemes are still fully funded by either unspent capital grants or by provisions held within capital earmarked reserves. In addition there is £309k mainly relating to Affordable Housing and Private Sector Housing Grants that will remain in a reserve for future prioritisation.
- 6.4 The Capital Receipts Reserve (note this includes general useable capital receipts and ring-fenced replacement homes capital receipts) is used to part fund the capital programme - the movement on this account for the year is given below:

	£m
Balance at 1 April 2018	(3.501)
• Sale of Council Houses - 14	(1.387)
• General Fund Sales	(294)
• Pooling of Housing Capital Receipts to Government.	218
• Capital Receipts applied in year	1.343
Balance at 31 March 2019	(3.621)

Note – the remaining balance of £3.621m is committed in order to fund any slippage, specific projects in ICT and Private Sector Housing and to balance the Capital Medium Term Financial Plan.

- 6.5 The Capital Earmarked Reserve has been set aside from Revenue to fund capital projects; the balance on this reserve now stands at £415k made up by the following transactions:

	£k
Balance at 1 April 2018	(482)
Funding required to deliver the 2018/19 Programme	67
Balance at 31 March 2019	(415)

Note – the remaining balance of £415k is committed in order to fund any slippage and to balance the Capital Medium Term Financial Plan.

- 6.6 The Council also holds New Homes Bonus which can be used for either Revenue or to support future Capital Programmes, the balance held at 31 March 2019 is £2.754m; again much of this remaining balance is committed to fund any slippage and to balance the Capital Medium Term Financial Plan.

7.0 Treasury Management

- 7.1 A review of the 2018/19 investment performance, including the details of interest payable, are included within the separate 2018/19 Treasury Outturn Report.

8.0 Conclusion

- 8.1 Members are asked to note the revenue and capital outturn figures for the financial year 2018/19 and agree the proposed earmarking of surplus funds generated by in year savings from both the GF and the HRA. In addition, Members need to approve the incomplete projects on the 2018/19 capital programme be rolled forward into the 2019/20 capital programme.

Contact for more information:

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Background Papers:

Circulation of the Report:

Cllr White
Leadership Team

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GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

	Budget 2018/19	Actual 2018/19	Variance
	£	£	£
Community Development	141,290	141,616	326
Corporate Management	1,650,320	1,671,855	21,535
Car Parks	(561,200)	(510,082)	51,118
Customer Services	778,387	729,124	(49,263)
Environmental Services	674,260	769,604	95,344
Finance & Performance	615,420	637,828	22,408
Grounds Maintenance	576,870	567,867	(9,003)
General Fund Housing	195,400	(14,853)	(210,253)
Human Resources	439,630	437,501	(2,129)
I.T.Services	867,253	917,239	49,986
Legal & Democratic Services	883,280	864,487	(18,793)
Planning & Regeneration	1,127,100	421,018	(706,082)
Property Services	329,410	543,061	213,651
Revenues & Benefits	362,900	153,855	(209,045)
Recreation and Sport	345,820	448,707	102,887
Waste Services	1,725,580	1,768,402	42,822
ALL GENERAL FUND SERVICES	10,151,720	9,547,230	(604,490)
Net recharge to HRA	(1,447,160)	(1,385,468)	61,692
Statutory Adjustments (Capital Charges)	395,570	286,373	(109,197)
NET COST OF SERVICES	9,100,130	8,448,135	(651,995)
Finance Lease Interest Payable	41,370	39,503	(1,867)
Interest Charged Between GF & HRA	(49,000)	(47,373)	1,627
Interest Receivable / Payable on Other Activities	147,000	105,321	(41,679)
Interest Receivable on Investments	(305,540)	(424,356)	(118,816)
CTS Funding parishes	16,920	16,854	(66)
Transfers into Earmarked Reserves	2,188,020	4,743,704	2,555,684
Transfers from Earmarked Reserves	(911,100)	(2,116,224)	(1,205,124)
Contribution from New Homes Bonus Reserve	(221,850)	(221,850)	0
Revenue contribution to fund 2018/19 Capital Programme	0	237,696	237,696
TOTAL EXPENDITURE	10,005,950	10,781,410	775,460
FUNDED BY:-			
Formula Grant (RSG & RSDG & NNDR)	(3,233,770)	(3,677,621)	(443,851)
Business Rates Benefit from Devon Pool	0	(350,764)	(350,764)
New Homes Bonus Grant	(1,121,250)	(1,121,246)	4
Collection Fund Surplus	(50,520)	(50,524)	(4)
Council Tax - (Band D at £197.91)	(5,600,410)	(5,600,410)	0
TOTAL FUNDING	(10,005,950)	(10,800,565)	(794,615)
NET INCOME AND EXPENDITURE	0	(19,155)	(19,155)

Notes

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Community Development

		2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
Code	Community and Development					
1000	Employees	70,280	69,520	(760)	-1.1%	
2000	Premises	47,580	47,741	161	0.3%	
3000	Transport	0	0	0	0.0%	
4000	Supplies and Services	106,830	175,923	69,093	64.7%	
	Total Direct Expenditure	224,690	293,183	68,493	30.5%	
7000	External Income	(83,400)	(151,568)	(68,168)	-81.7%	
	Net Direct Expenditure	141,290	141,616	326	0.2%	(a)
5000	Support Services	63,580	63,580	0	0.0%	
6500	Depreciation	44,130	44,130	0	0.0%	
	Total Indirect Expenditure	107,710	107,710	0	0.0%	
	Total Community & Development Expenditure	249,000	249,326	326	0.1%	
	Community & Development - Service units					
CD200	Community Development	126,450	128,891	2,441	1.9%	
CD300	Markets	122,550	120,218	(2,332)	-1.9%	
CD400	Crediton Market Square	0	217	217	0.0%	
	Total Community & Development Expenditure	249,000	249,326	326	0.1%	
				£	£	
	Total Expenditure Variation				326	(a)
	Major Cost Changes					
CD200	Communities Together Fund, grant awards (see note in income levels)			70,620		
					70,620	
	Major Cost Savings					
					0	
	Major Changes in Income Levels					
CD200	DCC contribution to Communities Together Fund (see EMR below)			(62,050)		
CD300	Market income			(5,000)		
					(67,050)	
	Minor Variations				0	
	Total Expenditure Variation				3,570	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
CD200	Communities Together Fund grant awards			(8,570)		
	Proposed contribution c/fwd to 2019/20					
	Net movement in earmarked reserves				(8,570)	
	Total Expenditure variation after Earmarked Reserves				(5,000)	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Corporate Management

		2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
Code	Corporate					
1000	Employees	1,506,570	1,472,630	(33,940)	-2.3%	
2000	Premises	0	0	0	0.0%	
3000	Transport	3,010	2,711	(299)	-9.9%	
4000	Supplies and Services	147,800	191,229	43,429	29.4%	
	Total Direct Expenditure	1,657,380	1,666,570	9,190	0.6%	
7000	External Income	(7,060)	5,285	12,345	174.9%	
	Net Direct Expenditure	1,650,320	1,671,855	21,535	1.3%	(a)
5000	Support Services	(166,070)	(164,691)	1,380	-0.8%	
6500	Depreciation	0	0	0	0.0%	
	Total Indirect Expenditure	(166,070)	(164,691)	1,380	-0.8%	
	Total Corporate Expenditure	1,484,250	1,507,165	22,915	1.5%	
	Corporate Management Service Units					
CM100	Leadership Team	539,790	547,352	7,562	1.4%	
CM199	Leadership Team Recharge	(542,390)	(542,390)	0	0.0%	
CM210	Performance, Governance & Data	96,600	84,190	(12,410)	-12.8%	
CM300	Corporate Fees/charges	489,260	520,520	31,260	6.4%	
CM340	Unison	9,700	9,753	53	0.5%	
CM310	Corporate Performance	1,230	2,610	1,380	112.2%	
CM600	Pension Backfunding	890,060	885,129	(4,931)	-0.6%	
	Total Corporate Expenditure	1,484,250	1,507,165	22,915	1.5%	
				£	£	
	Total Expenditure Variation				22,915	(a)
	Major Cost Changes					
CM100	Various Strategic expenses			7,500		
CM300	Bank, audit and valuation fees over budget			37,890		
					45,390	
	Major Cost Savings					
CM210	Governance-salary spend under budget			(4,400)		
CM300	Apprenticeship levy costs below forecast			(20,800)		
CM600	Slightly lower contribution on pension costs			(6,000)		
					(31,200)	
	Major Changes in Income Levels					
CM300	Changes in sales ledger bad debt provision			21,300		
CM210	DCLG Grant received in year			(8,103)		
					13,197	
	Minor Variances				(4,472)	
	Total Expenditure Variation				22,915	
	EARMARKED RESERVES					
	Utilised 2018/19					
	Proposed contribution c/fwd to 2019/20					
	Net movement in earmarked reserves				0	
	Total Expenditure variation after Earmarked Reserves				22,915	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Car Parks

Code	Car Parks	2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
1000	Employees	3,500	8,015	4,515	129.0%	
2000	Premises	174,050	188,450	14,400	8.3%	
3000	Transport	0	0	0	0.0%	
4000	Supplies and Services	69,520	53,515	(16,005)	-23.0%	
	Total Direct Expenditure	247,070	249,980	2,910	1.2%	
7000	External Income	(808,270)	(760,062)	48,208	6.0%	
	Net Direct Expenditure	(561,200)	(510,082)	51,118	9.1%	(a)
5000	Support Services	191,740	191,780	40	0.0%	
6500	Depreciation	190,920	190,930	10	0.0%	
	Total Indirect Expenditure	382,660	382,710	50	0.0%	
	Total Car Park Expenditure	(178,540)	(127,372)	51,168	28.7%	
	Car Park - Service units					
CP510	Market Car Park	(148,370)	(155,670)	(7,300)	4.9%	
CP520	Multi-Storey Car Park (MSCP)	153,640	195,486	41,846	27.2%	
CP530	Amenity Car Parks	26,950	37,339	10,389	38.5%	
CP540	Paying Car Parks	(210,760)	(204,527)	6,233	-3.0%	
	Total Car Park Expenditure	(178,540)	(127,372)	51,168	28.7%	
				£	£	
	Total Expenditure Variation				51,168	(a)
	Major Cost Changes					
CP520	Overspend on Security for MSCP			4,500		
CP540	Overspend on MSCP Utilities			14,000		
					18,500	
	Major Cost Savings					
Various	Savings across the Supplies and Services budget are for cancellation of Parking Machine Maint contract, Advertising & Equipment Maint			(16,000)		
					(16,000)	
	Major Changes in Income Levels					
CP520 & CP540	Pay & Display income below budget			44,000		
CP540	Permit income down against budget			4,500		
					48,500	
	Minor Variations				0	
	Total Expenditure Variation				51,000	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
	Proposed contribution c/fwd to 2019/20					
	Net movement in earmarked reserves				0	
	Total Expenditure variation after Earmarked Reserves				51,000	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Customer Services

Code	Customer Services	2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
1000	Employees	701,747	637,421	(64,325)	-9.2%	
2000	Premises	0	0	0	0.0%	
3000	Transport	3,300	1,342	(1,958)	-59.3%	
4000	Supplies and Services	73,340	90,596	17,256	23.5%	
	Total Direct Expenditure	778,387	729,359	(49,028)	-6.3%	
7000	External Income	0	(235)	(235)	0.0%	
	Net Direct Expenditure	778,387	729,124	(49,263)	-6.3%	(a)
5000	Support Services	(796,770)	(796,770)	0	0.0%	
6500	Depreciation	2,220	2,220	0	0.0%	
	Total Indirect Expenditure	(794,550)	(794,550)	0	0.0%	
	Total Customer Services Expenditure	(16,163)	(65,426)	(49,263)	-304.8%	
	Customer Services - Service units					
CS200	Communications	167,250	180,962	13,712	8.2%	
CS299	Communications Rech	(167,270)	(167,270)	0	0.0%	
CS500	Messenger Services	62,210	54,789	(7,421)	-11.9%	
CS599	Messenger Services Rech	(62,170)	(62,170)	0	0.0%	
CS900	Central Photocopying	17,100	16,452	(648)	-3.8%	
CS901	Central Photocopying Rech	(17,110)	(17,110)	0	0.0%	
CS902	Central Postage	21,700	26,141	4,441	20.5%	
CS903	Central Postage Rech	(21,650)	(21,650)	0	0.0%	
CS910	Customer Services Admin	165,980	150,642	(15,338)	-9.2%	
CS915	Customer Services Admin Rech	(165,950)	(165,950)	0	0.0%	
CS930	Customer First Management	189,487	170,063	(19,423)	-10.3%	
CS931	Customer First Management Rech	(205,850)	(205,850)	0	0.0%	
CS932	Customer First	603,060	578,441	(24,619)	-4.1%	
CS933	Customer First Rech	(603,040)	(603,040)	0	0.0%	
CS938	Digital Strategy Staffing	90	124	34	38.3%	
	Total Customer Services Expenditure	(16,163)	(65,426)	(49,263)	-304.8%	
				£	£	
	Total Expenditure Variation				(49,263)	(a)
	Major Cost Changes					
CS200	Apprentice now a permanent position			8,000		
CS902	Business reply postage - expenditure higher than budget.			4,500		
CS932	Computer hardware - Screens			9,500		
					22,000	
	Major Cost Savings					
CS500	Overtime budget not required			(5,000)		
CS910, CS930 & CS932.	Staff vacancies			(65,000)		
					(70,000)	
	Major Changes in Income Levels					
	Total Expenditure Variation				(48,000)	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
	Proposed contribution c/fwd to 2019/20					
	Net movement in earmarked reserves				0	
	Total Expenditure variation after Earmarked Reserves				(48,000)	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Environmental Services

		2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
Code	Environmental Services					
1000	Employees	774,210	863,142	88,932	11.5%	
2000	Premises	137,370	133,091	(4,279)	-3.1%	
3000	Transport	35,220	35,499	279	0.8%	
4000	Supplies and Services	123,990	353,107	229,117	184.8%	
	Total Direct Expenditure	1,070,790	1,384,840	314,050	29.3%	
7000	External Income	(396,530)	(615,236)	(218,706)	-55.2%	
	Net Direct Expenditure	674,260	769,604	95,344	14.1%	(a)
5000	Support Services	557,110	616,030	58,920	10.6%	
6500	Depreciation	91,330	91,330	0	0.0%	
	Total Indirect Expenditure	648,440	707,360	58,920	9.1%	
	Total Environmental Services Expenditure	1,322,700	1,476,964	154,264	11.7%	
	Environmental Services - Service units					
ES100	Cemeteries	100,680	135,881	35,201	35.0%	
ES110	Bereavement Services	35,330	30,750	(4,580)	-13.0%	
ES112	Bereavement Services Rech	(35,330)	(35,330)	0	0.0%	
ES200	CCTV Initiatives	22,520	19,401	(3,119)	-13.9%	
ES250	Community Safety	75,920	75,409	(511)	-0.7%	
ES251	Community Safety recharge	0	0	0	0.0%	
ES252	Building Safer Community Fund	0	0	0	0.0%	
ES256	Community Safety Partnership	0	(2,821)	(2,821)	0.0%	
ES260	Food Protection	125,570	108,336	(17,234)	-13.7%	
ES270	Water Quality Monitoring	51,960	74,345	22,385	43.1%	
ES349	Private Sector Housing team Rech	0	0	0	0.0%	
ES354	Private Sector Housing	45,840	(13,578)	(59,418)	-129.6%	
ES360	Dog Warden	42,100	43,760	1,660	3.9%	
ES361	Public Health	0	(42)	(42)	0.0%	
ES450	Parks & Open Spaces	372,590	396,592	24,002	6.4%	
ES455	Amory Park	45,700	34,970	(10,730)	-23.5%	
ES460	Play Areas	199,270	250,509	51,239	25.7%	
ES500	Emergency Planning	27,470	27,600	130	0.5%	
ES550	Licensing	68,910	79,645	10,735	15.6%	
ES580	Pool Car Running Costs	150	150	0	0.0%	
ES600	Pest Control	18,090	19,644	1,554	8.6%	
ES650	Contaminated Land	0	(121)	(121)	0.0%	
ES660	Control of Pollution	98,270	120,747	22,477	22.9%	
ES670	Local Air Pollution	10,550	11,575	1,025	9.7%	
ES720	ES Management	0	(171)	(171)	0.0%	
ES730	Environmental Enforcement	209,090	209,578	488	0.2%	
ES731	Environmental Enforcement Rech	(235,010)	(235,010)	0	0.0%	
ES733	Environmental Health	663,890	742,698	78,808	11.9%	
ES734	Environmental Health Rech	(626,880)	(626,880)	0	0.0%	
ES740	Licensing Unit	140,300	143,254	2,954	2.1%	
ES741	Licensing Unit Rech	(140,300)	(140,300)	0	0.0%	
ES760	Health & Safety Officer	0	0	0	0.0%	
PS480	MDDC Footpaths & Railway Walks	6,020	6,371	351	5.8%	
	Total Environmental Services Expenditure	1,322,700	1,476,964	154,264	11.7%	
				£	£	
	Total Expenditure Variation				154,264	(a)

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Environmental Services

	Major Cost Changes					
ES100	Maintenance overspend due to Wall repairs (see below EMR)			3,663		
ES100	Equipment overspend due to purchase of Grave shoring equip (see below EMR)			4,247		
ES100	Increased recharge from Grounds Maintenance			17,930		
ES354	Overspend on Landlord event (see below EMR)			10,000		
ES450	Overspend on Tree works (see below EMR)			11,600		
ES450	Underspend on planned maintenance budgets due to timings of the works (part off-set by below EMR)			(16,915)		
ES450	Increased recharge from Grounds Maintenance			31,500		
ES455	Underspend on specific maintenance project (see below request for EMR)			(14,650)		
ES460	Increased recharge from Grounds Maintenance			9,000		
ES460	Maintenance overspend on aging play equipment (see below EMR)			21,000		
ES733	Salary overspend due to additional posts & redundancy costs (£8910 utilised EMR)			75,000	152,375	
	Major Cost Savings					
						0
	Major Changes in Income Levels					
ES550	Licensing income down against budget, particularly taxi and premises licenses			9,000		
ES100	Income budget not achieved for Cemetery Lodge as Letting Agents went into Administration			9,200		
ES260	Income received for Proceeds of Crime for Food prosecution cases (see below EMR)			(14,550)		
ES270	Water sampling income down due to staff sickness			17,000		
ES354	Income from HMO Licence & CO Regulation fee not achieved due to changes in legislation			25,000		
ES354	HMO Licence income (see below EMR)			(8,024)		
ES354	HMO Civil penalty income received (see below EMR)			(24,165)		
ES354	Rogue Landlord Grant received (see below EMR)			(58,794)		
ES450	Parks Improvement Grant received (see below EMR)			(12,655)		
					(57,988)	
	Minor Variations				3,444	
	SERVICE MOVEMENT BEFORE STATUTORY ADJUSTMENTS				97,831	
ES450	Net S106 receipts & grants (also see EMR below)				8,169	
ES460	Net S106 receipts & grants (also see EMR below)				22,146	
ES660	Net S106 receipts & grants (also see EMR below)				24,229	
	Total Expenditure Variation				152,375	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
	S106 - Air Quality			(30,315)		
	S106 - Public Open Space			(120,476)		
	ES100 Cem Maint Sinking Fund			(3,663)		
	ES100 Grave Shoring EMR			(4,247)		
	ES354 Landlord Event Costs			(9,000)		
	ES450 Tree works			(11,624)		
	ES460 Play Area maintenance			(21,000)		
	ES733 Empty Homes staffing EMR			(8,910)		
	Proposed contribution c/fwd. to 2019/20					
	S106 - Air Quality			108,765		
	ES260 Proceed of Crime money for Food prosecution cases			14,550		
	ES354 HMO Licence Income			8,024		
	ES354 HMO Civil Penalty Income			22,500		
	ES354 Rogue Landlord Income			51,925		
	ES450 Parks Maint EMR			7,520		
	ES450 Parks Improvement Grant			12,655		
	ES455 Amory Park specific maint project			14,650		
	Net movement in earmarked reserves before statutory adjustments				31,354	
	Total Expenditure variation after Earmarked Reserves				183,729	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Finance and Performance

		2018/19 Budget	2018/19 Actual	Variance	Variance	
Code	Finance and Performance	£	£	£	%	
1000	Employees	490,190	504,646	14,456	2.9%	
2000	Premises	0	0	0	0.0%	
3000	Transport	1,530	1,487	(43)	-2.8%	
4000	Supplies and Services	131,400	137,060	5,660	4.3%	
	Total Direct Expenditure	623,120	643,193	20,073	3.2%	
7000	External Income	(7,700)	(5,364)	2,336	30.3%	
	Net Direct Expenditure	615,420	637,828	22,408	3.6%	(a)
5000	Support Services	(610,700)	(610,700)	0	0.0%	
6500	Depreciation	0	0	0	0.0%	
	Total Indirect Expenditure	(610,700)	(610,700)	0	0.0%	
	Total Finance and Performance Expenditure	4,720	27,128	22,408	474.8%	
	Finance and Performance - Service units					
FP100	Accountancy Services	461,440	480,548	19,108	4.1%	
FP199	Accountancy Services Rech	(458,390)	(458,390)	0	0.0%	
FP200	Internal Audit	104,170	102,317	(1,853)	-1.8%	
FP299	Internal Audit Rech	(104,210)	(104,210)	0	0.0%	
FP300	Procurement	99,500	106,542	7,042	7.1%	
FP399	Procurement Rech	(97,830)	(97,830)	0	0.0%	
FP400	Purchase Ledger	65,370	66,183	813	1.2%	
FP499	Purchase Ledger Rech	(65,360)	(65,360)	0	0.0%	
FP500	Sales Ledger	100,840	98,138	(2,702)	-2.7%	
FP599	Sales Ledger Rech	(100,810)	(100,810)	0	0.0%	
	Total Finance and Performance	4,720	27,128	22,408	474.8%	
				£	£	
	Total Expenditure Variation				22,408	(a)
	Major Cost Changes					
FP100	Additional costs for recruitment finders fees and work pressures for remaining staff have resulted in salary overspend			10,000		
FP100	One-off costs for new equipment (screens & laptops)			3,700		
FP300	Agency overspend whilst recruitment process took place for Procurement Manager			5,500		
					19,200	
	Major Cost Savings					
					0	
	Major Changes in Income Levels					
FP300	No longer offering partnership working in Procurement with Torridge DC due to staff changes. Adjusted for 19/20 budget.			3,000		
					3,000	
	Minor Variations				0	
	Total Expenditure Variation				22,200	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
	Proposed contribution c/fwd to 2019/20					
	Net movement in earmarked reserves				0	
	Total Expenditure variation after Earmarked Reserves				22,200	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19
Grounds Maintenance

		2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
Code	Grounds Maintenance					
1000	Employees	509,940	532,365	22,425	4.4%	
2000	Premises	0	3,498	3,498	0.0%	
3000	Transport	77,850	123,897	46,047	59.1%	
4000	Supplies and Services	38,260	27,131	(11,129)	-29.1%	
	Total Direct Expenditure	626,050	686,891	60,841	9.7%	
7000	External Income	(49,180)	(119,024)	(69,844)	-142.0%	
	Net Direct Expenditure	576,870	567,867	(9,003)	-1.6%	(a)
5000	Support Services	(527,700)	(527,700)	0	0.0%	
6500	Depreciation	4,070	4,070	0	0.0%	
	Total Indirect Expenditure	(523,630)	(523,630)	0	0.0%	
	Total Grounds Maintenance Expenditure	53,240	44,237	(9,003)	-16.9%	
	Grounds Maintenance - Service units					
GM960	Grounds Maintenance	695,580	686,577	(9,003)	-1.3%	
GM961	Grounds Maintenance Rech	(642,340)	(642,340)	0	0.0%	
	Total Grounds Maintenance Expenditure	53,240	44,237	(9,003)	-16.9%	
				£	£	
	Total Expenditure Variation				(9,003)	(a)
	Major Cost Changes					
GM960	Purchase of 2 Kubota Mowers (see below EMR)			31,800		
GM960	Salary/Agency overspend due to staff turnover (off-set by credit below)			22,000		
GM960	Overspend on vehicle running costs due to aging fleet			14,000		
GM960	Cost savings have been made across the supplies and services budget			(11,000)		
					56,800	
	Major Cost Savings					
					0	
	Major Changes in Income Levels					
GM960	Correction made at beginning of the year to GM Recharges. Services were charged more for GM for the additional work undertaken which offsets the increase in Agency charge.			(60,000)		
GM960	Increased income from Devon CC toward grass cutting			(6,300)		
					(66,300)	
	Minor Variations				0	
	Total Expenditure Variation				(9,500)	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
GM960	GM Vehicle sinking fund			(31,800)		
	Proposed contribution c/fwd to 2019/20					
	Net movement in earmarked reserves				(31,800)	
	Total Expenditure variation after Earmarked Reserves				(41,300)	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19
General Fund Housing

		2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
Code	General Fund Housing					
1000	Employees	240,980	238,374	(2,606)	-1.1%	
2000	Premises	5,470	3,167	(2,303)	-42.1%	
3000	Transport	15,170	13,572	(1,598)	-10.5%	
4000	Supplies and Services	312,380	325,223	12,843	4.1%	
	Total Direct Expenditure	574,000	580,336	6,336	1.1%	
7000	External Income	(378,600)	(595,189)	(216,589)	-57.2%	
	Net Direct Expenditure	195,400	(14,853)	(210,253)	-107.6%	(a)
5000	Support Services	18,980	18,980	0	0.0%	
6500	Depreciation	620	620	0	0.0%	
	Total Indirect Expenditure	19,600	19,600	0	0.0%	
	Total General Fund Housing Services Expenditure	215,000	4,747	(210,253)	-97.8%	
	General Fund Housing - Service units					
HG320	Housing & Homelessness Advice	308,250	146,406	(161,844)	-52.5%	
HG340	Community Land Trusts	0	13,625	13,625	0.0%	
HG373	Homelessness & Enabling Team	273,610	256,384	(17,226)	-6.3%	
HG379	Homeless & Enabling Team Rech	(273,610)	(273,610)	0	0.0%	
	Total General Fund Housing Services Expenditure	215,000	4,747	(210,253)	-97.8%	
				£	£	
	Total Expenditure Variation				(210,253)	(a)
	Major Cost Changes					
HG320	New instances of Deposit and Rent Scheme (DARS) higher than budgeted			12,800		
HG320	Change in Bad Debt Provision			18,800		
HG340	Expenditure on Community Land Trust (see below)			13,625		
					45,225	
	Major Cost Savings					
HG320	(Net) Temporary accommodation costs less than forecast			(43,000)		
HG373	(Net) saving on staffing due to vacant post and under utilised external funding			(17,200)		
HG350	Community Alarms underspend on new units			(19,100)		
HG350	Community Alarms underspend on salaries			(7,700)		
HG350	Community Alarms slight underspend on overhead costs			(8,800)		
					(95,800)	
	Major Changes in Income Levels					
HG320	DARS - levels/number greater than budgeted			(20,100)		
HG320	Various Homelessness grant funding streams (see below)			(133,123)		
					(153,223)	
	Minor Variations				(6,455)	
	Total Expenditure Variation				(210,253)	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
	Community Land Trust expenditure			(13,625)		
	Proposed contribution c/fwd to 2019/20					
	Flexible Homelessness Support Grant			93,831		
	Homelessness Prevention Grant			13,000		
	H-CLIC			3,791		
	Homelessness New Burdens			22,501		
	Net movement in earmarked reserves				119,498	
	Total Expenditure variation after Earmarked Reserves				(90,755)	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Human Resources

Code	Human Resources	2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
1000	Employees	389,060	368,261	(20,799)	-5.3%	
2000	Premises	0	0	0	0.0%	
3000	Transport	2,850	3,170	320	11.2%	
4000	Supplies and Services	47,720	66,595	18,875	39.6%	
	Total Direct Expenditure	439,630	438,026	(1,604)	-0.4%	
7000	External Income	0	(525)	(525)	0.0%	
	Net Direct Expenditure	439,630	437,501	(2,129)	-0.5%	(a)
5000	Support Services	(396,950)	(396,950)	0	0.0%	
6500	Depreciation	0	0	0	0.0%	
	Total Indirect Expenditure	(396,950)	(396,950)	0	0.0%	
	Total Human Resources Expenditure	42,680	40,551	(2,129)	-5.0%	
	HR - Service units					
HR100	Human Resources	290,030	334,774	44,744	15.4%	
HR199	Human Resources Rech	(286,760)	(286,760)	0	0.0%	
HR200	Staff Development Training	38,080	32,332	(5,748)	-15.1%	
HR210	CPD Training	0	0	0	0.0%	
HR220	Post Entry Training	0	0	0	0.0%	
HR230	Health & Safety Training	0	0	0	0.0%	
HR300	Payroll	82,770	80,094	(2,676)	-3.2%	
HR399	Payroll Rech	(82,220)	(82,220)	0	0.0%	
HR400	Learning & Development	74,480	59,328	(15,152)	-20.3%	
HR499	Learning & Development Rech	(73,990)	(73,990)	0	0.0%	
HR600	Health & Safety Officer	71,190	47,893	(23,297)	-32.7%	
HR699	Health & Safety Officer Rech	(70,900)	(70,900)	0	0.0%	
	Total Human Resources Expenditure	42,680	40,551	(2,129)	-5.0%	
				£	£	
	Total Expenditure Variation				(2,129)	(a)
	Major Cost Changes					
HR100	Salary overspend due to Agency cover for long-term sickness and changes to Posts within HR			24,000		
HR100	Purchase of new JE software was unbudgeted			14,000		
					38,000	
	Major Cost Savings					
HR400	Salary savings due to changes in Learning and Development (L&D) posts			(15,000)		
HR600	Salary saving due to flexible retirement			(23,500)		
					(38,500)	
	Major Changes in Income Levels					
					0	
	Minor Variations				(1,629)	
	Total Expenditure Variation				(2,129)	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
	Proposed contribution c/fwd to 2019/20					
	Net movement in earmarked reserves				0	
	Total Expenditure variation after Earmarked Reserves				(2,129)	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

ICT Services

		2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
Code	ICT Services					
1000	Employees	515,343	535,215	19,872	3.9%	
2000	Premises	0	0	0	0.0%	
3000	Transport	1,250	670	(580)	-46.4%	
4000	Supplies and Services	350,660	382,861	32,201	9.2%	
	Total Direct Expenditure	867,253	918,746	51,493	5.9%	
7000	External Income	0	(1,507)	(1,507)	0.0%	
	Net Direct Expenditure	867,253	917,239	49,986	5.8%	(a)
5000	Support Services	(919,120)	(919,120)	0	0.0%	
6500	Depreciation	33,980	33,980	0	0.0%	
	Total Indirect Expenditure	(885,140)	(885,140)	0	0.0%	
	Total ICT Services Expenditure	(17,887)	32,099	49,986	279.5%	
	ICT - Service units					
IT100	Gazetteer Management	85,690	81,972	(3,718)	-4.3%	
IT199	Gazetteer Management Rech	(85,710)	(85,710)	0	0.0%	
IT200	Information Management & T Gov	4,810	4,810	0	0.0%	
IT300	Central Telephones	53,480	65,987	12,507	23.4%	
IT399	Central Telephones Rech	(53,500)	(53,500)	0	0.0%	
IT400	ICT Network & Hardware	232,470	242,894	10,424	4.5%	
IT499	ICT Network & Hardware Rech	(232,400)	(232,400)	0	0.0%	
IT500	ICT Software Support & Maint.	669,820	673,848	4,028	0.6%	
IT599	ICT Software Support & Maint. Rech	(669,900)	(669,900)	0	0.0%	
IT600	ICT Staff Unit	401,824	417,054	15,229	3.8%	
IT699	ICT Staff Unit Rech	(600,750)	(600,750)	0	0.0%	
IT700	PSN COMPLIANCE	0	0	0	0.0%	
IT800	Phoenix House Printing	21,540	18,279	(3,261)	-15.1%	
IT899	Phoenix House Printing Rech	(21,540)	(21,540)	0	0.0%	
IT900	Digital Services	176,279	191,055	14,776	8.4%	
IT999	Digital Services Recharge	0	0	0	0.0%	
	Total ICT Services Expenditure	(17,887)	32,099	49,986	279.5%	
				£	£	
	Total Expenditure Variation				49,986	(a)
	Major Cost Changes					
IT300	Lease & maintenance costs due to the delay in replacing the new contact centre			12,500		
IT400	Costs for new data lines. Infrastructure for connectivity between all the Councils sites			26,000		
IT600	Salaries - JE's following restructure			9,000		
IT600	Business Enterprise staff training (see EMR below)			6,200		
IT900	Computer Software & Hardware - budget underspend on the capital programme			11,000		
					64,700	
	Major Cost Savings					
IT400	Underspend on hardware replacement budget			(16,000)		
					(16,000)	
	Major Changes in Income Levels					
	Total Expenditure Variation				48,700	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
IT600	Business Enterprise staff training (see EMR below)			(6,200)		
	Proposed contribution c/fwd to 2019/20					
	Net movement in earmarked reserves				(6,200)	
	Total Expenditure variation after Earmarked Reserves				42,500	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Legal and Democratic Services

Code	Legal and Democratic Services	2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
1000	Employees	507,600	505,881	(1,720)	-0.3%	
2000	Premises	0	150	150	0.0%	
3000	Transport	17,700	14,395	(3,305)	-18.7%	
4000	Supplies and Services	439,880	426,160	(13,720)	-3.1%	
	Total Direct Expenditure	965,180	946,586	(18,594)	-1.9%	
7000	External Income	(81,900)	(82,098)	(198)	-0.2%	
	Net Direct Expenditure	883,280	864,487	(18,793)	-1.9%	(a)
5000	Support Services	54,670	54,733	63	0.1%	
	Total Indirect Expenditure	54,670	54,733	63	(0)	
	Total Legal and Democratic Services	937,950	919,220	(18,730)	-1.9%	
	Legal & Democratic Services - Service units					
LD100	Electoral Registration	226,690	210,163	(16,527)	-7.3%	
LD199	Electoral Registration Rech	(670)	(670)	0	0.0%	
LD200	Election costs	0	7,284	7,284	N/A	
LD300	Democratic Rep & Management	705,540	703,763	(1,777)	-0.3%	
LD400	Committee Services	159,120	154,103	(5,017)	-3.2%	
LD499	Committee Services Rech	(158,350)	(158,350)	0	0.0%	
LD600	Legal Services	335,710	333,017	(2,693)	-0.8%	
LD699	Legal Services Rech	(330,090)	(330,090)	0	0.0%	
	Total Legal and Democratic Services	937,950	919,220	(18,730)		
				£	£	
	Total Expenditure Variation				(18,730)	(a)
	Major Cost Changes					
LD200	Spend on by-elections and other minor spends			7,300		
LD300	Expenditure on Member Ipads (see below)			11,725		
LD600	Legal Services: agency, consultancy and other unanticipated salary costs			11,000	30,025	
	Major Cost Savings					
LD100	Salary savings against budget			(9,700)		
LD100	Software spend slightly below forecast			(6,600)		
LD600	Software budget unspent in year			(15,000)		
LD600	Underspend on Publications budget			(11,700)	(43,000)	
	Major Changes in Income Levels					
LD600	Reduction in income from S106 work and other fees			14,100		
					0	
	Minor Variations					
LD400	Various minor savings on Member Services budget				(5,000)	
LD400	Other minor variances				(755)	
	Total Expenditure Variation				(18,730)	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
	Members Ipad reserve			(11,725)		
	Proposed contribution c/fwd to 2019/20					
	Contribution to future election funding			16,000		
	Net movement in earmarked reserves (other than budgeted)				4,275	
	Total Expenditure variation after Earmarked Reserves				(14,455)	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19
Planning and Regeneration

		2018/19	2018/19	Variance	Variance	
		Budget	Actual			
Code	Planning and Regeneration	£	£	£	%	
1000	Employees	1,843,350	1,689,733	(153,617)	-8.3%	
2000	Premises	0	1,405	1,405	0.0%	
3000	Transport	49,080	43,502	(5,578)		
4000	Supplies and Services	691,120	605,505	(85,615)	-12.4%	
	S106 Expenditure		217,965	217,965		
	Total Direct Expenditure	2,583,550	2,558,111	(25,439)	-1.0%	
7000	External Income	(1,456,450)	(1,110,199)	346,251	23.8%	
	S106 contributions		(673,003)	(673,003)		
	Grant funding		(353,890)	(353,890)		
	Net Direct Expenditure	1,127,100	421,018	(706,082)	-62.6%	(a)
5000	Support Services	505,540	505,540	0		
6500	Depreciation	0	0	0		
	Total Indirect Expenditure	505,540	505,540	0		
	Total Planning and Regeneration Expenditure	1,632,640	926,558	(706,082)		
Planning and Regeneration - Service units						
PR100	Building Regulations	34,210	32,915	(1,295)		
PR110	Enforcement	145,040	137,130	(7,910)		
PR200	Development Control	227,890	22,218	(205,672)		
PR210	Local Land Charges	(10,370)	(58,383)	(48,013)		
PR220	Tiverton EUE	56,470	75,051	18,581		
PR225	Garden Village Project	58,850	(137,311)	(196,161)		
PR300	Environmental Enhancement	2,430	2,430	0		
PR400	Business Development	476,140	419,639	(56,501)		
PR411	Business Development Recharge	(22,860)	(22,860)	0		
PR420	Tiverton Town Centre Regen Project	0	1,405	1,405		
PR500	Historic Buildings	10,350	10,350	0		
PR600	Forward Planning Unit	309,130	294,051	(15,079)		
PR699	Forward Planning Unit Rech	(309,130)	(309,130)	0		
PR800	Planning Policy	78,310	76,480	(1,830)		
PR810	Statutory Development Plan	571,440	378,795	(192,645)		
PR820	Assets of community value	180	171	(9)		
PR900	Dangerous Buildings And Trees	4,560	3,608	(952)		
	Total Planning and Regeneration Expenditure	1,632,640	926,558	(706,082)		
				£	£	
	Total Expenditure Variation				(706,082)	(a)
Major Cost Changes						
PR210	Released Provision that was no longer required			(27,900)		
PR220	EUE ongoing expenditure, fully funded by EMR			18,581		
PR225	Garden Village Project ongoing expenditure, fully funded by EMR			104,323		
PR400	High Street Innovation grant scheme (see EMR below)			2,600		
PR810	Custom & Self Build spend agreed by Cabinet Aug 2018 (see EMR below)			17,000		
					114,604	
Major Cost Savings						
PR110	Employee savings through vacant posts during the year			(4,400)		
PR200	Employee & transport cost savings through vacant posts during the year			(51,200)		
PR200	Savings on supplies & services			(7,500)		
PR400	Slippage of various Economic Development & Regeneration projects (see EMR below)			(37,000)		
PR400	Economic Development cost savings through vacant posts during the year			(16,800)		
PR810	Local Plan costs slipped to 2019-20			(180,489)		
					(297,389)	
Major Changes in Income Levels						
PR200	Planning Fees under budget due to number and scale of applications received			310,000		
PR210	New Burdens funding (see below)			(15,200)		
					294,800	
	Minor Variations				(24,371)	
	SERVICE MOVEMENT BEFORE STATUTORY ADJUSTMENTS				87,644	
PR200	Net S106 Receipts & Grants (also see EMR below)				(455,038)	
PR225	Garden Village Funding				(300,000)	
PR600	Brownfield Register Funding				(3,687)	
PR600	Neighbourhood Planning Funding				(5,000)	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Planning and Regeneration

PR810	Custom & Self Build Grant				(30,000)	
Total Expenditure Variation					(706,081)	(a)
EARMARKED RESERVES						
Utilised 2018/19						
	High Street Innovation Grant			(2,600)		
	Grand Western Canal Grant - New Homes Bonus Released			(45,000)		
	Economic Development project spend - New Homes Bonus Released			(100,000)		
	S106 - Public Open Space			(60,638)		
	EUE Funding of 2018-19 spend			(18,581)		
	Garden Village Funding of 2018-19 spend			(104,323)		
	Custom & Self Build - spend agreed by Cabinet Aug 2018			(21,000)		
Proposed contribution c/fwd. to 2019/20						
	S106 - Public Open Space			542,848		
	Garden Village Funding 2018-19 HCA Funding			300,000		
	Brownfield Register 2018-19 DCLG Funding			3,687		
	Neighbourhood Planning 2018-19 DCLG Funding			5,000		
	Custom & Self Build - spend agreed by Cabinet Aug 2018 slipped to 2019-20			4,000		
	Custom & Self Build Grant 2018-19 DCLG Funding			30,000		
	Statutory Development Plan - Local Plan costs slipped to 2019-20			180,489		
	Economic Development & Regeneration projects slipped to 2019-20			37,000		
	New Burdens Funding			15,203		
	Net movement in earmarked reserves				766,085	
Total Expenditure variation after Earmarked Reserves					60,004	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Property Services

		2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
Code	Property Services					
1000	Employees	559,670	545,663	(14,007)	-2.5%	
2000	Premises	495,160	507,621	12,461	2.5%	
3000	Transport	24,110	33,215	9,105		
4000	Supplies and Services	66,760	(75,035)	(141,795)	-212.4%	
	Total Direct Expenditure	1,145,700	1,011,463	(134,237)	-11.7%	
7000	External Income	(816,290)	(468,403)	347,887	42.6%	
	Net Direct Expenditure	329,410	543,061	213,651	64.9%	(a)
5000	Support Services	(619,800)	(619,460)	340		
6500	Depreciation	273,610	273,610	0		
	Total Indirect Expenditure	(346,190)	(345,850)	340		
	Total Property Services Expenditure	(16,780)	197,211	213,991		
	Property Services - Service units					
PS140	3 RIVERS DEVELOPMENT	0	(555)	(555)		
PS141	3 RIVERS - THREWSTONE CLOSE	0	0	0		
PS142	3 RIVERS - BURLESCOMBE	0	0	0		
PS150	Surplus Sites for Disposal	600	38,867	38,267		
PS350	Public Conveniences	119,550	116,433	(3,117)		
PS400	Flood Defences and Land Drainage	69,910	94,929	25,019		
PS600	Street Naming & Numbering	15,980	16,148	168		
PS700	Contract Services - P-Health	0	12,678	12,678		
PS810	Phoenix House	445,310	443,151	(2,159)		
PS815	Phoenix House Rech	(445,360)	(445,360)	0		
PS820	DCC Library	(1,520)	0	1,520		
PS830	Town Hall	2,140	5,064	2,924		
PS840	Crediton Office Building	34,900	41,512	6,612		
PS850	Old Road Depot	87,150	104,469	17,319		
PS855	Old Road Depot Rech	(87,150)	(87,150)	0		
PS860	Station Yard Depot	0	2,687	2,687		
PS870	Lords Meadow Depot	6,600	6,695	95		
PS880	Bus Station Maintenance	(5,060)	5,435	10,495		
PS890	10 Phoenix Lane	(6,790)	(8,429)	(1,639)		
PS970	Office Building Cleaning	94,220	84,600	(9,620)		
PS971	Office Building Cleaning Rech	(87,830)	(87,830)	0		
PS980	Property Services	610,620	660,006	49,386		
PS981	Property Services Rech	(528,310)	(528,310)	0		
PS990	30/38 Fore Street	(103,030)	(89,704)	13,326		
PS991	Industrial Units	(44,600)	(55,325)	(10,725)		
PS992	Market Walk	(163,910)	(100,207)	63,703		
PS993	Lowman Green Unit	(9,200)	(9,200)	0		
PS994	Moorhayes Community Centre	(2,000)	(2,758)	(758)		
PS995	COGGANS WELL	(19,000)	(20,635)	(1,635)		
PT100	People's Park Trust	0	0	0		
	Total Property Services	(16,780)	197,211	213,991		
				£	£	
	Total Expenditure Variation				213,991	(a)
	Major Cost Changes					
PS150	Asset Management overspend on various projects to make good. This has resulted in Capital receipts when the assets have been sold.			38,000		
PS400	Flood Defences and Land drainage works overspend (see below EMR) - dredging; external contractors etc used in various areas.			25,000		
PS700	Contract Services for Legionella Asbestos & Fire risk assessment now carried out in-house.			12,500		
PS810	P-House overspend on utility costs			8,000		
PS810	P-House maintenance and external contractors overspend due to a number of office alterations and general repairs			30,000		

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Property Services

PS850	Security overspend following numerous break-ins at the depot (off-set by EMR)			30,630		
PS880	Write-off of a bad debt for Bus Station departures income			12,300		
	External Contractors overspend (off-set with Salary underspend below)			14,000		
PS970						
PS980	Vehicle running costs higher than budgeted			8,000		
PS992	Maintenance overspend on the landscaping of Market Walk (see below EMR)			38,000		
PS992	Overspend on Services charges due to capped service charges at units in Market Walk			14,000		
PS992	Shop unit refurbishments have resulted in an overspend on external contractors			8,000		
					238,430	
	Major Cost Savings					
PS850	Underspend on specific maintenance project (see below EMR)			(10,000)		
PS991	Underspend on specific maintenance project (see below EMR)			(10,000)		
PS810	Specific spend on carpet tiles & Exe Room furniture has not been spent during 2018-19 resulting in an underspend (see EMR)			(40,000)		
					(60,000)	
	Major Changes in Income Levels					
PS980	Income down on Wells Close as tenants have been relocated.			11,100		
PS990	Income budget not achieved due to flats above 36 & 38 Fore Street not being refurbished to let out			15,000		
					26,100	
	Minor Variations				7,460	
Total Expenditure Variation					211,990	(a)
	EARMARKED RESERVES					
	Utilised 2018/19					
PS400	Flood Defence works			(25,000)		
PS850	Security			(30,630)		
PS992	Market Walk Landscaping			(38,000)		
	Proposed contribution c/fwd to 2019/20					
PS850	Old Road Structural Survey EMR			10,000		
PS991	Industrial Unit Specific Maint EMR			10,000		
PS810	Phoenix House specific maint (carpet tiles & Exe Room furniture)			40,000		
	Net movement in earmarked reserves				(33,630)	
Total Expenditure variation after Earmarked Reserves					178,360	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Revenues and Benefits

		2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
Code	Revenues and Benefits					
1000	Employees	725,700	688,971	(36,729)	-5.1%	
2000	Premises	0	9	9		
3000	Transport	3,200	3,409	209		
4000	Supplies and Services	182,090	237,840	55,750	30.6%	
	Housing Benefit Payments	18,400,250	16,013,251	(2,386,999)	-13.0%	
	Total Direct Expenditure	19,311,240	16,943,480	(2,367,760)	-12.3%	
	Income from Housing Benefit Subsidy	(18,445,250)	(16,240,597)	2,204,653	-12.0%	
	All other Income	(503,090)	(549,027)	(45,937)	9.1%	
7000	External Income	(18,948,340)	(16,789,625)	2,158,715	11.4%	
	Net Direct Expenditure	362,900	153,855	(209,045)	-57.6%	(a)
5000	Support Services	448,800	448,800	0		
6500	Depreciation	0	0	0		
	Total Indirect Expenditure	448,800	448,800	0		
	Total Revenues and Benefits Expenditure	811,700	602,655	(209,045)		
	Revenues and Benefits - Service units					
RB100	Collection Of Council Tax	568,820	615,107	46,287		
RB199	Collection Of Council Tax Recharge	(167,130)	(167,130)	0		
RB200	Collection Of Business Rates	73,870	68,449	(5,421)		
RB300	Housing Benefit Admin	392,600	330,635	(61,965)		
RB340	Local welfare assistance scheme	15,000	15,084	84		
RB350	Universal Credit Partnership	0	(6,358)	(6,358)		
RB399	Housing Benefit Admin Recharge	(27,870)	(27,870)	0		
RB400	Housing Rent Allowances	(45,000)	(227,346)	(182,346)		
RB410	Council Tax Benefit	0	(7,787)	(7,787)		
RB600	Revenues Recovery Team	129,190	137,651	8,461		
RB699	Revenues Recovery Team Recharge	(127,780)	(127,780)	0		
	Total Revenues and Benefits Expenditure	811,700	602,655	(209,045)		
				£	£	
	Total Expenditure Variation				(209,045)	(a)
	Major Cost Changes					
	Additional HB Software costs covered by additional grants from DWP detailed below			16,740		
	Additional HB Hardware & Software costs transferred from Capital (under * Diminimis) - Costs covered by NHB released below			13,930		
	Additional Revenues Hardware & Software costs transferred from Capital * (under Diminimis) - Costs covered by NHB released below			13,930		
					44,600	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Revenues and Benefits

	Major Cost Savings				
**	The demand for Housing Benefit in 18/19 was lower than budgeted this is mainly due to the transition to Universal Credit (see decreased subsidy income detailed below)			(2,387,000)	
	Reduction in cost of taking Liability Orders to Court			(6,800)	
	Housing Benefit Salaries - Vacant HB Manager post & assessor post offset in part by agency staff, additional overtime & temporary increase for supervisors acting up.			(26,280)	
	Revenues Salaries - Vacant Revenues Manager post offset in part by agency staff, additional overtime & temporary increase for supervisors acting up.			(10,440)	
					(2,430,520)
	Major Changes in Income Levels				
**	Decreased 18/19 Housing Benefit Subsidy related to decreased costs detailed above			2,367,710	
	Additional Overpayment recovery which includes HB Sundry Debtors, recovery from ongoing HB & PDP being recovered at DWP			(163,060)	
	Various New Burdens grants from DWP in respect of Housing Benefits - initiatives delivered either within existing resource or to offset additional software costs detailed above			(72,140)	
	Universal Credit Delivery Partnership Grant - additional funding			(6,360)	
	Adjustment to CTB entitlement (re pre 01/04/13 CTB old scheme) not required to be repaid to DCLG			(7,790)	
	Additional contributions from Preceptors to assist in collection of C/Tax & Administration of CTR schemes - no longer received			27,000	
	Single Occupancy Discount Penalties not implemented in 18/19			3,500	
	Income received on Court Costs lower than budgeted			20,120	
	Additional C/Tax Annexe Grant			(3,820)	
	Additional HB & CTB admin Grant than budgeted			(5,120)	
					2,160,040
	Minor Variations				19,268
	Total Expenditure Variation				(206,612) (a)
	EARMARKED RESERVES				
	Utilised 2018/19				
	FERIS scheme Grant no longer repayable to DWP			(11,118)	
*	New Homes Bonus budgeted in Capital Programme released to cover additional Revenue costs of projects under Capital diminimis			(27,860)	
	Proposed contribution c/fwd. to 2019/20			0	
	Net movement in earmarked reserves				(38,978)
	Total Expenditure variation after Earmarked Reserves				(245,590)

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Leisure Services

		2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
Code	Leisure Services					
1000	Employees	1,937,440	1,894,477	(42,963)	-2.2%	
2000	Premises	899,630	995,833	96,203	10.7%	
3000	Transport	8,530	4,944	(3,586)		
4000	Supplies and Services	283,830	279,186	(4,644)	-1.6%	
	Total Direct Expenditure	3,129,430	3,174,440	45,010	1.4%	
7000	External Income	(2,783,610)	(2,725,732)	57,878	2.1%	
	Net Direct Expenditure	345,820	448,707	102,887	29.8%	(a)
5000	Support Services	362,050	363,000	950		
6500	Depreciation	542,200	525,160	(17,040)		
	Total Indirect Expenditure	904,250	888,160	(16,090)		
	Total Leisure Services Expenditure	1,250,070	1,336,867	86,797		
	Leisure Services - Service units					
RS100	Leisure Facilities Maintenance & Equipment	323,720	284,961	(38,759)		
RS110	Leisure Management & Administration	65,130	66,418	1,288		
RS140	Exe Valley Leisure Centre	267,397	399,710	132,313		
RS145	Market Walk Gym	550	0	(550)		
RS150	Lords Meadow Leisure Centre	361,894	335,207	(26,687)		
RS160	Culm Valley Sports Centre	231,379	250,571	19,192		
	Total Leisure Services Expenditure	1,250,070	1,336,867	86,797		
				£	£	
	Total Expenditure Variation				86,797	(a)
	Major Cost Changes					
RS140	Additional external contractors eg mystery shopper			8,000		
RS150	Water leak - as referred to in in-year monitoring.			50,500		
RS150	Old gas invoices - Laser & British Gas			32,000		
RS140	New heat retention pool covers - funded from EMR.			21,640		
RS150	Lords Meadow Gym Capital Project - funded from EMR.			21,803		
All sites	Closure of learner pool - refunding swimming			15,500		
All sites	Casual Swim - underperforming due to good weather & open water swimming more popular			15,000		
All sites	Commercial courses - not running to capacity following national trends. Reduced school lettings.			14,000		
All sites	Series Of Lets Artif Pitch Use - cancellations, changes to casual bookings and reduction to group participation.			31,000		
All sites	Junior Leisure Centre Courses - underperforming			7,000		
All sites	Under recovery on vending machines (2 weeks) & speedo contract lack of stock.			5,000		
					221,443	
	Major Cost Savings					
RS100	Specific Revenue Projects - underspent as not have time to fulfill all projects			(41,000)		
All sites	Staffing Vacancies			(50,000)		
All sites	Income over budget for swimming lessons			(19,000)		
All sites	Fitness - increased membership due to new gym refurb			(14,000)		
RS140& RS150	Business Rates Savings			(16,250)		
RS140	Exe Valley Gas charges			(6,000)		
					(146,250)	
	Major Changes in Income Levels					
					0	
	Minor Variations				0	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Leisure Services

Total Expenditure Variation				75,193	(a)
EARMARKED RESERVES					
Utilised 2018/19					
New Homes Bonus utilised for revenue expenditure - the Lords Meadow Gym Capital Proje			(21,803)		
New Homes Bonus utilised for revenue expenditure - new heat retention pool covers			(21,640)		
Proposed contribution c/fwd to 2019/20					
Planned maintenance works not completed in time - roll to 19/20			21,600		
Net movement in earmarked reserves				(21,843)	
Total Expenditure variation after Earmarked Reserves				53,350	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Waste Services

		2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
Code	Waste Services					
1000	Employees	2,415,980	2,435,250	19,270	0.8%	
2000	Premises	234,020	247,693	13,673	5.8%	
3000	Transport	757,980	855,657	97,677		
4000	Supplies and Services	723,560	729,387	5,827	0.8%	
	Total Direct Expenditure	4,131,540	4,267,988	136,448	3.3%	
7000	External Income	(2,405,960)	(2,499,586)	(93,626)	-3.9%	
	Net Direct Expenditure	1,725,580	1,768,402	42,822	2.5%	(a)
5000	Support Services	387,480	387,480	0		
6500	Depreciation	271,970	271,970	0		
	Total Indirect Expenditure	659,450	659,450	0		
	Total Waste Services Expenditure	2,385,030	2,427,852	42,822		
	Waste Services - Cost Centres					
FM100	Fleet Management	20,000	21,154	1,154		
WS650	Street Cleansing	534,370	541,903	7,533		
WS700	Refuse Collection	842,690	754,039	(88,651)		
WS710	Trade Waste Collection	(69,500)	(93,537)	(24,037)		
WS725	Kerbside Recycling	1,029,880	1,184,506	154,626		
WS740	16 Shop-Recycling	0	0	0		
WS750	Waste Management Staff Unit	345,930	336,536	(9,394)		
WS760	Waste Management Staff Unit Rech	(342,010)	(342,010)	0		
WS770	Unit 3 Carlu Close	210,080	211,670	1,590		
WS780	UNIT 3 CARLU CLOSE RECHARGE	(186,410)	(186,410)	0		
	Total Waste Services Expenditure	2,385,030	2,427,852	42,822		
				£	£	
	Total Expenditure Variation				42,822	(a)
	Major Cost Changes					
All	Vehicle hire costs (see EMR below)			66,200		
All	Vehicle fuel and repairs and maintenance			25,000		
WS725	Bottle Bank refurbishments (see EMR below)			10,000		
WS725	Refurbishment of recycling vehicles (see EMR below)			8,400		
WS725	Recycling Containers - S106 Recycling net transfers (See EMR below)			22,593		
All	Overtime costs higher than predicted			15,000		
	Major Cost Savings				147,193	
WS700	Equipment - food waste containers (see EMR below)			(8,000)		
WS700	No longer using contractors to collect electrical waste			(5,000)		
					(13,000)	
	Major Changes in Income Levels					
WS700	Devon County Council shared saving scheme better than estimated			(50,000)		
WS700	Garden Waste Permits are up against last year but slightly down against current budget			10,000		
WS700	Bulky waste income and sale of wheelie bins up against budget			(10,000)		

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Waste Services

WS710	Trade Waste - additional income generated from new customers	(50,000)		
WS725	Recycling material - overall tonnages are up, however some prices are down, particularly cardboard	10,000		
				(90,000)
	Minor Variations			(1,371)
Total Expenditure Variation				42,822 (a)
	EARMARKED RESERVES			
	Utilised 2018/19			
	S106 - Waste & Recycling funds	(22,593)		
	Vehicle Hire - Street Cleansing	(35,840)		
	Vehicle Hire - Refuse	(4,700)		
	Bottle Bank Refurbishment	(10,000)		
	Refurbishment of Recycling Vehicles	(8,400)		
	Proposed contribution c/fwd to 2019/20			
	S106 - Waste & Recycling funds	827		
	Options Appraisal	40,000		
	Replacement Containers	8,000		
	Net movement in earmarked reserves			(32,706)
Total Expenditure variation after Earmarked Reserves				10,116

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HOUSING REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Housing Revenue Account

Code	Housing Revenue Account	2018/19 Budget £	2018/19 Actual £	Variance £	Variance %	
1000	Employees	2,490,330	2,485,566	(4,764)	-0.2%	
2000	Premises	187,970	146,389	(41,581)	-22.1%	
3000	Transport	229,650	228,004	(1,646)		
4000	Supplies and Services	7,805,330	7,802,115	(3,215)	0.0%	
	Total Direct Expenditure	10,713,280	10,662,075	(51,205)	-0.5%	
7000	External Income	(13,151,700)	(13,683,532)	(531,832)	-4.0%	
	Net Direct Expenditure	(2,438,420)	(3,021,457)	(583,037)	23.9%	
5000	Internal Recharges	1,447,160	1,447,160	0	0.0%	
6500	Capital Charges	991,260	960,845	(30,415)	-3.1%	
	Total Indirect Expenditure	2,438,420	2,408,005	(30,415)	1.2%	
	Total HRA Expenditure	0	(613,452)	(613,452)	N/A	(a)
	Income					
SHO01	Dwelling Rents Income	(12,118,490)	(12,181,633)	(63,143)	0.5%	
SHO04	Non Dwelling Rents Income	(584,130)	(565,736)	18,394	-3.1%	
SHO07	Leaseholders' Service Charges	(21,640)	(26,633)	(4,993)	23.1%	
SHO08	Contributions Towards Expenditure	(41,470)	(116,226)	(74,756)	180.3%	
SHO09	Alarm Income - Non Tenants	0	0	0	0.0%	
SHO10	H.R.A. Investment Income	(59,000)	(99,169)	(40,169)	68.1%	
SHO11	Miscellaneous Income	(19,350)	(6,249)	13,101	-67.7%	
SHO11	Capital Grants & Contributions relating to Palmerston Park and Burlescombe	0	(183,334)	(183,334)		
	Services					
SHO13A	Repairs & Maintenance	3,539,250	3,460,881	(78,369)	-2.2%	
SHO17A	Housing & Tenancy Services	2,309,320	2,080,366	(228,954)	-9.9%	
SHO22	Alarms expenditure	0	0	0	0.0%	
	Accounting entries 'below the line'					
SHO27	Depreciation	2,000,000	2,000,000	0	0.0%	
SHO29	Bad Debt Provision Movement	25,000	28,083	3,083	12.3%	
SHO30	Share Of Corporate And Democratic	329,050	328,815	(235)	-0.1%	
SHO32	H.R.A. Interest Payable	1,165,610	1,165,119	(491)	0.0%	
SHO34	H.R.A. Transfers to earmarked reserves	2,448,470	3,046,802	598,332	24.4%	
SHO34	Utilisation of earmarked reserves	0	(1,950,440)	(1,950,440)		
SHO35	Reversal of depreciation	(2,000,000)	(2,000,000)	0	0.0%	
SHO36	Financing of capital expenditure	1,121,260	960,845	(160,415)	-14.3%	
SHO36	Revenue contribution to capital operations (funded from earmarked reserves)	0	1,950,440	1,950,440		
SHO37	Capital Receipts Reserve Adjustment	(26,000)	(16,900)	9,100	-35.0%	
SHO38	Major Repairs Allowance	2,101,000	2,080,581	(20,419)	-1.0%	
SHO42	Accumulated absences adjustment	0	3,641	3,641		
SHO44	Capital Grants & Contributions relating to Palmerston Park and Burlescombe reversal	0	183,334	183,334		
SHO45	Renewable Energy Transactions	(168,880)	(142,589)	26,291	-15.6%	
	Total HRA Expenditure	0	(0)	(0)		

HOUSING REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

Housing Revenue Account

				£	£	
	Total HRA Expenditure Variation				(613,452)	(a)
	Major Cost Changes					
	Salary savings inclusive of savings on Standby relating to Depot staff			(71,774)		
	Gas Servicing Contract underspend-delay until 19/20			(47,348)		
	Tenancy salary underspend due principally to posts remaining vacant, the Estates salary budget not fully utilised and other minor swings			(123,830)		
	Overheads relating to HRA shops below budget and Utilities on Voids below expectations			(40,371)		
	Tenancy software and stationary budget under-utilised			(45,590)		
	Financing of Capital expenditure below budget			(160,415)		
					(489,328)	
	Major Changes in Income Levels					
	Overall Dwelling rents ahead of expectations by 0.44%			(53,174)		
	Garage rentals slightly below budget			8,840		
	Reduction in Leased Income due to a property being brought back into the HRA			14,000		
	More rechargeable repairs carried out than predicted			(74,756)		
	Investment Income above forecast			(40,169)		
	Renewable Energy transactions			26,291		
					(118,968)	
	Minor Variances totalling				(5,156)	
	Total HRA Expenditure Variation				(613,452)	(a)
	EARMARKED RESERVES (memorandum account)		£	£		
	Utilised 2018/19					
	Affordable Rent Surplus		(72,330)			
	Renewable Energy Fund		(99,477)			
	Housing Maintenance Fund		(1,778,633)			
				(1,950,440)		
	Proposed contribution c/fwd to 2019/20					
	Affordable Rent Surplus		72,330			
	Renewable Energy Fund		142,708			
	HRA loan premium deficit		613,804			
	Housing Maintenance Fund		1,604,507			
				2,433,349		
	Net movement in earmarked reserves (other than that shown as part of main HRA Summary)			482,909		
	Total Expenditure variation after Earmarked Reserves				(613,452)	

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

EARMARKED RESERVES AT 31 March 2019

General Fund Reserve	Cost Centres	B/F 31/03/18	(Cont To Emr)	+ Utilisation of EMR	Transfers	C/F 31/03/19
General Fund Reserve	EQ700	(2,689,757)	(240,538)		448,672	(2,481,623)
Miscellaneous General Fund Reserves	Cost Centres	B/F 31/03/18	(Cont To Emr)	+ Utilisation of EMR	Transfers	C/F 31/03/19
Community Dev - Tap Fund Contribution	CD200	(38,051)			38,051	0
Community Development - Seed Grant Funding	CD200	(3,330)			3,330	0
Community Development - PCT money	CD210	(1,267)			1,267	0
Pannier Market - Repairs to Clock Tower	CD300	(7,000)			7,000	0
Cemetery Grave shoring Equip	ES100	(4,800)			4,800	0
Multi-Storey Car Park - Planned works	CP520	(80,000)			80,000	0
Resurfacing of Amenity Car Parks	CP530	(65,000)			65,000	0
Structural Surfacing P&D Car Parks	CP540	(2,600)			2,600	0
CCTV Initiatives -Tiverton TC Project	ES200	(6,970)			6,970	0
Community Safety Partnership	ES256	(14,702)			14,702	0
P Sector Housing	ES354	(15,735)		20,000	(4,265)	0
Public Health Grant	ES361	(7,278)			7,278	0
Parks & Open Spaces Shelter Maint	ES450	(10,000)			10,000	0
Parks & Open Spaces-Trees Inspection/Walls	ES450	(37,050)			37,050	0
Play Areas Works	ES460	(21,000)			21,000	0
Air Quality Monitoring	ES660	(8,695)			8,695	0
Ground Maintenance Service	GM960	(12,663)			12,663	0
Corp Training - 12/13 Underspend part c/fwd	HR200	(8,515)			8,515	0
IT - Gazetteer - Aerial Photography every 3yrs	IT100	(13,890)			13,890	0
ICT - ICT Staff Unit - Staff Training 17-18	IT600	(8,750)			8,750	0
District Elections	LD201	(57,716)	(20,000)		77,716	0
Elected Members training	LD300	(5,000)	(5,000)		10,000	0
Development Control (including RIA)	PR200	(40,000)			40,000	0
Development Control (including RIA)	PR200	(20,850)			20,850	0
Land charges Software Licence	PR210	(5,000)			5,000	0
New Burdens Grant Fund	PR210	(4,060)			4,060	0
LABGI - Local Authority Business Growth Initiative	PR400	(12,366)			12,366	0
Brownfield Shared Plan DCLG monies	PR600	(30,130)			30,130	0
Forward Planning - GESF post 18mths	PR600	(50,000)		35,000	15,000	0
Statutory Development Plan	PR810	(240,000)	(100,000)		340,000	0
Custom Build Grant 2017-2018	PR810	(30,000)		21,000	9,000	0
Flood Projects 2015-16	PS400	(39,400)			39,400	0
Phoenix House replacement Fire Alarm Panel	PS810	(10,000)			10,000	0
Phoenix House meeting room Aircon	PS810	(20,000)			20,000	0
Old Road Depot	PS850	(30,630)			30,630	0
Property Services Vehicle for MS Operative	PS980	(12,000)			12,000	0
FERIS Scheme DWP Grant	RB360	(11,180)			11,180	0
Bottle Bank Refurb	WS725	(10,000)			10,000	0
Recycling Vehicle Refurb	WS725	(10,000)			10,000	0
Waste - response costs	WS	(5,000)			5,000	0
Insurance MMI	CM300	(86,278)			86,278	0
Property Maintenance Reserve (Leisure, PH, Industrial Units)		(197,259)			197,259	0
GF shops - surplus 15/16	PS	(275,000)			275,000	0
Leisure Sinking Fund	RS	0	(75,000)		75,000	0
		(187)			187	0
Total Miscellaneous General Fund Reserves	EQ660	(1,569,352)	(200,000)	76,000	1,693,352	0
Capital Earmarked Reserves	EQ650	(482,391)		67,410		(414,981)
NNDR Reserve	EQ659	(560,281)	(447,277)		(164,814)	(1,172,372)
New Homes Bonus Reserve	EQ653	(2,673,233)	(1,328,028)	1,247,258	0	(2,754,003)

GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

EARMARKED RESERVES AT 31 March 2019

Other GF Revenue Reserves	Cost Centres	B/F 31/3/18	(Cont To Emr)	+ Utilisation of EMR	Transfers	C/F 31/3/19
Capital EMR PSH Grants	EQ652	(1,105,176)		44,810		(1,060,366)
Economic Development EMR	EQ654	(101,000)				(101,000)
ICT Projects Reserve	EQ655	(56,000)				(56,000)
Cullompton Rail Station	EQ656	(40,000)				(40,000)
Flood Defence Ashleigh Park Bampton	EQ657	(67,000)				(67,000)
Phoenix Lane PC's Conversion	EQ658	(38,000)				(38,000)
High St Innovator Payment	EQ681	(4,534)		2,600		(1,934)
Car Park Machine replacement Sinking Fund	EQ686	-	(3,000)			(3,000)
Community Dev Tap Fund Contr (CD200)	EQ701	-		8,570	(38,051)	(29,481)
Community Dev Seed Grant Fund (CD200)	EQ702	-			(3,330)	(3,330)
Community Dev Pct Money (CD210)	EQ703	-			(1,267)	(1,267)
Pannier Mkt Clock Tower Repair (CD300)	EQ704	-			(7,000)	(7,000)
Cemetery Grave Shoring Equip (ES100)	EQ705	-		4,247	(4,800)	(553)
Multi-Story Planned Works (CP520)	EQ706	-			(80,000)	(80,000)
Resurfacing Amenity Car Parks (CP530)	EQ707	-			(65,000)	(65,000)
Struct Surfacing P&D Car Parks (CP540)	EQ708	-			(2,600)	(2,600)
CCTV Initiatives Tiv TC Proj (ES200)	EQ709	-			(6,970)	(6,970)
Community Safety Partnership (ES256)	EQ710	-			(14,702)	(14,702)
P Sector Housing (ES354)	EQ711	-	(30,524)	3,013	(3,013)	(30,524)
PSH - Rogue Landlord Grant	EQ712	-	(51,925)			(51,925)
Parks & O Spaces Shelter Maint (ES450)	EQ713	-	(34,825)		(10,000)	(44,825)
Parks & O Spaces Tree Inspection (ES450)	EQ714	-		11,624	(37,050)	(25,426)
Play Areas Works (ES460)	EQ715	-		21,000	(21,000)	0
Air Quality Monitoring (ES660)	EQ716	-		5,987	(8,695)	(2,708)
Ground Maintenance Service (GM960)	EQ717	-			(12,663)	(12,663)
Corp Training 12/13 Under C/Fwd (HR200)	EQ718	-			(8,515)	(8,515)
ICT Staff Unit Training 17-18 (IT600)	EQ719	-		6,200	(8,750)	(2,550)
District Elections (LD201)	EQ720	-	(16,000)		(77,716)	(93,716)
Elected Members Training (LD300)	EQ721	-			(10,000)	(10,000)
PR400 Economic Development	EQ722	-	(37,000)			(37,000)
Land Charges Software Licence (PR210)	EQ723	-			(5,000)	(5,000)
New Burdens Grant Fund - LLC	EQ724	-	(15,203)		(4,060)	(19,263)
LABGI Local Auth Bus Grow Init (PR400)	EQ725	-			(12,366)	(12,366)
Brownfield Shared Plan DCLG (PR600)	EQ726	-	(3,687)		(30,130)	(33,817)
Forward Planning GESP Post 18M (PR600)	EQ727	-			(15,000)	(15,000)
Statutory Development Plan (PR810)	EQ728	-	(180,489)		(340,000)	(520,489)
Custom Build Grant 2017-18 (PR810)	EQ729	-	(34,000)		(29,850)	(63,850)
Community Housing Fund	EQ741	(128,235)		13,625		(114,610)
Homelessness Support	EQ742	(91,525)	(133,123)			(224,648)
Replacement Waste Containers	EQ744	-	(8,000)			(8,000)
Waste Options Report	EQ745	-	(40,000)			(40,000)
Food Protection	EQ746	-	(14,550)			(14,550)
Capacity Funding- EUE	EQ820	(270,537)		70,611		(199,926)
Neighbourhood Planning Funding	EQ821	(20,000)	(5,000)			(25,000)
Culm Garden Village Project	EQ824	(527,652)	(300,000)	156,153		(671,499)
Cullompton Relief Road	EQ825	-			0	0
Flood Projects 2015-16 (PS400)	EQ826	-		25,000	(39,400)	(14,400)
Phoenix Hse Replace Fire Panel (PS810)	EQ827	-	(40,000)		(10,000)	(50,000)
Phoenix Hse Meeting Rm Aircon (PS810)	EQ828	-			(20,000)	(20,000)
Old Road Depot (PS850)	EQ829	-	(10,000)	30,630	(30,630)	(10,000)
Property Serv MS Op Vehicle (PS980)	EQ830	-			(12,000)	(12,000)
FERIS Scheme DWP Grant (RB360)	EQ831	-		11,118	(11,118)	0
Bottle Bank Refurb (WS725)	EQ832	-		10,000	(10,000)	0
Recycling Vehicle Refurb (WS725)	EQ833	-		8,400	(10,000)	(1,600)
Waste Response Costs (WS)	EQ834	-			(5,000)	(5,000)
Insurance MMI (CM300)	EQ835	-			(86,278)	(86,278)
Members iPad (LD300)	EQ836	-		11,725	(20,000)	(8,275)
Property Maint Reserve	EQ837	-	(31,600)		(565,351)	(596,951)
GF Shops - Surplus 2015/16 (PS)	EQ838	-		38,000	(275,000)	(237,000)
Equipment Sinking Fund	EQ684 & EQ750-755	(132,840)	(191,700)			(324,540)
Maintenance Sinking Fund	EQ685 & EQ763-768	(136,130)	(82,700)	3,663		(215,167)
Plant Sinking Fund	EQ760-761	(169,640)	(34,360)	6,400		(197,600)
Vehicles Sinking Fund	EQ730-740	(1,551,341)	(555,010)	183,140		(1,923,211)
Total Other GF Revenue Reserves		(4,439,610)	(1,852,696)	676,516	(1,952,305)	(7,568,095)

Section 106	Various	(744,384)	(675,165)	247,919	(1,075,796)	(2,247,425)
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Developers Contributions - Open Space Maintenance	Cost Centres	B/F 31/3/18	(Cont To Emr)	+ Utilisation of EMR	Transfers	C/F 31/3/19
Dev Cont Linear Park	EQ638	(51,063)		4,255		(46,808)
W52 Popham Close Comm Fund	EQ640	(18,045)		2,005		(16,040)
W67 Moorhayes Com Dev Fund	EQ641	(16,704)		1,671		(15,033)
W69 Fayrecroft Willand Ex West	EQ642	(42,727)		4,747		(37,980)
W70 Developers Contribution	EQ643	(53,245)		6,837		(46,408)
Dev Cont Winswood Crediton	EQ644	(38,014)		3,456		(34,558)
Total Developers Maintenance Reserves		(219,798)	0	22,971	0	(196,827)

Total Developers Contributions / s106 Funds		(964,182)	(675,165)	270,890	(1,075,796)	(2,444,252)
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GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2018/19

EARMARKED RESERVES AT 31 March 2019

		B/F 31/3/18	(Cont To Emr)	+ Utilisation of EMR	Transfers	C/F 31/3/19
RESERVES		(13,378,805)	(4,743,704)	2,338,074	(1,050,890)	(16,835,326)

Net movement into General Fund Earmarked Reserves = (TREM)			(2,405,630)			
			£ 2,405,630		0	

HRA Earmarked Reserves	Cost Centres	B/F 31/03/18	(Cont To Emr)	+ Utilisation of EMR	Transfers	C/F 31/03/19
HRA Sewage Treatment Plant works	EQ691	(30,000)				(30,000)
Renewable Energy Fund E.M.R.	EQ692	(525,435)	(142,709)	99,477		(568,666)
HRA Affordable Rent surplus	EQ693	0	(72,330)	72,330		0
Housing Maintenance E.M.R.	EQ694	(13,133,612)	(1,604,507)	1,778,633		(12,959,485)
HRA Premium Deficit for PWLB loan	EQ696	(1,537,603)	(613,804)			(2,151,407)
Total HRA EARMARKED RESERVES		(15,226,649)	(2,433,350)	1,950,440	0	(15,709,558)

Net movement into HRA Earmarked Reserves = (HOTREM)			(482,909)			
			482,909		0	

RESERVES		(28,605,454)	(7,177,053)	4,288,514	(1,050,890)	(32,544,884)
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**MID DEVON DISTRICT COUNCIL
CAPITAL PROGRAMME OUTTURN 2018/19**

Appendix 4

Code	Scheme	Approved Capital Programme 2018/19 £000's	Total Slippage B/fwd & Adj to Approved Capital Programme 18/19 £000's	Adjusted Capital Programme 2018/19 £000's	Total Actual Spend to 31/03/19 £000's	Variance to budget £000's	Slippage to be carried forward to 2019/20 £000's	To Earmarked Reserve £000's
	<u>General Fund Projects</u>							
	<u>Lords Meadow Leisure centre</u>							
CA633	Lords Meadow - Replace main pool filters	80,000	0	80,000	0.00	-80,000.00	80,000	
CA634	Lords Meadow - Tennis Courts surface and lining	25,000	0	25,000	0.00	-25,000.00	0	25,000
CA638	LMLC - Gym Equipment				166,698.34	166,698.34	0	
	<u>Exe Valley Leisure Centre</u>							
CA635	EVLC pool tiling and balance tank repairs	25,000	0	25,000	0.00	-25,000.00	0	
CA636	EVLC - Pool Cover	25,000	0	25,000	0.00	-25,000.00	0	
CA627	EVLC - Pressure set replacement Hot/Cold		20,000	20,000	24,051.00	4,051.00	0	
CA626	EVLC - Fitness extension				3,032.19	3,032.19		
	<u>Phoenix House</u>							
CA469	Phoenix House - Electric water heater replacement	25,000	0	25,000	0.00	-25,000.00	0	25,000
CA470	Phoenix House- Toilet refurbishment flooring and units	30,000	0	30,000	0.00	-30,000.00	0	30,000
	<u>MDDC Depot Sites</u>							
CA471	Old Road Depot - Actions following condition report	50,000	0	50,000	0.00	-50,000.00		50,000
	<u>Play Areas</u>							
CA472	Open Space Infrastructure (incl Play Areas)	50,000	0	50,000	0.00	-50,000.00	50,000	
CA632	Play area refurbishment District wide - Amory Park Tiverton		50,000	50,000	0.00	-50,000.00	50,000	
CA628	Play area refurbishment - West Exe Recreation Ground Tiverton		50,000	50,000	0.00	-50,000.00	50,000	
	<u>Other Projects</u>							
CA473	Land drainage flood defence schemes - St Marys Hemyock	25,000	0	25,000	0.00	-25,000.00	25,000	
CA420	Land drainage flood defence schemes - Ashleigh Park Bampton	87,000	0	87,000	0.00	-87,000.00	87,000	
CA574	Fore Street Flats refurbishment	60,000	0	60,000	13,380.15	-46,619.85	47,000	
CA709	MSCP improvements (refer to Matrix condition report)		139,000	139,000	3,410.00	-135,590.00	136,000	
CA510	Energy Assessment works - new legislation - Indust Units/Shops/Mkt Walk		35,000	35,000	0.00	-35,000.00	0	
CA460	Crediton Office - Structural improvement work		20,000	20,000	0.00	-20,000.00	0	
CA455	St Lawrence Green Project		30,000	30,000	0.00	-30,000.00	0	
CA461	A361 Junction to facilitate EUE - Loan				776,145.00	776,145.00	0	
	<u>General Fund Development Schemes</u>							
CA575	District Wide Redevelopment project - Asset acquisition	4,000,000	0	4,000,000	47,480.44	-3,952,519.56	3,953,000	
CA462	* Rear of Town Hall Development site - Loan		5,114,000	5,114,000	1,134,742.92	-3,979,257.08	3,679,000	
	* Note £300k spent in 17/18 -therefore slippage reduced accordingly							
	<u>Economic Development Schemes</u>							
	<u>Other Projects</u>							
	Other 3 Rivers loans				728,122.71	728,122.71	0	
CA576	Tiverton Town Centre improvements	40,000	0	40,000	0.00	-40,000.00	40,000	
CA577	Mills Electricity Project	100,000	0	100,000	0.00	-100,000.00	0	
CA578	Broadband Project	60,000	0	60,000	0.00	-60,000.00	0	
	<u>ICT Projects</u>							
CA421	Desktop states replacement/refresh	50,000	0	50,000	44,082.36	-5,917.64	6,000	
CA456	CRM replacement	75,000	100,000	175,000	0.00	-175,000.00	175,000	
CA474	Data centre hardware refresh servers/storage	120,000	0	120,000	0.00	-120,000.00	120,000	
CA475	Replacement Grounds Maintenance system	100,000	0	100,000	0.00	-100,000.00	0	
CA433	Unified Communications/telephony		107,000	107,000	0.00	-107,000.00	107,000	
CA456	Digital Transformation - replacement of CRM		0	0	0.00	0.00	0	
CA463	Secure Wifi replacement		50,000	50,000	0.00	-50,000.00	0	
CA464	Parking System Replacement (enforcement)		40,000	40,000	0.00	-40,000.00	40,000	
CA465	Replacement Queue System		30,000	30,000	0.00	-30,000.00	30,000	
CA466	Core System Refreshes - Revs / Bens		20,000	20,000	0.00	-20,000.00	0	
CA467	Replacement Estates / Property systems		50,000	50,000	0.00	-50,000.00	0	
CA423	Continued replacement of WAN/LAN		60,000	60,000	0.00	-60,000.00	60,000	
CA425	Server farm expansion/upgrades		84,000	84,000	0.00	-84,000.00	84,000	
CA437	Digital Transformation		61,000	61,000	0.00	-61,000.00	33,000	
CA444	SQL/Oracles refreshes		17,000	17,000	0.00	-17,000.00	0	
	<u>Replacement Vehicles</u>							
CA717	Van Tipper (Grounds Maintenance)	52,000	0	52,000	0.00	-52,000.00	25,000	
CA714	Medium Sweeper (Street Cleansing)		70,000	70,000	75,000.00	5,000.00	0	
CA715	Van Tipper (Grounds Maintenance)		26,000	26,000	0.00	-26,000.00	25,000	
CA716	Ransomes mower (Grounds Maintenance)		35,000	35,000	61,200.00	26,200.00	0	
CA712	Iveco Tipper (or equivalent) 3.5T Tipper		24,000	24,000	0.00	-24,000.00	28,000	
CA822	7.5T Tipper		100,000	100,000	0.00	-100,000.00	45,000	
CA825	3.5T Tipper		25,000	25,000	0.00	-25,000.00	28,000	
CA827	3.5T Tipper		25,000	25,000	0.00	-25,000.00	28,000	
CA828	Leibherr Telehandler		0	0	25,000.00	25,000.00		
		5,079,000	6,382,000	11,461,000	3,102,345.11	-8,358,654.89	9,031,000	130,000
	<u>Private Sector Housing Grants</u>							
CG217	Empty homes and enforcement	106,000	0	106,000	0.00	-106,000.00	0	106,000
CG201	Disabled Facilities Grants–P/Sector	552,000	0	552,000	348,586.39	-203,413.61	0	203,000
		658,000	0	658,000	348,586.39	-309,413.61	0	309,000
	<u>Affordable Housing Projects</u>							
CA200	Grants to Housing Associations to provide units (funded by commuted sums)	116,000	0	116,000	136,483.27	20,483.27	0	0
		116,000	0	116,000	136,483.27	20,483.27	0	0
	Total General Fund Projects	5,853,000	6,382,000	12,235,000	3,587,414.77	-8,647,585.23	9,031,000	439,000

Code	Scheme	Approved Capital Programme 2018/19	Total Slippage B/fwd & Adj to Approved Capital Programme 18/19	Adjusted Capital Programme 2018/19	Total Actual Spend to 31/03/19	Variance to budget	Slippage to be carried forward to 2019/20	To Earmarked Reserve
		£000's	£000's	£000's	£000's	£000's	£000's	£000's
	<u>HRA Projects - Existing Housing Stock</u>							
CA100	Major repairs to Housing Stock	2,101,000		2,101,000	2,080,581.09	-20,418.91	0	20,000
CA111	Renewable Energy Fund	100,000	0	100,000	99,477.00	-523.00	0	0
CG200	Disabled Facilities Grants - Council Houses	300,000	0	300,000	300,722.00	722.00	0	0
	<u>Housing Development Schemes</u>							
CA119	Palmerston Park - Additional budget required	1,074,000	1,360,000	2,434,000	2,067,346.27	-366,653.73	634,000	
CA112	Birchen Lane - Additional budget required	446,000	70,000	516,000	248,701.93	-267,298.07	0	
CA135	Land acquisition for affordable housing		2,100,000	2,100,000	0.00	-2,100,000.00	2,100,000	
CA124	Queensway (Beech Road) Tiverton (3 units)		293,000	293,000	6,370.00	-286,630.00	287,000	
CA120	Burlescombe (6 units) ****		850,000	850,000	982,291.25	132,291.25	0	
CA126	Sewerage Treatment Works - Washfield		25,000	25,000	0.00	-25,000.00	25,000	
CA137	House Purchase 1 Great Meadow Hunters Hill Culmstock		127,000	127,000	126,540.00	-460.00	0	
CA138	House Purchase 2 Great Meadow Hunters Hill Culmstock		117,000	117,000	117,340.00	340.00	0	
	<u>HRA ICT Projects</u>							
CA136	Housing mobile working and additional modules	130,000	0	130,000	0.00	-130,000.00	0	
CA132	Repairs mobile replacement		4,000	4,000	233.40	-3,766.60	0	
CA133	Tenancy Mobile		40,000	40,000	0.00	-40,000.00	0	
	Total Housing Revenue Account Projects	4,151,000	4,986,000	9,137,000	6,029,602.94	-3,107,397.06	3,046,000	20,000
	2018/19 Capital Programme Grand Total	10,004,000	11,368,000	21,372,000	9,617,017.71	-11,754,982.29	12,077,000	459,000

Code	Funding Stream	Approved Capital Programme Funding 2018/19	Total Slippage B/fwd & Adj to Approved Capital Programme 18/19	Adjusted Capital Programme Funding 2018/19	Total Actual Funding to 31/03/19
		£000	£000	£000	£000
	<u>General Fund Projects</u>				
9801	S106 & Affordable Housing Contributions	116,000	0	116,000	136,483.27
9990	General Capital Reserve	65,000	123,000	188,000	67,410.00
9701	Govt Grant (DCLG passported from DCC)	552,000	0	552,000	348,586.39
9727	New Homes Bonus (GF)	807,000	664,000	1,471,000	217,863.89
9957	Private Sector Housing Grants EMR	106,000	0	106,000	0.00
9990	Vehicle sinking fund EMR's	52,000	152,000	204,000	110,800.00
9980	Contribution from existing Useable Capital Receipts	68,000	273,000	341,000	13,380.15
9942	PWLB Borrowing	4,000,000	5,114,000	9,114,000	2,686,491.07
9990	EMR re Ashleigh Park. EQ657	67,000	0	67,000	0.00
9954	Contribution from other CGU - DCC	20,000	0	20,000	0.00
9990	Equipment Sinking fund EMR's	0	56,000	56,000	6,400.00
	Total General Fund Projects	5,853,000	6,382,000	12,235,000	3,587,414.77
Code	Funding Stream	Approved Capital Programme Funding 2018/19	Total Slippage B/fwd & Adj to Approved Capital Programme 18/19	Adjusted Capital Programme Funding 2018/19	Total Actual Funding to 31/03/19
		£000	£000	£000	£000
	<u>HRA Projects</u>				
9980	* Useable Capital Receipts	467,000	272,000	739,000	337,955.40
	* Contribution from existing Useable Capital Receipts £117k				
	* Balance to be generated in 2018/19 £350k				
9710	MRA Reserve	2,101,000	0	2,101,000	2,080,581.09
9727	New Homes Bonus (HRA)	21,000	42,000	63,000	42,000.00
9980	UCR 1:4:1 replacement homes	590,000	599,000	1,189,000	991,411.62
9990	Renewable energy EMR	100,000	0	100,000	99,477.00
9990	Housing Maintenance Fund	800,000	2,788,000	3,588,000	1,778,633.44
9990	Affordable rents surplus EMR	72,000	0	72,000	72,330.00
9801	S106 & Affordable Housing Contributions	0	344,000	344,000	443,880.00
9990	HRA EMR	0	25,000	25,000	0.00
9704	Home England Grant	0	916,000	916,000	183,334.40
	Total HRA Projects	4,151,000	4,986,000	9,137,000	6,029,602.94
	2018/19 Capital Programme Grand Total Funding	10,004,000	11,368,000	21,372,000	9,617,017.71

HOMES POLICY DEVELOPMENT GROUP 18 JUNE 2019

HOUSING UPDATE REPORT

Cabinet Member(s): Councillor Simon Clist
Responsible Officer: Mrs Claire Fry, Group Manager for Housing

Reason for Report: To provide a written briefing on latest developments relating to social housing

RECOMMENDATION: Members to note the report

Financial Implications: None arising from this report

Legal Implications: None arising from this report

Risk Assessment: None arising from this report

Equality Impact Assessment: None arising from this report

Relationship to Corporate Plan: Homes are a priority for the Council and this includes increasing supply in the District and also ensuring that those homes in our ownership are managed efficiently and effectively

1. Introduction/Background

- 1.1 Members previously agreed that it would be helpful to receive a regular briefing on matters relating to housing.
- 1.2 It should be noted that issues arising from the fire at Grenfell Tower continue to be reported in the housing press. In particular, issues relating to cladding have a high profile. The Council does not have any high rise blocks in our stock and therefore this is not an issue in Mid Devon. Furthermore, there was no cladding of the type which was used at Grenfell Tower in use on any scheme in the District. For this reason, this report will not contain any further information relating to cladding. It will, however, contain references to the Social Housing Green Paper, "A New Deal for Social Housing" which was published following the fire; and information on the new system of regulation which is likely to be introduced to address issues relating to fire safety.

2. The Hackett Review

- 2.1 After the fire at Grenfell Tower in 2017, the Home Secretary asked Dame Judith Hackett to carry out an independent review of building regulations and fire safety. In May 2018, Mr James Brokenshire, MP, who is the Secretary of State for Housing, spoke about this in the House of Commons on behalf of the Government.
- 2.2 He said that Dame Judith had been clear that the current system, which had evolved over many years, was not fit for purpose. He added that she was calling for major reforms and a culture of change and said that the

Government agreed with her assessment. He also said that the Government would be doing more to set and enforce high standards.

- 2.3 Barratt (3 May 2019) reported that the Government was set to publish draft legislation to implement a new post-Grenfell system of building regulation by the end of May 2019, with the intention being that it would become law during 2021.
- 2.4 It has been reported that one of the key recommendations made in the review by Dame Judith will be included in the consultation. This was that there should be a clear and identifiable duty-holder who is responsible throughout the life cycle of a building for those high risk residential buildings that are taller than nine stories.
- 2.5 Whilst most of the recommendations made in the report related to high rise buildings, we can expect that the regulatory regime relating to fire safety generally will be strengthened with a single streamlined regulatory route to oversee building standards and more rigorous enforcement powers.

3. A New Deal for Social Housing

- 3.1 It is understood that proposals to provide league tables for registered providers of social housing (RPs) are to be shelved by the Government. This had been one of the government's proposals in the recent Green Paper relating to Social Housing. This is in response to feedback from tenants who felt that they could find it difficult to move if their landlords ranked poorly leaving them on estates with poor reputations which could become further stigmatised. (Barker, 29 March 2019a)
- 3.2 However, the Deputy Director for Strategy and Performance at the Regulator for Social Housing said that there seems to be widespread interest in the development of key performance indicators (KPIs) and how these could help tenants to hold their landlords to account. A spokesman from The Ministry of Housing, Communities and Local Government (MHCLG) is reported as having said that the provision of high quality and well managed social housing is a core priority for the Government. They said that they received a large number of responses to the consultation on the Green Paper, which are currently being analysed. They will be publishing a response in due course.
- 3.3 Housemark (2019) published an article which indicated that RPs could expect enhanced consumer regulation in due course. According to their assessment, RPs may have to report on consumer metrics which could be published by the regulator. Currently, the regulator is the Regulator for Social Housing (RSH) but this could change, it said. The rationale behind the collection and publication of information relating is to demonstrate transparency and to enable comparison across providers, it said.
- 3.4 In an opinion piece, Eamon McGoldrick, Managing Director of the National Federation of ALMOs (Arms Length Management Organisations) (NFA) (McGoldrick, 2019) wrote that the Government is likely to want landlords to show through metrics how competent they are in areas such as listening to, engaging with and responding to the residents they serve. He said that the

results will be in the public domain and residents will have clearer routes to raise concerns about their landlord with their regulator or with the Housing Ombudsman Service (HOS). He suggested that landlords should prepare for intervention by the regulator where it appeared that there had been failings associated with the consumer standard; and he also listed some possible triggers for intervention. These included downward trends in KPIs, referrals from the HOS and self-referral. Mr McGoldrick queried how intervention would work if the regulator wanted to investigate matters relating to Council housing given the different models of governance in operation in different local authorities.

4 Regulation

4.1 Inside Housing has reported on a number of recent regulatory judgements. These cases demonstrate how important it is for RPs to be compliant with both legislative and regulatory requirements

4.1.1 A housing association with 11,000 homes in management was severely criticised by the RSH, for a number of serious failings. GreenSquare Group, which is based in Wiltshire, had breached the Decent Home Standard. The issues were uncovered by a health and safety review commissioned by the landlord after it “identified a number of properties with overdue gas certificates”. Several lifts in their blocks were also found to have out of date lift service checks. (Barker, 8 March 2019).

4.1.2 The RSH found that GreenSquare had failed to implement a large number of high priority actions arising from fire risk assessments. It found that some of these urgent actions had been outstanding for a number of months and that the issue affected a significant number of tenants. The RSH found that the failings constituted potential for “serious detriment” to tenants. It said that it would not use enforcement powers against the housing provider as it had received assurances that the breach of the standard was being remedied. The new interim Chief Executive said that the outstanding gas and lift safety checks and overdue priority actions from fire risk assessments have all been completed, with work continuing on those remaining.

4.1.3 The RSH issued another regulatory notice in April. This notice said that Gateshead Council which uses an ALMO, The Gateshead Housing Company (TGHC) to manage its homes, had left thousands of tenants “potentially exposed to an unknown risk of danger over a long period of time”. Until the middle of last year, the Council had no procedures in place to carry out fire risk assessments and was only carrying these out in high rise buildings until very recently. In addition, there were no asbestos surveys of communal areas and also issues relating to electrical safety certificates in several hundreds of properties. The Regulator found that the Council did not have an effective system in place to allow it, through TGHC, to meet its statutory health and safety responsibilities. The Council apologised to tenants and said that it has taken the regulator’s findings very seriously. (Barker & Barratt, 26 April 2019)

4.1.4 A housing association with 8,500 homes in management had its regulatory rating downgraded as a result of a failure to follow procedure on “procurement, gifts and hospitality” at a senior level. (Apps, 2019)

- 4.1.5 Sanctuary Group referred itself to the RSH after a Channel 4 programme, Dispatches, featured some of their homes in a documentary entitled: “New Landlords from Hell”. Sanctuary tenants had told the programme about service issues including damp, woodworm and flooding. In one section, there was also reference to the death of an older resident from pneumonia which was linked to the removal of his boiler. The RP refutes the allegations but has reviewed the cases which were reported and shared all of the information with the RSH so that they can undertake their own investigation. (Barker, 29 March 2019b)

5 Rents

- 5.1 The RSH launched a consultation in May 2019 relating to a new five-year Rent Standard. This followed a Direction to the Regulator which was published by the Government on 26 February 2019 and which stated that the RSH should set a new Rent Standard to apply from 1 April 2020. The new standard will apply to all RPs, local authorities with retained stock and housing associations. The required outcome will be that RPs must comply with the provisions of the revised Standard and also with the Policy Statement on rents which was issued by the Government alongside the Direction to the Regulator.
- 5.2 Specific expectations included in the version of the Rent Standard out for consultation will relate to the 2020 limit for rents, the rules on social rents and the rules on affordable rents, and a movement between the different types of rent.
- 5.3 Members may recall that the new settlement announced by the Government in February will end four years of annual 1% reductions in the levels of rent. Under the new settlement, social housing rents will rise by the Consumer Price Index (CPI), which measures inflation, with an additional 1% on top for 5 years from 2020.

6 Housing Associations

- 6.1 Yarlington, an RP which has homes in Mid Devon, and Radian, have announced that they are exploring options to form a partnership. The two organisations, which have 38, 000 homes between them and which work in the South and South West, stated that the options could deliver a number of good outcomes. Radian (2019) listed these as the delivery of long term benefits for customers and local communities; the transformation of the customer experience by further development of digital services together with a continued focus on local services; and the support of residents into employment, better jobs and careers through innovative social business.
- 6.2 In April, the Guardian reported that children in social housing were being prevented from playing in the communal playground at a scheme in Lambeth where there was some social housing and also some homes which had been developed for sale. (Inside Housing, April 2019)

- 6.3 In response to this Steve McCabe, MP, submitted a written question asking the Government what they were doing to prevent segregation on shared playgrounds. In his answer, the Housing Minister, Mr Kit Malthouse, said that the Government had made it clear that unfair stigmatisation of social residents would not be tolerated, whether it occurred in relation to a restriction in the use of playgrounds or in any other way. He said that the Government was looking closely at how they could encourage and support mixed homes and communities and he said that he had asked for the guidance on planning to be strengthened to emphasise the importance of integrated communities and to help stop other incidents like this happening again at any point in the future.

7 Tenure Reform

- 7.1 In April, the Prime Minister, Mrs Theresa May, announced plans to end evictions arising from the use of section 21 Notices (often known as “no fault evictions”) (BBC, 2019). These notices allow landlords to evict tenants after their fixed term period ends. Landlords currently only need to give as little as 8 weeks’ notice after a fixed term tenancy ends. Mrs May said that the major change would protect tenants from “unethical behaviour” and give them “the long-term certainty and the peace of mind which they deserve”.
- 7.2 Mr Brokenshire said that there was evidence to show that evictions taking place as a result of the use of the section 21 procedure were one of the biggest causes of family homelessness. He also said that the changes would offer more “stability” to the growing number of families renting. He said that people would no longer be afraid to make a complaint because they may be concerned that they would be evicted in retaliation by their landlord using the “no fault eviction” to move them out. He said that the plans would offer “speedy redress” to landlords seeking to regain possession of their property for legitimate reasons, such as to sell it or to move into it themselves.
- 7.3 A spokesperson for the Central Association of Agricultural Valuers (the CAAV) stated that the plans could lead to fewer rural homes being available to rent because it could lead to landlords swapping tenures to holiday let, selling homes or leaving them empty. (Inside Housing, 2019a)
- 7.4 Housing associations are reviewing their use of fixed term tenancies as some landlords have committed not to use them anymore (Inside Housing, 2019b).
- 7.5 Members may recall that David Cameron, the then Prime Minister, announced plans to restrict the use of lifetime tenancies in 2010. The rationale was to make better use of the limited housing stock available, by requiring tenants to move to alternative accommodation if their household circumstances changed. The Coalition Government allowed fixed term tenancies to be used by RPs from 2012. In 2015, the Government proposed legislation to end the use of lifetime tenancies. There was a proposal to limit all new tenancies to 5 years but after strong opposition to this proposal in the House of Lords, a limit of 10 years was agreed. Legislation was expected but the proposal has now been dropped, as stated in the Social Housing Green Paper, published last year.

7.6 Housing associations have given several reasons as to why they are no longer using fixed term tenancies, or are limiting their use, and these can be summarised as:

7.6.1 Making properties more attractive to prospective tenants

7.6.2 Simplifying the lettings process

7.6.3 Supporting the development of sustainable communities

7.6.4 Offering tenants more security of tenure

7.5.5 Reducing uncertainty for tenants

7.6.6 Multiple tenures making additional work for frontline teams

7.7 Sanctuary, which works in Mid Devon, has informed the Council that they will be amending their tenancy policy so that fixed term tenancies are no longer used; and another registered provider with homes in the District, LiveWest, has said that it be keeping lifetime tenancies for one and two bedroom homes although they will continue to issue fixed term tenancies lasting 7 years for its larger properties.

8 Leasehold Reform

8.1 A report published by the Housing, Communities and Local Government Committee has sought reforms to the leasehold system (Curry, 2019). These would apply to local authorities and to housing associations. A code of practice has been suggested, which would contain guidance on best practice for carrying out and charging for major works in leasehold homes. The Committee found that those who own their own homes in blocks of flats could be vulnerable to “onerous ground rents, high and opaque service charges and one-off bills, unfair permission charges, imbalanced dispute mechanisms, inadequate advisory services, and unreasonable costs to enfranchise or extend leases”. Fire safety was highlighted as an issue on the basis that some leaseholders have been sent huge bills to pay for the removal and replacement of potentially dangerous combustible cladding.

8.2 The report recommended that:

8.2.1 Councils should provide evidence to leaseholders that they are receiving the same value from procurement as in the private sector.

8.2.2 Councils should administer sinking funds for building/ estates.

8.2.3 The Government should set ground rents to 0.1% of the value of the property and to a maximum of £250 a year.

9 Welfare Reform

- 9.1 Harrogate has been chosen to pilot the managed migration of Universal Credit. This is where those currently in receipt of legacy benefits will be switched to Universal Credit. In total 3 million people need to switch over onto Universal Credit by the end of 2023. The pilot will start in July and will involve 10,000 claimants. The Department of Work and Pensions (DWP) has stated that all those transferring to the new benefit will be personally supported by Jobcentre staff, with vulnerable claimants receiving home visits. Harrogate Borough Council has a stock of approximately 3,800 homes, and there are also a number of housing associations operating in the town, including some of the national providers. (Barker, 15 March 2019)

10 Right to Buy

- 10.1 In the past, some local authorities transferred the management of their housing stock to ALMO. These companies are wholly owned Council companies and therefore the tenants who live in their homes have the Right to Buy.
- 10.2 Many of these organisations belong to a national federation (NFA) and this grouping undertakes an annual survey. In the latest of these, it emerged that members had built or purchased 1,949 homes during 2018. However, they sold 2,813 homes over the same period meaning that those new homes built or bought only made up 69% of those lost through sales. The Managing Director of the NFA, Mr McGoldrick, said that unless the Government implements change to the Right to Buy scheme, it is “like a leaking bucket”. (Barker, 12 April 2019). He said that the sector would continue to lose more Council homes than it can replace.

11 Recommendation

- 11.1 Members to note the report.

Contact for more Information: Mrs Claire Fry, Group Manager for Housing, 01884 234920, cfry@middevon.gov.uk

Circulation of the Report: Cabinet Member seen and approved [yes/no – name of Cabinet Member], Leadership Team seen and approved [yes/no]

List of Background Papers:

Apps (2019), Association kept at second tier governance by regulator, Inside Housing, Peter Apps 27 March 2019

Barker (8 March 2019) GreenSquare in breach of RSH fire safety standard, Inside Housing, Nathaniel Barker, 8 March 2019

Barker (15 March 2019), UC managed migration pilot area revealed, Inside Housing, Nathaniel Barker, 15 March 2019

Barker (29 March 2019a) Green paper’s sector league tables “unlikely”, Inside Housing, Nathaniel Barker, 29 March 2019

Barker (29 March 2019b) RSH inspects issues raised in Dispatches, Inside Housing, Nathaniel Barker, 29 March 2019

Barker (12 April 2019) ALMOs warn of Right to Buy “leaking bucket”, Inside Housing, Nathaniel Barker, 12 April 2019

Barker & Barratt (26 March 2019) Council “put tenants at risk”, Inside Housing, Nathaniel Barker & Luke Barratt

Barratt (3 May 2019) Hackitt Review legislation imminent, Inside Housing, Luke Barratt, 3 May 2019

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