

HOUSING SERVICES – MAIN EXPENDITURE AREAS & EXPLANATIONS

All values are in £000. The figures given are for the years 01/02 // 05/06 // 09/10

Housing Services Total (£441 // £ 646// £646)

Common Housing Register (£4 // £17)

Compilation of a comprehensive district wide Housing Register, main expenditure is on Software. Required for the move to “choice based lettings” in 2010, a government initiative.

Contributions to Housing Revenue Account (£14 // 26)

Housing Revenue Account, no longer valid since we do not own any houses. Expenditure is mainly legal and will reduce over the next 5 years. Left over from stock transfer.

Housing Advances (£11 // £12)

Lender of last resort; we have 49 Mortgages left, an income of £22,070 and administration cost of £34,510. Will be reducing over the next 5 years. HDC no longer provide mortgages.

Housing Advice (£64 // £103)

Advice on temporary accommodation, Hostels, short let and B&B. Also advice to the general public on available accommodation and housing options.

Housing Strategy and Housing Developments (£161// £220)

Review of Government schemes and Government returns. Development of HDC Policy on housing, part of this being a statutory requirement for the Housing Improvement Programme returns.

Mobile Home Park (£6 // £15,)

We own a Mobile Home Park in St Neots, it makes a profit of £10K on day to day running costs, but has to transfer a Capital Charge of £25K.

There is a recent problem on possible land contamination, which may significantly increase the running cost in future years.

Publicising Housing Services (£6 // £6)

General publicity to tell people what is available

Waiting List (£174// £246)

Managing the waiting list for social housing.

Private Housing Support (£794K // £2,285K // £2,517K)

Grants & Home Improvements Agency (£629 // £1360)

Work carried out to make houses suitable for occupancy and adaptation for disabled residents etc. Includes £1.1m Capital expenditure but this has to be charged to revenue in one year as it does not result an acquisition. There is some statutory obligation to do this work; disabled facility grants are mandatory, once need has been established. However we are this year cash limited at about 30% of the expenditure. The subsidy used to be calculated at 60% of all grant payments but now is cash

limited, currently equivalent to around 30% in 2005/06 leaving HDC to pick up the cost of funding these mandatory grants.

Housing Associations (£147 // £918)

The MTP includes £1m per year to acquire nomination rights to new houses for social needs. It results in approx 30 houses per year, for which we have the nomination rights. Affordable housing, resulting from section 106 agreements are not all available for social housing, some of them go for shared ownership.

Housing Surveys (£18 // £7)

Information for government statistics and to inform policy decisions, including District wide surveys which are carried out every 5 years. The next survey is due in 06/07 and will cost about £50K.

Homelessness (£381K // £578K// £786K)

Includes such items as Management, Advisors, Hostel support and B&B Accommodation. We have about 130 recognised homeless families in the District at this time and a statutory duty to look after them, there are more families currently being investigated.

Housing Benefits (£1481K // £585K // 641K)

Administration of Housing Benefits (£686 //£726)

Gross expenditure is £1.2m against which government grants cover £0.56m

Rent Allowance Local Scheme (£80// £38)

Subsidised, except for discretionary war pensions in the early years. HDC local scheme disregards war widows pension income and therefore results in higher awards of benefit. A from 2004/05 get some subsidy direct from DWP (rather than indirect subsidy receiving any from RSG Settlement.).

Rent Allowance National Scheme (£678 // -262)

Expenditure net of recovery is £16590K. Subsidy is at 100% on correct payments and is £16850K. We benefit from fraud recovery.

Temporary Accommodation Support (£113 // £169)

Gross payments are £205K and is paid in benefits to people in B&B, subsidised to a threshold. This is a mandatory payment.