

Portfolio Holder decision record sheet

Name of decision maker:	Cllr Margaret Griffiths
Portfolio:	Housing and Regeneration
Date of Portfolio Holder decision:	13/11/19

Title of decision:	Approval of the Income Management Strategy 2018-2022
Part II:	No
Part II reason:	N/A

Background to report: (this will be sent to members in the initial notice email so they know the content of the decision)

The Income Management strategy is specifically focussed on all HRA income sources including rents, service charges, recharges, former tenant debts and leaseholder charges. It sets out how we will manage the collection of these with the aim of maximising income whilst supporting tenants to manage the financial aspects of their tenancies. Securing the income stream is essential in ensuring that we are able to provide high quality services to our tenants.

Decision made and reasons:

Decision:

To approve and adopt the Income Management Strategy 2018-2022

Reason:

The vision for the Income Management strategy is to develop a culture of financial responsibility and one where we work with our tenants and leaseholders to tackle barriers. The strategy supports the Council's corporate vision of '*...working in partnership to create a borough that enables Dacorum's communities to thrive and prosper*'

Reports considered: (here reference can be made to specific documents)

HRA Business Plan

Housing and Community Overview and Scrutiny Committee report 4th July 2018

Officers/Councillors/Ward Councillors/Stakeholders consulted:

Assistant Director of Housing and Regeneration

Director of Housing and Regeneration

Group Manager Tenants and Leaseholders

Housing overview and scrutiny committee

Housing Service Management Team

Strategy, Improvement and Engagement Team Leader

Deputy Monitoring Officer comments:

The Council has a statutory duty to approve a balanced HRA each year. Further to Section 76 of the Local Government and Housing Act 1989, there is a duty imposed on local authorities to prevent a debit balance on the HRA.

The decision in this report will assist the Council to meet its obligations regarding management of the HRA.

Portfolio Holder decision record sheet

Chief Financial Officer comments:

The strategy outlined in the HRA Income Management Strategy supports the principles outlined in the 30 year HRA business plan.

Implications: Financial: The strategy supports collection of all Housing Revenue Account (HRA) income sources and is vital in ensuring a healthy income stream. It should be viewed together with the income procedures and policies as an operational document. The renewed focus on collection of recharges and former tenant debts as well as current tenant arrears should act as a counter balance to some of the difficulties introduced by Welfare reform, in particular the roll-out of Universal Credit.

Risk: This strategy supports Income Team’s commitment to maximising rent recovery, without this there is a risk that the wider Housing Service will not be able to provide a high quality service to our tenants.

Value for money: An efficient Income Management strategy contributes to value for money and ensures that the Council collects debts owed to the Housing Revenue Account

Options considered and reasons for rejection:

Portfolio Holder’s signature:

Date:

Details of any interests declared and any dispensations given by the Standards Committee:

For Member Support Officer use only

Date decision record sheet received from portfolio holder: 12/11/19

Date decision published: 13/11/19

Decision no: PH-027-19

Date of expiry of call-in period: 20/11/19

Date any call-in received or decision implemented: