

**Name of meeting:** Cabinet  
**Date:** 28<sup>th</sup> July 2015

**Title of report:** District Committees and the Housing Revenue Account Estate & Environmental Works

<b>Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?</b>	N/a
<b>Is it in the <a href="#">Council's Forward Plan</a>?</b>	N/a
<b>Is it eligible for "call in" by <a href="#">Scrutiny</a>?</b>	No
<b>Date signed off by <u>Director</u> &amp; name</b>	Jacqui Gedman - 13.07.15
<b>Is it signed off by the Director of Resources?</b>	David Smith - 13.07.15
<b>Is it signed off by the Assistant Director - Legal, Governance &amp; Monitoring?</b>	Julie Muscroft - 16.07.15
<b>Cabinet member <a href="#">portfolio</a></b>	Cllr Cathy Scott - Housing and the Relief of Poverty

**Electoral [wards](#) affected:** All

**Ward councillors consulted:** None

**Public or private:** Public

## 1. Background

- 1.1 Since 2008 the council has identified Housing Revenue Account (HRA) resources to fund tenant led environmental works on council owned estates managed by Kirklees Neighbourhood Housing (KNH).
- 1.2 Cabinet has agreed that in 2015/16 the HRA budget – Estate and Environmental Works totalling £700,000 should be determined by District Committees subject to discussions between Cllr Cathy Scott and representatives of tenants and residents. This report covers those discussions and sets out the final criteria for District Committees to follow in exercising the delegation given by Cabinet to allocate the HRA estate and environmental works budget.

## 2. Criteria for allocation of resources

- 2.1 Resources allocated from the HRA must be directed at local authority owned housing estates and be spent in accordance with HRA ring fence rules on for example:-

- General estate management
- General tenancy management
- Repair and maintenance of council housing
- A contribution to the costs of appropriate corporate general funded services e.g. anti- social behaviour and supporting people services.

The HRA should not fund for example:-

- Maintenance of tenant gardens and small scale planting e.g. hanging baskets
- Street lighting
- Dog wardens
- Personal care services
- Housing advisory service
- Homeless administration
- Neighbourhood management

2.2 In addition to the criteria for the allocation of resources outlined above it is recommended that consideration is given to environmental works which:

- enhance the environmental impact of the estate
- promote safer communities by tackling nuisance, harassment and anti-social behaviour
- offer a low maintenance solution and are in line with the council's wider approach to the management of the environment and open spaces.

2.3 There is scope for District Committees to consider linking HRA funding to other sources of District Committee or other funding. The potential impact of combining resources in this way to address District priorities could be significant.

2.4 District Committees will be allocated resources in accordance with the number of council homes in each District.

District Committee	Number of Properties	Budget £
Batley and Spen	5,807	£179,150
Dewsbury and Mirfield	5,521	£170,324
Huddersfield	8,212	£253,347
Kirklees Rural	3,150	£97,179
<b>Total</b>	<b>22,990</b>	<b>£700,000</b>

### 3. Process for identifying, prioritising and approving schemes

3.1 The following outlines what is anticipated as being the usual process. In 2015/16, it is recognised that this new way of working will need to be established and refined appropriately. It is understood that variables such as size/complexities of design, resident consultation and weather may impact upon timescales for delivery of schemes.

- 3.2 District Committees set out their ambitions, priorities and desired outcomes for the district and agree the allocation of the resources across the district. (June/September)
- 3.3 Ward councillors work with tenants and residents representatives, Kirklees Federation of Tenants and Residents Associations, KNH staff and other Services as necessary to identify and prioritise schemes which:
- address the Districts priorities and desired outcomes
  - comply with HRA ring fence spending requirements
  - are feasible within available resources.
- (July/September)
- 3.4 Ward councillors' present prioritised schemes to District Committees for formal approval. (September/October)
- 3.5 Schemes are commissioned via KNH. It is envisaged that the majority of schemes will feedback to District Committees on completion or by major exception.

#### **4. Tenant and resident consultation arrangements**

- 4.1 It is proposed that KNH Area Forums should be the main way in which ward councillors engage with tenants and residents and KNH staff to identify and prioritise schemes.

#### **5. Officer recommendations and reasons**

- 5.1 Cabinet approve the delegation of the HRA Estate and Environmental Works budget to District Committees.
- 5.2 Cabinet approve the criteria and the process of identifying, prioritising and approving schemes outline in paragraphs 2 and 3 of this report.

#### **6. Cabinet portfolio holder recommendation**

- 6.1 Cabinet approves the officer recommendations to delegate the HRA Estate and Environmental Works budget to District Committees and the criteria and process for approving schemes.

#### **7. Contact officer and relevant papers**

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#### **8. Assistant Director responsible**

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