

HRA Spending Review and Housing Transformation Programme.

1. Background

1.1 A review of Housing Revenue Account (HRA) spending is part of the City Mayors programme of Spending Reviews.

2. Outcome of Spending Review

2.1 Every cost centre in the HRA has been challenged. Work has been led by the relevant Heads of Service with support from external consultants, Corporate Programme Management Office, Finance Division, Corporate Procurement, Customer Services and the Housing Transformation Team. Red Quadrant was commissioned to provide the initial challenge for landlord services (income management, lettings, district offices, tenancy management). Debbie White (consultant) provided challenge reports on a number of areas within planned maintenance and voids and the consultants employed in the Technical Services Spending Review (Pick Everard, Northgate and Gardner and Theobald) also reported on aspects of repairs, maintenance and fleet. The Responsive Repairs Improvement Plan, now in Phase 2 used benchmarking, visits to other housing organisations, internal challenge workshops and support from CPMO. In some areas Service Reviews are still underway.

2.2 Some of the savings identified have been included in the proposed HRA budget on which the Housing Scrutiny Commission views are sought.

2.3 The Housing Commission receives regular update on the work of the Repairs Improvement Programme.

2.4 The Executive asked for further reports on

- The arrangements for local housing staff on St Peters estate.
- The Mowmacre and Beaumont Leys Housing Offices, as part of the Transforming Neighbourhood programme.
- The Humberstone Road and Rowlatts Hill Housing Offices as part of the Transforming Neighbourhood programme.
- A report on proposals for replacing the current system of supply and delivery of materials to the Housing Service as part of a review under the Technical Services Review.
- How fencing to individual properties is maintained, with options for service change
- Further implications (if any) of further work being carried out under the Corporate Technical Services review
- A review of the STAR Service for Council tenants.
- Options for service reduction if the HRA budget setting process identifies this is required.

The timetable for these reports is being developed.

- 2.5 The extent of the proposed changes arising from these Reviews is such that it is proposed to recognise the work as being a **Housing Transformation Programme**, which will be implemented under a programme led by the Director with support from the Housing Transformation Team through a number of projects led by Heads of Service. There will be a series of organisational (staffing) reviews to implement many of the changes. This is likely to cover both management and staff (including craft workers and building cleaners) and will require full consultation with all affected staff and trade unions.
- 2.6 The views of the Tenants and Leaseholder Forum and the Housing Scrutiny Commission will be invited on any proposals for service change.

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