

CABINET

14 December 2005

TACT COMMENTS ON REPORTS CAB 1178 AND CAB1175

REPORT OF THE DIRECTOR OF COMMUNITIES

Contact Officer: Richard Botham Tel No: 01962 848421 Email: rbotham@winchester.gov.uk

RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

The reports CAB1175 Housing Revenue Account Budget 2006/07 and CAB1175 Letting of 80-82 Sussex St were considered by a special meeting of TACT on 7 December 2005.

Comments from TACT drafted by the chairs of the afternoon and evening group and which summarise the views of the group expressed at that meeting are appended to this report.

TACT COMMENT – CAB1178 – HOUSING REVENUE ACCOUNT BUDGET 2006/07

TACT having read the paper realise the options open to the Council are limited, due to the strict guidelines laid down by the Office of the Deputy Prime Minister.

TACT however as always is concerned that tenants who have no other option but to pay the rent increases still get the best value and service they expect for the increased rent they have to pay to bring them in line with housing associations.

Concerns over the effect on the HRA balance have not gone unnoticed and cannot be allowed to go on year after year.

Maximising rent income in Option B (table in para 6) will cost the HRA dearly as will the Central Control short fall that will have to be picked up by the HRA. This cannot go on year after year from HRA funding.

Item 6.6 – TACT have little choice but to go along with the Option B if we want to maintain our standards for the tenants. For this reason we will be keeping a very close watch on things in the future – Best value for money will be the key words.

TACT Comment – CAB1175 – Letting of 80-82 Sussex St

TACT is always pleased to support schemes that provide care and homes for vulnerable people.

The conversion costs will take many years to be recovered if indeed ever, but to make the scheme viable a modest rent for the lease has to be charged to get the scheme underway.

TACT wishes everyone involved in this and the new tenants good fortune.