

AGENDA ITEM 6



HRA Reform Project Dashboard – September 2011 Phase 1: Policy & Priority & Development of Outline Business Case

Status Of Project		Last Report	This Report	Comments
HRA Reform – Phase 1		G	G	
Status by Key Project Activities for Phase 1	Workstream Lead	Last Report	This Report	Comments
1. Treasury Management	Maggie Hammond	G	G	
2. Data Checking	Fiona Gudge	G	G	
3. Financial Control & Reporting	Paul Fitzgerald	G	G	
4. Affordable Housing	Martin Daly	G	G	
5. Policies/Best Practice	Martin Price	G	G	
6. Income Management	Stephen Boland	G	G	
7. Business Plan	Stephen Boland	G	G	
8. Stakeholder Engagement	Martin Price	G	G	
9. Assets	Phil Webb	A	A	Savills providing feedback from data quality validation exercise on the 27.9.11.
10. Baselineing/Benchmarking	Stephen Boland	G	G	

Key	
Red	Unsatisfactory progress – milestones & timescales not being met corrective action or re-plan required
Amber	Issues against some milestones but remedial action will keep project under control overall
Green	All milestones being met & project on target/completed

Key Accomplishments LAST Period
<p>Treasury Management-</p> <ul style="list-style-type: none"> List of borrowing options updated to include pros & cons and recommendations shared with Tenant Services Management Board and Members Change Steering Group. <p>Affordable Housing –</p> <ul style="list-style-type: none"> Mapped information on GIS of those HRA assets ‘earmarked’ for regeneration that were supplied in response to original request. Based on this GIS mapping an initial approach to Strategic Director, Capital Asset Manager, Economic Development Specialist, Development Management Lead and Project Taunton was made about value for money considerations involving HRA disposals at nil value, the potential for alternative uses and site utilisation issues. <p>Stakeholder Engagement –</p> <ul style="list-style-type: none"> Stakeholder event for business plan held on the 15th September. Stephen Boland made a presentation regarding the project and business plan at the Leads Meeting on the 21st September. Core brief article published on the 26th September.

- Sharepoint site for staff was launched on the 26th September containing frequently asked questions and other key documents.

Policies/Best Practice –

- Analysis of relevant good practice and HRA reform policies.
- Identified operational areas to benefit from review of policies and best practice.
- Prioritised operational areas for review and timetabled actions.

Financial Control & Reporting –

- HRA coding and reporting structure has now been refreshed to meet service and statutory reporting requirements as at 1st September; it has been accepted by the service and is ready to be easily refreshed to meet proposed housing structure.
- Prudential Indicators are ready in outline, some fine tuning to include actual borrowing required will defer completion to week commencing 3rd October.
- Revision of depreciation policy and practices has begun, utilising business plan preparation for componentisation and pre planned maintenance.

Key Activities NEXT Period

Treasury Management –

- Understand the effect of the recent Treasury change in Public Works Loan Board (PWLB) rates on the business plan.

Affordable Housing –

- Obtain a view from Strategic Director of the viability of considering alternative uses fro HRA sites 'earmarked' for regeneration and whether we should be questioning how we traditionally dispose of HRA assets to housing associations.

Business Plan –

- TDBC Officers to respond to questions raised by Savills in relation to early drafts of business plan chapters i.e. Introduction and Strategic Context etc.
- Savills to draft remaining chapters for business plan document.
- TDBC Officers and Savills to pull together the emerging business plan 'action plan'.

Stakeholder Engagement –

- Members briefing session to be held on the 10th October in the JMR.
- Staff briefings to be held on the 10th October and further briefings at team meetings.

Baselining/Benchmarking –

- Housemark has undertaken a validation exercise re: the data we have submitted on our data collection form (DCF) and we are in the process of responding to a small number of queries resulting from that exercise.

Financial Control & Reporting –

- HRA coding and reporting to be refreshed to meet proposed housing restructure.
- HRA coding and reporting to be discussed in detail with Housing Managers at a series of individual meetings throughout October.
- HRA balance sheet to be completed the week commencing 3rd October.
- Prudential Indicators and debt repayment policy and practices to be completed the week commencing 3rd October.

Issues

Treasury Management –

- We need a steer on how fast Councillors would like to repay the loan/s to enable more detailed work on the loan profile to be drawn up.