

14 January 2020

8.3 CA/007/20 TREASURY MANAGEMENT 19/20 MID-YEAR REPORT

Decision

Resolved to recommend

The acceptance of the Cabinet report on mid- year treasury management performance and prudential indicators for 2019/20.

Corporate objectives

Dacorum Delivers – Optimising investment income for General Fund and Housing Revenue budgets whilst managing investment risk is fundamental to achieving the corporate objective of delivering an efficient and modern Council.

Monitoring Officer

No comments to add to the report.

Deputy S.151 Officer

This is a Deputy Section 151 Officer Report.

Advice

Councillor Birnie asked about the table in 7.2 regarding Cabinet expenditure and means of financing. He said that the original Budget had been revised and that there was a 16,000 difference. He asked how much was reserves and how much was capital receipts.

N Howcutt said that they looked at how best to use capital receipts and reserves and that they used cash or borrowing as a last option.

The recommendations were agreed.

8.4 CA/010/20 BERKHAMSTED SPORTS CENTRE

Decision

1. That the Minimum Project Requirements as set out in paragraph 2 of the report are endorsed.
2. That the following be noted:-
 - (a) the governance structure for the project at paragraph 3.
 - (b) the consultation strategy for stakeholder and public consultation and the stakeholders identified in paragraph 5.
 - (c) the indicative project timeline at paragraph 6.

Resolved to recommend

- 3. That a sum of £65,000 for survey costs to help mitigate potential site risks and develop a more detailed scheme proposal for further approval be agreed.**

Corporate objectives

Clean, Safe and Enjoyable Environment – Leisure provision is central to delivering a borough that people can enjoy.

A new leisure facility will help to ensure that it continues to meet the needs of current and future residents.

Monitoring Officer

There are no legal issues to highlight at this stage as the report is recommending further feasibility and site due diligence work be carried out.

Deputy S.151 Officer:

The £65K funding for the site surveys would be drawn down from the Dacorum Development Reserve in 20/21.

Pending the final feasibility work a comprehensive funding proposal for the final scheme will be developed.

Advice

M Brookes highlighted points raised at the Housing and Community Scrutiny meeting including getting the facility mix right, equality measures and the building having high environmental standards. He added that Members wanted to ensure that a meaningful consultation process took place and all feedback taken on board and said that the stakeholder consultation begins this week. He said that there had been negative feedback regarding the use of Lagley Meadows .

Councillor Williams said that he was aware of concerns over Lagley Meadow but that they should not rule anything out at consultation.

Councillor Tindall reinforced the views of Berkhamsted Town Council that Berkhamsted has the largest shortfall in open space and that they did not want a further reduction but that they did welcome development.

Councillor Williams said that the Town Council and the broader community would be consulted and emphasised the importance of a cross-community consultation.

Councillor Griffiths stated that she believed she may have unintentionally misled the Town Council when saying that no decision had been taken. She clarified that a decision had been taken to redevelop the Sports Centre but that the details of this had not yet been decided.

The recommendations were agreed.

8.5 CA/011/20 HRA BUSINESS PLAN

Decision

Resolved to recommend

- 1. The approval of the updated Housing Revenue Account Business Plan**
- 2. The approval of the revised development programme budgets as set out in Section 8.3 of the Cabinet report**

Corporate objectives

Delivering Affordable Housing

Monitoring Officer

The annual review provides a robust mechanism to monitor the business plan to ensure that it takes account of changes in government policy, law and the economy and therefore meets the Council's statutory requirements.

Deputy S.151 Officer

There are a number of inflationary assumptions inherent within the Business Plan which are liable to change over the planning period, and which could therefore pose a risk to delivery. These assumptions are kept under constant review, and this report is an update on the October Cabinet report, with all variances summarised in section 9.

The way in which the Council structures its borrowing will influence the amount of funding available in future years. Borrowing options, together with any implications for the future programme, will be presented to Members in advance.

There is the possibility of unanticipated government interventions that could impact on the HRA business plan in particular the current projections of annual rent increases which are set at is CPI +1% for next 5 years

Advice

Councillor Griffiths stated that this was not a complete review of the whole Business Plan and was just an update and that a complete review would happen when this Business Plan expired.

Councillor Birnie said that he was trying to get his head around the report and referenced the table on page 88 of the agenda. He asked whether the properties had been completed for social rent.

Councillor Griffiths confirmed that they had been completed.

Councillor Birnie asked for what period the table referred to and whether this was part of the current plan or the original plan.

Councillor Griffiths said that this was the total since they started building.

F Williamson added that this was since 2014.

Councillor Birnie asked if there was a figure for the number of properties in the pipeline.

Councillor Williams said that there were 73 under construction.

F Williamson said that 188 had been delivered to date and that there were 444 in the future programme. She said that over the next five years, with borrowing, there was an increase of 280.

Councillor Birnie asked whether the 73 under construction were included in the 444 for the future programme.

F Williamson said that the 73 under construction was additional to the 444 in the future programme.

Councillor Birnie asked about Section 5 of the Appendix and said that it did not include Strategic Housing.

F Williamson said that Strategic Housing included affordable homes.

Councillor Tindall referenced 4.4.4 and Universal Credit. He asked if it was possible for tenants to request for Housing Benefit to be paid directly to their landlord.

F Williamson said that this facility did exist but that it was a voluntary arrangement.

Councillor Williams asked whether many people took this up.

F Williamson said that she did not have an exact figure but that she could get the information to Cabinet. She added that it was a small number.

Councillor Tindall asked whether residents were notified of this when beginning a tenancy.

F Williamson confirmed that they were.

The recommendations were agreed.