

## COUNCIL – 19TH JUNE 2023

### Report of the Cabinet

#### LANDLORD SERVICES CAPACITY

##### Purpose of Report

To consider recommendations of the Cabinet in respect of increasing the housing revenue account budgets relating to the staffing establishment to continue to improve services to tenants.

##### Recommendation

1. that the HRA salary revenue budget be increased by £102.8k on an ongoing basis to fund a new Head of Landlord Services post;
2. that delegated authority be given to the Director of Housing and Wellbeing, in consultation with the Lead Member for Public and Private Sector Housing and the Council's Section 151 Officer or Head of Finance, to draw down from the HRA Financing Fund a sum of up to £500k each year to fund initiatives to meet the challenges arising from a complex operating environment and improve services provided to tenants.

##### Reasons

1. To provide an appropriate level of senior officer capacity to manage the risks associated with the delivery of landlord services in light of an enhanced regulatory regime; and support delivery of a progressive agenda around asset management including decarbonisation of the Council's Housing Stock and the improvement of sheltered accommodation.
2. To provide timely access to a flexible financial resource which can be deployed on a targeted basis to improve performance around (for example) voids and repairs, and to provide a governance mechanism by which the fund can be spent.

##### Policy Justification and Previous Decisions

At its meeting on 1st June 2023, the Cabinet considered a report of the Director Housing and Wellbeing to consider increasing the housing revenue account budgets relating to the staffing establishment to continue to improve services to tenants. That report is attached as an Annex and sets out policy justification in respect of the matter.

As the proposals will amend the agreed HRA budget, full Council approval is required.

An extract from the Cabinet minutes which details the Cabinet's consideration of the matter is set out below.

“6. LANDLORD SERVICES CAPACITY

*Considered, a report of the Director Housing and Wellbeing to consider increasing the housing revenue account budgets relating to the staffing establishment to continue to improve services to tenants, for recommendation to Council (item 7 on the agenda filed with these minutes).*

*The Chief Executive assisted with consideration of the report.*

**RESOLVED**

- 1. that it **be recommended to Council** the HRA salary revenue budget be increased by £102.8k on an ongoing basis to fund a new Head of Landlord Services post;*
- 2. that it **be recommended to Council** that delegated authority be given to the Director of Housing and Wellbeing, in consultation with the Lead Member for Public and Private Sector Housing and the Council’s Section 151 Officer or Head of Finance, to draw down from the HRA Financing Fund a sum of up to £500k each year to fund initiatives to meet the challenges arising from a complex operating environment and improve services provided to tenants.*

Reasons

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Implementation Timetable including Future Decisions and Scrutiny

The decision by Council will come into effect immediately.

Report Implications

All detailed in the Cabinet report, attached as an Annex.

Background Papers: None

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