

MINUTE OF LANDLORD SERVICES COMMITTEE (CABINET WORKING GROUP) - 6 NOVEMBER 2013

22. REVENUE BUDGET MID-YEAR REVIEW

Members considered the draft report of the Borough Treasurer that provided a projection of the financial position on the General Revenue Account (GRA) and Housing Revenue Account (HRA) to the end of the financial year.

The Group Accountant (Public Housing Sector) attended the meeting and responded to questions, referencing details as set down in the report.

The Strategic Housing Manager attended the meeting and provided an account of progress on issues related particularly to void garages. He explained the findings following completion of a technical review of garages, identifying some of the potential areas for change that included: widening the use of garages; advertisement of vacant garages (Homefinder /Parish Councils); aesthetic benefits; utilising the experience of Estates and Regeneration in the management of garages; feasibility of post coding for garages.

In discussion comments and questions were raised in respect of the following:

- Management of the garages within the Housing and Regeneration Service.
- Issues associated with the use of the garages identified including: vandalism; demolition or reconstruction; adaption for other uses (non-vehicle use); resourcing improvements.

The Strategic Housing Manager responded to questions and concluded the update by referring to the development of a Garage Strategy scheduled to come forward in the New Year.

In discussion reference was also made to on-going concerns relating to voids (empty homes) including: delays / time-scales for completion of work and re-lets; prioritising work (basic repairs / structural repairs); re-let standards (definitions); no. of empty homes remaining vacant.

The Assistant Director Housing and Regeneration responded to questions, explaining that a combination of issues had affected the work that needed to be undertaken before re-letting. He stated that arrangements were now in place to respond to these issues, the results of which would be seen in the near future.

The Tenant Representatives related the strong desire that the re-let standard should be reviewed.

RESOLVED: That the report be noted.