

# TENANTS' AND LEASEHOLDERS' CONSULTATIVE FORUM MINUTES

## 21 JANUARY 2010

**Chairman:** \* Councillor Barry Macleod-Cullinane

**Councillors:** \* Bob Currie Ashok Kulkarni (2)  
\* Phillip O'Dell † Yogesh Teli

\* Denotes Member present  
(2) Denotes category of Reserve Member  
† Denotes apologies received

### **Representatives from the following Associations were in attendance:**

Antoney's Close Tenants' and Residents' Association  
Cottesmore Tenants' and Residents' Association  
Eastcote Lane Tenants' and Residents' Association  
Elmgrove Tenants' and Residents' Association  
Harrow Federation of Tenants' and Residents' Association  
Harrow Weald Tenants' and Residents' Association  
Leaseholder Support Group  
Little Stanmore Tenants' and Residents' Association  
Pinner Hill Tenants' and Residents' Association

### **RECOMMENDED ITEM**

#### **235 INFORMATION REPORT - Draft Housing Revenue Account (HRA) Budget 2010-11 to 2012-13**

An officer introduced a report of the Corporate Director Finance. She advised the Forum that the Draft Housing Revenue Account (HRA) Budget 2010-11 to 2012-13, had been reported to Cabinet on 17 December 2009. She added that the report had included working assumptions for income, expenditure and

Government subsidy and rent, and that these assumptions would be reviewed and the final budget would be reported to Cabinet on 11 February 2010, and Council on 18 February 2010.

The officer also advised that:

- it was being recommended that service charges for leaseholders' be frozen for 2010-11, pending a review of the services and charging methodology;
- there was a declining level of balances across the HRA, touching balances below £750,000. The revised rent increase, following the HRA Subsidy Determination, would result in balances of approximately £2.7 million at the end of 2012-13;
- following the subsidy determination, a rent increase of 2.85% was proposed for 2010-11. This was lower than originally estimated, and resulted in an average rent of £86.60;

In response to a number of questions, the officers stated that:

- balances were being monitored on a continuous basis;
- tenant service charges were calculated using a government formula;
- the review contained detailed information. With the involvement of the Interim Head of Home Ownership, the Leaseholder Service Review process could move forward more quickly;
- the Interim Head of Home Ownership would be attending meetings of the Tenants' and Residents' Association (TRA), to provide information;
- there was a 28 day target to refurbish void properties;
- a report on the process for garage letting would be provided at a future meeting;
- colleagues in Adults and Housing would be contacted to determine the capacity for activities in community halls.

**Resolved to RECOMMEND: (to Cabinet)**

That the Draft Housing Revenue Account (HRA) for 2010-11 to 2012-13 be approved.

**Reason:** To publish the Draft Housing Revenue Account (HRA) for 2010-11 to 2012-13.